



**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
**CITY OF CHICAGO**

April 12, 2022

Robert L. Gamrath III  
Burke, Warren, MacKay & Serritella  
330 N. Wabash Avenue  
21<sup>st</sup> Floor  
Chicago, IL 60611-3607

**Re: Minor Change to PD 214**  
**1556 W. 43<sup>rd</sup> St.**

Dear Mr. Gamrath:

Please be advised that your request for a minor change to Manufacturing Planned Development No. 214 ("PD 214") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Karis Industrial, LLC, the contract purchaser of 1556 W. 43<sup>rd</sup> Street, is seeking a minor change to increase the maximum percentage of land covered in the PD from 80% to 88%. The PD net site area is 254,600 SF and according to the attached survey dated Oct. 19, 2021, the existing building footprint is 223,322 SF, resulting in an existing land coverage of 87.7%. Ashland Cold Storage, the sole property owner of PD 214, has consented to this request.

Regarding your request, the Department of Planning and Development has determined that allowing this increase 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 214, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Since this is an existing condition with no proposed changes to the site, the typical 12-month validation limit for a minor change does not apply. No further action is required to memorialize this minor change as part of PD 214.

Sincerely,

Steven Valenziano  
Assistant Zoning Administrator

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





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

April 4, 2022

Robert L. Gamrath III  
Burke, Warren, MacKay & Serritella  
330 N. Wabash Ave., 21<sup>st</sup> Floor  
Chicago, IL 60611-3607

**Re: 1556 and 1515 W. 43<sup>rd</sup> St.**

Dear Mr. Gamrath:

In response to your recent request, please be advised that the subject property at 1556 W. 43<sup>rd</sup> St. ("1556") is zoned Planned Development No. 214 ("PD 214") and the subject property at 1515 W. 43<sup>rd</sup> St. ("1515") is zoned Planned Manufacturing District 8A ("PMD 8A").

Per your request, Karis Industrial, LLC ("Karis") is the contract purchase of both the 1556 and 1515 properties. The 1556 property is currently improved with a cold storage warehouse and distribution facility. The 1515 property is currently improved with a surface parking used by 1556 employees and for the staging of semi-trucks delivering and picking up from the 1556 property.

Statement 6 of PD 214 states the use of land will consist of a meat processing plant and a heliport landing pad, as authorized by the M3 General Manufacturing District. The M3 district has since been converted to the M3 Heavy Industry District. It is our opinion that a cold storage warehouse and distribution facility is a permitted use within PD 214.

Statement 2 of PD 214 states that off-street parking and loading facilities will be provided in compliance with the Plan of Development as authorized by the M3 Heavy Industry District. Upon acquisition of the 1556 property, Karis or its tenant intends to conduct the same operations at the cold storage facility and with the same current maximum of 78 employees per shift. Pursuant to Section 17-10-0207-U of the Zoning Ordinance ("Ordinance"), a minimum of 20 automobile parking spaces are required for 78 employees. If 20 parking spaces are provided on the same zoning lot as the warehouse and distribution center, and it employs a maximum of 78 employees per shift, and no additional staff, they will be in compliance with the current parking requirements of PD 214 and the Zoning Ordinance.

Current employees of the warehouse park their cars on the 1515 property across the street. This property is zoned PMD 8A and is also currently used for the staging of semi-trucks waiting to pick up and deliver shipments to the warehouse. The future operation by Karis or its tenant also proposes to use the 1515 property for employee parking (accessory or non-accessory), guest parking, and for staging of trucks.

Pursuant to Section 17-10-0603-A(2) of the Ordinance, required accessory parking serving residential or nonresidential uses in B, C, DC, DX, DS and M districts may be located off site when approved as a special use (See Sec. 17-13-0900), provided that the distance between the nearest off-site, accessory parking space and the entrance to the use served by such parking does not exceed 600 feet. Section 17-10-0603-B states that non-required accessory parking serving uses in B, C, DC, DX, DS and M districts may be located off site in any zoning district that allows non-accessory parking. Pursuant to Section 17-6-0403-F(X) of the Ordinance, in PMD 8A, non-accessory parking requires special use approval. The future use of the 1515 property for either accessory or non-accessory parking is allowed, subject to approval of a special use from the Zoning Board of Appeals and the issuance of all required permits and licenses. Also, as stated above, in order to file a special use for the accessory parking, the distance between the nearest off-site, accessory parking space and the entrance to the use served by such parking cannot exceed 600 feet. Based on only the information in your request letter, we cannot determine whether we would support the proposed special use. The Department of Planning and Development will make a recommendation to the Zoning Board of Appeals after submittal and review of a special use application.

Regarding the existing and proposed use of the 1515 property for staging of semi-trucks, it is our opinion that this use is defined as a fleet storage yard under the vehicle storage and towing use type. Pursuant to Section 17-06-0403-F(EE) of the Ordinance, vehicle storage and towing requires special use approval in PMD 8A, and there are no use standards associated with this use. The future use of the 1515 property for fleet storage is allowed, subject to approval of a special use from the Zoning Board of Appeals and the issuance of all required permits and licenses. Based on only the information contained in your request letter, we cannot determine whether we would support the proposed special use. The Department of Planning and Development will make a recommendation to the Zoning Board of Appeals after submittal and review of a special use application.

Sincerely,



Patrick Murphey  
Zoning Administrator

C: Kyle Bartlett, Noah Szafraniec, PD 214 Main file

*Reclassification of Area Shown on Map No. 2-I.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing from C2-2 General Commercial; R4 General Residential and B5-3 General Service Districts symbols and indications as shown on Map No. 2-I to Residential Planned Development designation the area bounded by

W. Fillmore St.; S. Troy St.; W. Roosevelt Rd.; and S. Kedzie Ave.,

subject to such restrictions of use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 1011-1015 of this Journal]

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

*Reclassification of Area Shown on Map No. 9-I.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing M2-2 General Manufacturing District, and all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 9-I in the area bounded by

W. Roscoe St.; N. Western Ave.; a line 535 feet north of and parallel to W. Belmont Ave.; and N. Campbell Ave.

to the designation of a Business 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 thereof and to no others.

[Plan of Development printed on pages 1016-1020 of this Journal]

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

*Reclassification of Area Shown on Map No. 10-G.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M3-3 Manufacturing District symbols and indications as shown on Map No. 10-G in the area bounded by

W. 43rd St.; a line 669 feet east of and parallel to S. Ashland Ave.; a line 401 feet north of and parallel to W. 43rd St.; and S. Ashland Ave.

to the designation of Heliport 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 thereof and to no others.

[Plan of Development printed on pages 1021-1025 of this Journal]

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

*Reclassification of Area Shown on Map No. 13-I.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 13-I in the area bounded by

a line 210 feet north of W. Argyle St.; N. Troy St.; W. Argyle St.; the alley next east of N. Troy St.; a line 150 feet north of W. Argyle St.; N. Albany Ave.; W. Argyle St.; the alley next east of N. Whipple St.; W. Ainslie St.; N. Sacramento Ave.; the alley next north of W. Lawrence Ave.; the alley next west of N. Troy St.; a line 138 feet north of W. Ainslie St.; N. Troy St.; a line 88 feet north of W. Ainslie St.; the alley next east of N. Troy St.; a line 208 feet north of W. Ainslie St.; N. Albany Ave.; a line 88 feet north of W. Ainslie St.; N. Whipple St.; a line 88 feet south of W. Argyle St.; the alley next west of N. Whipple St.; a line 178 feet south of W. Argyle St.; N. Albany Ave.; a line 88 feet south of W. Argyle St.; N. Troy St.; a line 148 feet south of W. Argyle St.; and the alley next west of N. Troy St.

to those of an R3 General Residence District and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map No. 13-I.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 13-I in the area bounded by

W. Foster Ave.; N. Albany Ave.; the South line of the North Branch of the Chicago River; a line 200 feet west of N. Albany Ave.; W. Carmen Ave.; the alley next east of N. Troy St.; a line 210 feet south of W. Carmen Ave.; N. Troy St.; a line 60 feet south of W. Carmen Ave.; the alley next west of N. Troy St.; W. Carmen Ave.; a line 188 feet east of N. Kedzie Ave.; the North line of the North Branch of the Chicago River; the alley next west of N. Troy St.; the alley next south of W. Foster Ave.; and N. Troy St.

to those of an R3 General Residence District and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map No. 14-D.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R6 General Residence District symbols and indications as shown on Map No. 14-D in the area bounded by

a line 447 feet south of E. 57th St.; S. Stony Island Ave.; a line 950.09 feet south of E. 57th St.; and the east right-of-way line of the Illinois Central Gulf Railroad

(continued on page 1026)

PLAN OF DEVELOPMENT  
MANUFACTURING PLANNED DEVELOPMENT #214

1. The area delineated hereon as "Manufacturing Planned Development" is owned by the Applicant, Ashland Cold Storage Company.
2. Off-street parking and loading facilities will be provided in compliance with Plan of Development as authorized by the M3 General Manufacturing District of the Chicago Zoning Ordinance.
3. Any dedication of streets or adjustments of public rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Ashland Cold Storage Company, or its successors, heirs, assignees, grantees or devisees and approval by the City Council.
4. All applicable official reviews, approvals, or permits are required to be obtained by the Ashland Cold Storage Company or its successors, heirs, assignees, grantees or devisees.
5. Public service drives or any other public means of ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. Use of land will consist of a meat processing plant and a heliport landing pad, as authorized by the M3 General Manufacturing District classification of the Chicago Zoning Ordinance.
7. The heliport, for private use only, is designed in accord with Federal Aviation Administration and the State of Illinois Department of Aeronautics regulations.
8. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance in conformity to the M3-3 zoning district of the Chicago Zoning Ordinance and with regulations hereby made thereto.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Planning, City and Community Development.

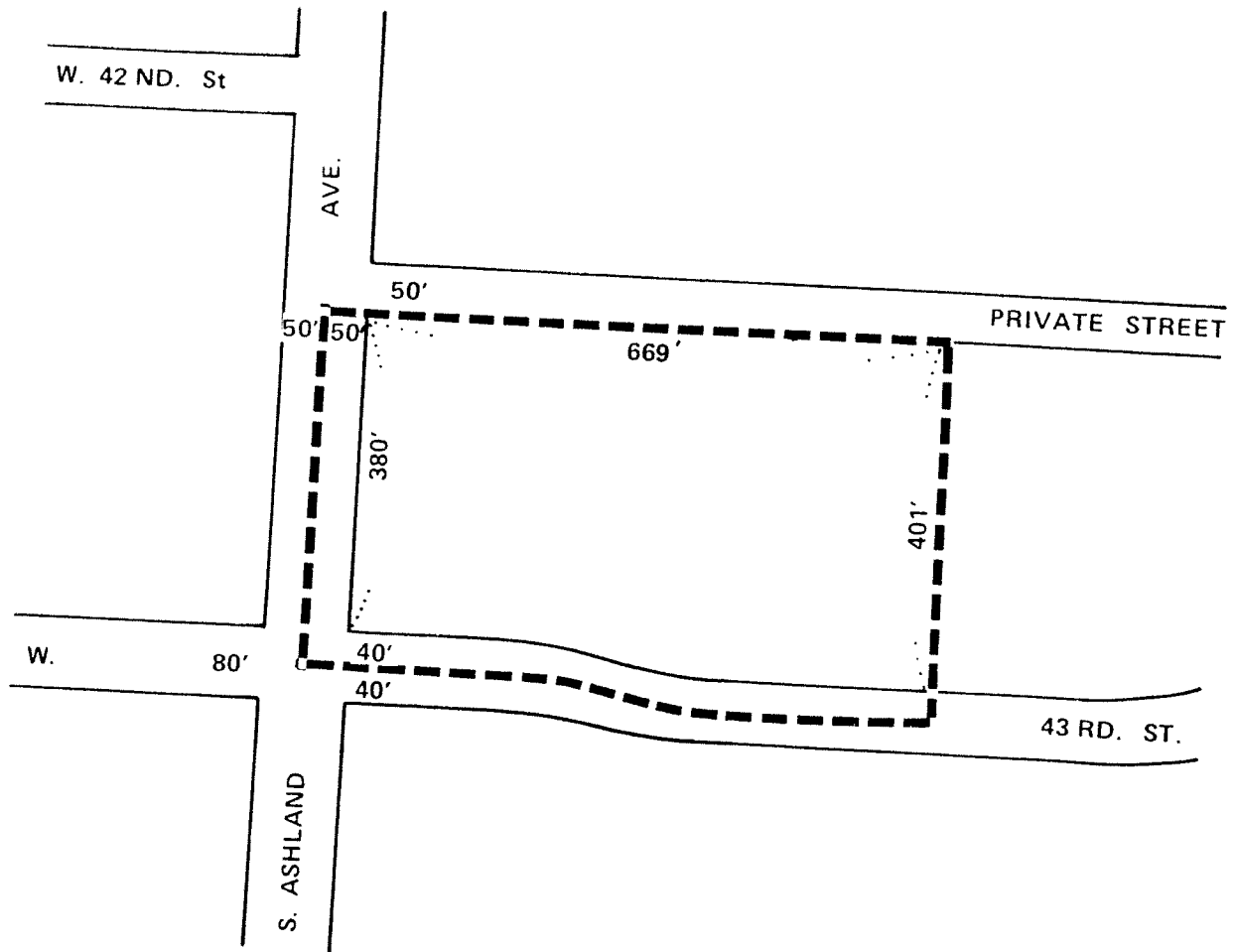
Applicant: Ashland Cold Storage Company

Date: March, 1979

Revised: August 9, 1979

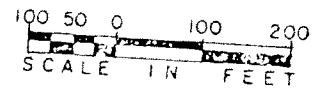


MANUFACTURING PLANNED DEVELOPMENT  
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



LEGEND

--- PLANNED DEVELOPMENT BOUNDARY



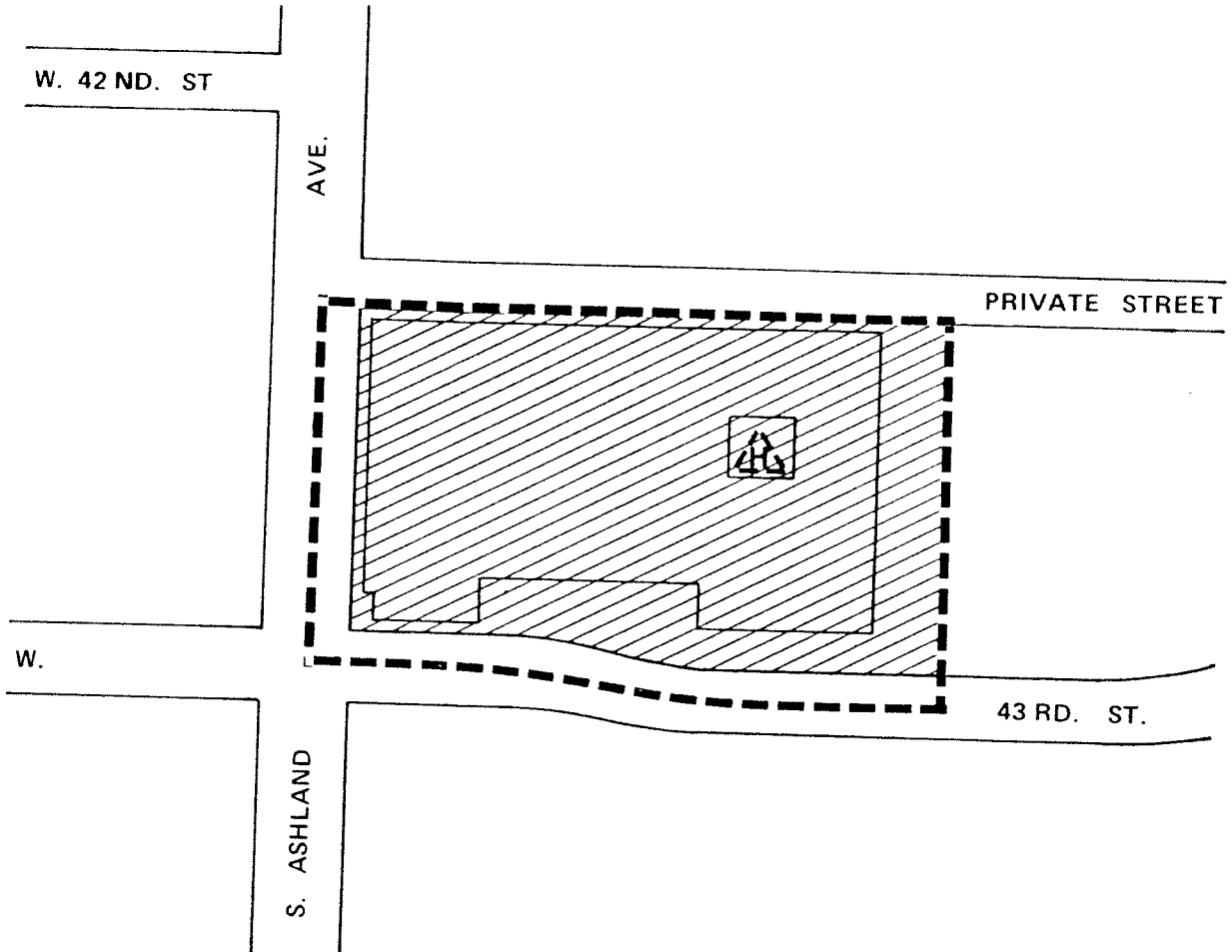
APPLICANT: ASHLAND COLD STORAGE COMPANY

DATE: MARCH, 1979



REVISED: AUGUST 9, 1979

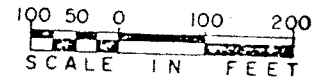


MANUFACTURING PLANNED DEVELOPMENT  
GENERALIZED LAND USE



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  MANUFACTURING AND RELATED USES, AND HELIPORT



APPLICANT: ASHLAND COLD STORAGE COMPANY

DATE: MARCH, 1979

REVISED: AUGUST 9, 1979

MANUFACTURING PLANNED DEVELOPMENT  
PLANNED DEVELOPMENT USE AND BULK REGULATIONS

<u>NET SITE AREA</u> SQ.FT.	<u>AREAS</u>	<u>GENERAL DESCRIPTION</u> <u>OF LAND USE</u>	<u>MAX.</u> <u>F.A.R.</u>	<u>MAX. % OF</u> <u>LAND COVERED</u>
254,600	5.84	Meat Processing Plant and private Heliport Landing Pad.	3.0	80%

NET SITE AREA 5.84 Acres plus area of Public  
Rights of Way 1.27 Acres equals  
gross site area of 7.11 Acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA = 3.0  
(F.A.R. FLOOR AREA RATIO)

Off-street parking requirements for proposed manufacturing uses shall be provided as authorized by the M3 General Manufacturing District of the Chicago Zoning Ordinance.

Manufacturing uses within the Planned Development area shall be governed by performance standards as authorized under the M3 General Manufacturing District of the Chicago Zoning Ordinance.

Applicant: Ashland Cold Storage Company

Date: March, 1979

Revised: August 9, 1979