

A-7904

6/26/2013

REPORTS OF COMMITTEES

57075

~~the public alley next north of and parallel to West Diversey Avenue; North Lavergne Avenue; West Diversey Avenue; and North Leclaire Avenue,
to those of a B1-1 Neighborhood Shopping 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 No. 14-K.
(Application No. A-7906)
(Common Address: 4222 -- 4224 W. 63rd St.)~~

[O2013-3448]

~~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 the B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 14-K in the area bounded by:~~

~~the public alley next north of and parallel to West 63rd Street; South Tripp Avenue; West 63rd Street; and a line 60 feet west of and parallel to South Tripp Avenue,
to those of an RS2 Residential Single-Unit (Detached House) District.~~

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

~~Reclassification Of Area Shown On Map No. 22-A.
(Application No. A-7904)
(Common Address: 3435 -- 3829 E. 87th St.)~~

M3-3

[O2013-3446]

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

~~SECTION 1. Title 17 of the Municipal Code of the City of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Manufacturing Planned Development Number 759 symbols and indications as shown on Map Number 22-A in the area described as:~~

that part of Blocks 2, 3 and 4 in Illinois Steel Company's South Works Resubdivision, being lots, pieces and parcels of land in Section 32, Township 38 North, Range 15 East and Section 5 north of the Indian Boundary Line, in Township 37 North, Range 15 East of the Third Principal Meridian, according to the plat thereof recorded March 27, 1914 as Document Number 5384242, described as follows: commencing at the intersection of the north line of East 89th Street and the east line of South Avenue O; thence north 88 degrees, 29 minutes, 59 seconds east along the easterly extension of said north line of East 89th Street 196.62 feet to a point on the arc of a circle, said point being the point of beginning; thence northerly 531.46 feet along the arc of a circle, concave easterly, having a radius of 486.00 feet, and whose chord bears north 16 degrees, 10 minutes, 09 seconds west 505.37 feet to a point of tangency; thence north 15 degrees, 09 minutes, 30 seconds east 286.54 feet; thence north 00 degrees, 31 minutes, 14 seconds west 468.13 feet to a point on a line lying 100 feet south of and parallel with the easterly extension of the north line of East 87th Street; thence north 88 degrees, 31 minutes, 20 seconds east along the last described parallel line 752.91 feet; thence north 82 degrees, 36 minutes, 47 seconds east 1,570.37 feet; thence south 15 degrees, 07 minutes, 23 seconds east 1,491.78 feet to a point on the northerly line of Block 4 in said Illinois Steel Company's South Works Resubdivision, also being Government Lot Number 1; thence south 59 degrees, 50 minutes, 12 seconds west along the last described line 309.94 feet to the northwesterly corner of said Block 4; thence south 30 degrees, 09 minutes, 47 seconds east along the westerly line of said Block 4 a distance of 150.00 feet to the southwesterly corner of Block 4; thence south 59 degrees, 50 minutes, 14 seconds west along the southerly line of said Block 3 a distance of 2,043.22 feet; thence north 59 degrees, 57 minutes, 40 seconds west 50.56 feet; thence north 19 degrees, 54 minutes, 44 seconds west 1,222.80 feet; thence north 63 degrees, 25 minutes, 08 seconds west 110.51 feet to a point of curvature; thence northwesterly 135.06 feet along the arc of a circle, concave easterly, having a radius of 486.00 feet and whose chord bears north 55 degrees, 27 minutes, 28 seconds west 134.62 feet to the point of beginning,

to those of an M3-3 Heavy Industry 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 No. 22-H.

(Application No. A-7902)

(Common Address: 2219 W. North Ave., 2223 W. North Ave. And 1549 N. Bell Ave.)

[O2013-3440]

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



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

April 24, 2001

Mr. Langdon D. Neal
111 West Washington Street
Suite 1700
Chicago, IL 60602-2766

RE: Request for a minor change to Manufacturing Planned Development
No. 759 (Solo Cup)

Dear Mr Neal:

Please be advised that your request for a minor change to Manufacturing Planned Development No. 759 on behalf of the Solo Cup Corporation, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested that Statement No. 15 be modified to extend the expiration date of the Planned Development from December 30, 2000 to August 1, 2001. The December 30th date was the deadline in which ownership of the property was to change between the USX Corporation and the Solo Cup Company. However, as a result of several pre-closing issues, the closing is not expected to occur until June 1, 2001.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change to extend the expiration date of Manufacturing Planned Development No. 759 to August 1, 2001.

Very truly yours,

Alicia Mazur Berg
Commissioner

CC: Jack Swenson , Paul Woznicki , Philip Levin, Michael Marmo



Reclassification Of Area Shown On Map Number 22-A.

(As Amended)

(Application Number 12815)

MPD No. 759

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the M3-3 Heavy Manufacturing District symbols and identification as shown on Map Number 22-A in the area described as:

that part of Blocks 2, 3 and 4 in Illinois Steel Company's South Works Resubdivision, being lots, pieces and parcels of land in Section 32, Township 38 North, Range 15 East, and in Section 5 north of the Indian Boundary Line, in Township 37 North, Range 15 East of the Third Principal Meridian, according to the plat thereof recorded March 27, 1914 as Document Number 5384242, described as follows: commencing at the intersection of the north line of East 89th Street and the east line of South Avenue O (the Strand); thence north 88 degrees, 29 minutes, 59 seconds east along the easterly extension of said north line of East 89th Street 196.62 feet to a point on the arc of a circle, said point being the point of beginning; thence northerly 531.46 feet along the arc of a circle, concave easterly, have a radius of 486.00 feet, and whose chord bears north 16 degrees, 10 minutes, 09 seconds west 505.37 feet to a point of tangency; thence north 15 degrees, 09 minutes, 30 seconds east 286.54 feet; thence north 00 degrees, 31 minutes, 14 seconds west 468.13 feet to a point on a line lying 100 feet south of and parallel with the easterly extension of the north line of East 87th Street; thence north 88 degrees, 31 minutes, 20 seconds east along the last described parallel line 752.91 feet; thence north 82 degrees, 36 minutes, 47 seconds east 1,570.37 feet; thence south 15 degrees, 07 minutes, 23 seconds east 1,491.78 to a point on the northerly line of Block 4 in said Illinois Steel Company's South Works Resubdivision, also being Government Lot Number 1; thence south 59 degrees, 50 minutes, 12 seconds west along the last described line 309.94 feet to the northwesterly corner of said Block 4; thence south 30 degrees, 09 minutes, 47 seconds east along the westerly line of said Block 4 a distance of 150.00 feet to the southwesterly corner of Block 4; thence south 59 degrees, 50 minutes, 14 seconds west along the southerly line of said Block 3 a distance of 2,043.22 feet; thence north 59 degrees, 57 minutes, 40 seconds west along 50.56 feet; thence north 19 degrees, 54 minutes, 44 seconds west 1,222.80 feet; thence north 63 degrees, 25 minutes, 08 seconds west 110.51 feet to a point of curvature; thence northwesterly 135.06 feet along the arc of a circle, concave easterly, having a radius of 486.00 feet and whose chord bears north 55 degrees, 27 minutes, 28 seconds west 134.62 feet to the point of beginning, in the City of Chicago, Cook County, Illinois, to those of a

Manufacturing Planned Development 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.

Plan of Development Statements referred to in this ordinance read as follows:

Manufacturing Planned Development Number 759.

Plan Of Development Statements.

1. The area delineated herein as a Manufacturing Planned Development consists of approximately five million one hundred fifty-two thousand eight hundred seventy-seven (5,152,877) square feet (one hundred eighteen and twenty-nine hundredths (118.29) acres) and is owned or controlled by the applicant, Solo Cup Company, an Illinois corporation.
2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees, or grantees and approval by the City Council.
3. 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under "single designated control" at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property or any ground lessors or lessees.

4. This Plan of Development consists of sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map, prepared by Spaceco; a Site Plan, prepared by Gromatzky Dupree and Associates; and Landscape Plan prepared by Bauer Latoza Studio; and Elevations prepared by Gromatzsky Dupree, dated August 17, 2000. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Manufacturing Planned Development": manufacturing, production, servicing and testing, storage and distribution of all materials, goods and products heliport, railroad rights-of-ways, maritime access, satellite dishes, and all accessory and supportive uses, including accessory parking.
6. Business identification signs shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.
8. Off-street parking facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.

9. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations as certified and approved by the Federal Aviation Administration.
10. For purposes of Floor Area Ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Plans and Building Elevations referenced in Statement Number 4 hereinabove. In addition, conceptual landscaping shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the Parkway Tree and Parking Lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
14. 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 (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

15. If a change in ownership of the U.S.X. owned land located within this Planned Development, vesting title and exclusive control of the property owned by U.S.X. Corporation in this Planned Development in the Solo Cup Company, does not occur within four (4) months after the adoption of this ordinance by the City Council of the City of Chicago, then this Planned Development shall expire and automatically revert to the underlying Zoning Districts referenced herein and to the exclusive control of the owner of record at that date.
16. Unless construction on Phase I of the development has been substantially completed within six (6) years following adoption of this Planned Development, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the underlying M3-3 Heavy Manufacturing District classification.

[Existing Zoning Map; Planned Development Property Line and Boundary Map; Generalized Land-Use Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 40262 through 4027₃ of this Journal.]

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

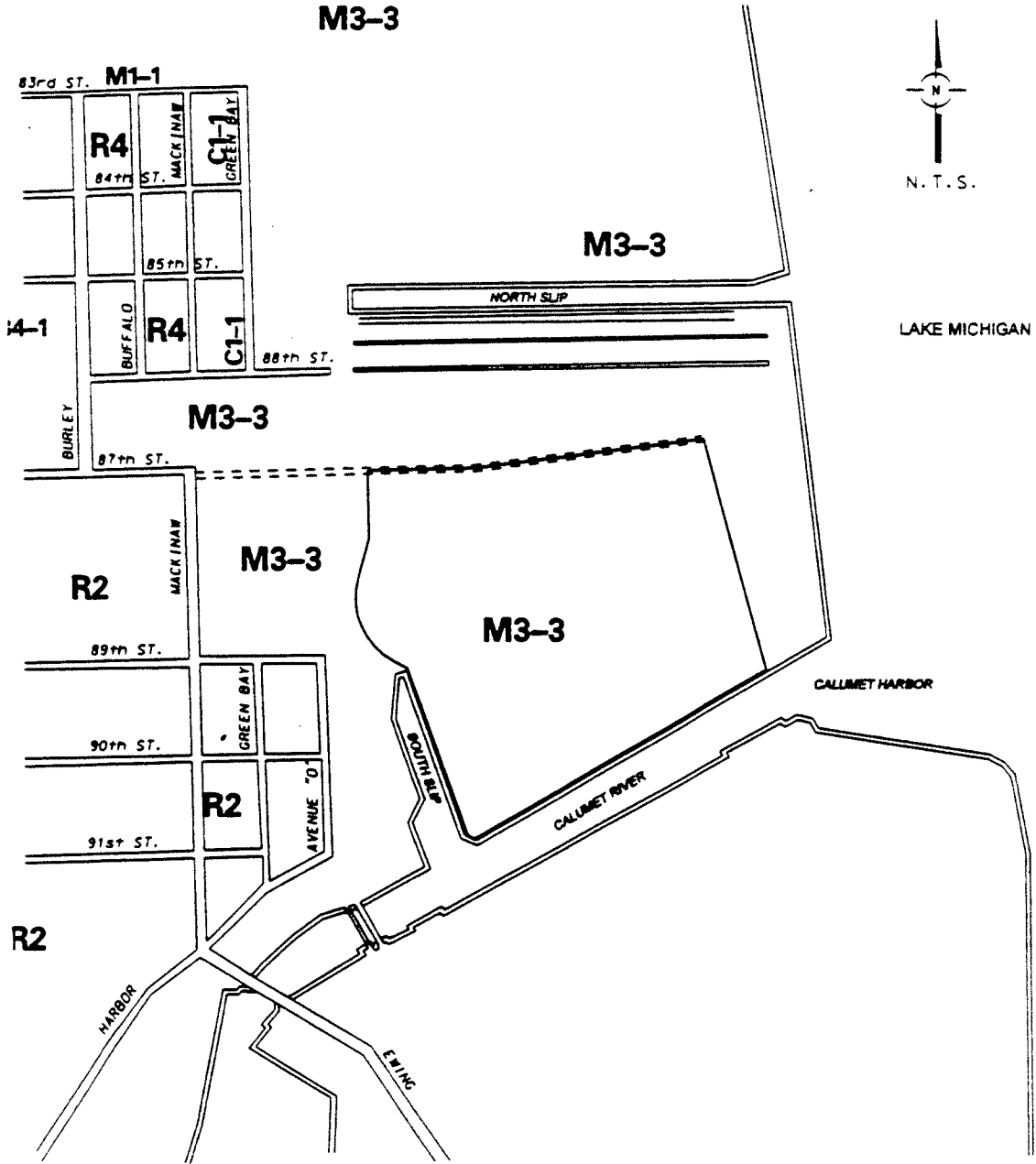
Manufacturing Planned Development Number 759.

Bulk Regulations And Data Table.

Gross Site Area:	5,152,877 square feet.
Area in Public Way:	0.
Net Site Area:	5,152,877 square feet (118.29 acres).
Maximum Floor Area Ratio:	0.45.
Maximum Percent of Site Coverage:	In accordance with the Site Plan.
Minimum Off-Street Loading Spaces:	In accordance with the Site Plan.
Minimum Off-Street Parking Spaces:	535 spaces per building total of 1,070 after Phase II is completed.
Minimum Required Setbacks:	In accordance with the Site Plan.
Maximum Building Height:	54 feet.
Minimum Loading Spaces:	_____.
Minimum Truck Staging:	_____.

Existing Zoning Map.

M3-3

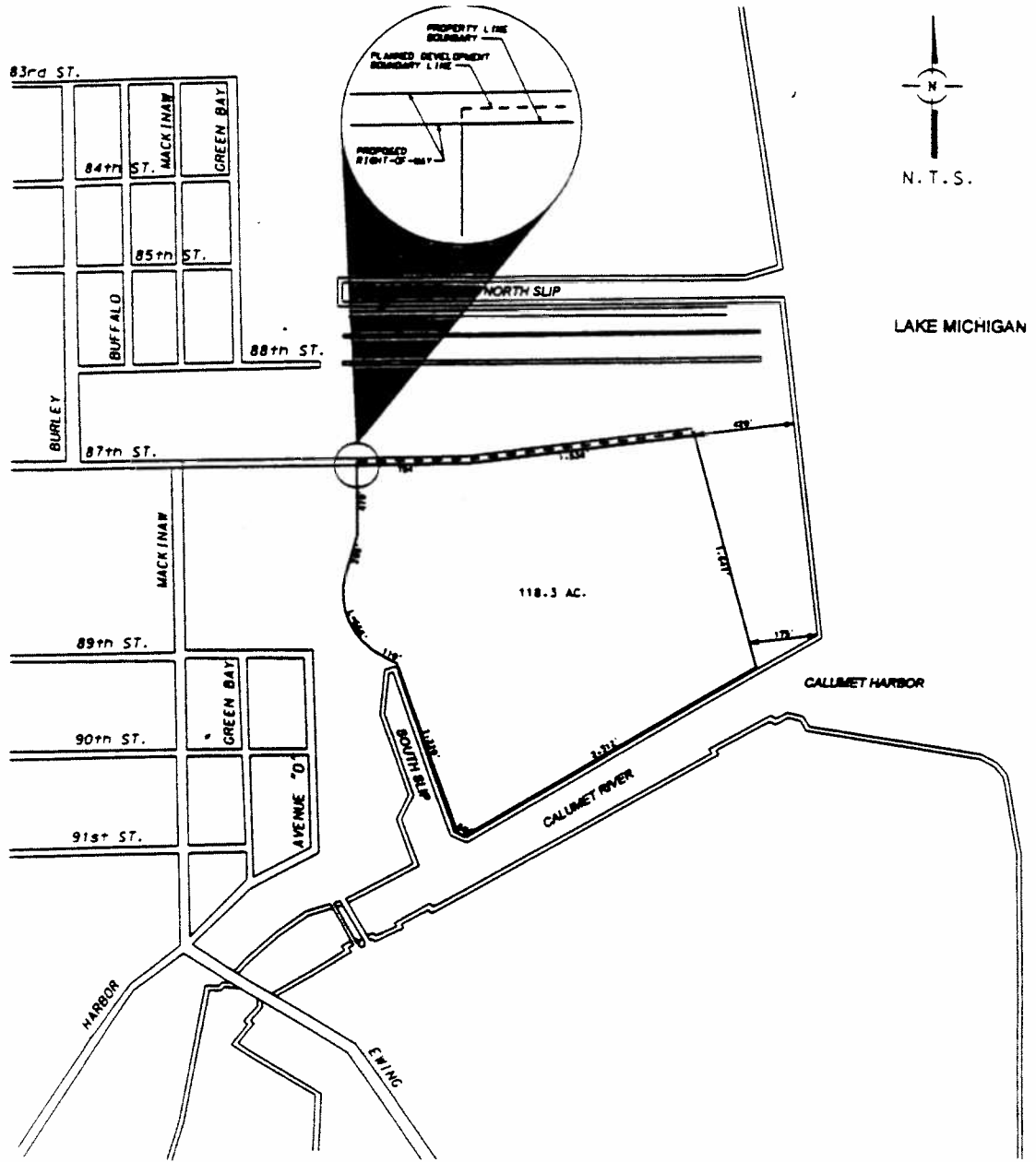


INDICATES PROPERTY
 WITHIN PLANNED
 DEVELOPMENT

APPLICANT: Solo Cup/USX Corporation
 ADDRESS: 3333 E. 87th Street
 DATE: September 14, 1999
 REVISED DATE: August 17, 2000

EXISTING ZONING MAP

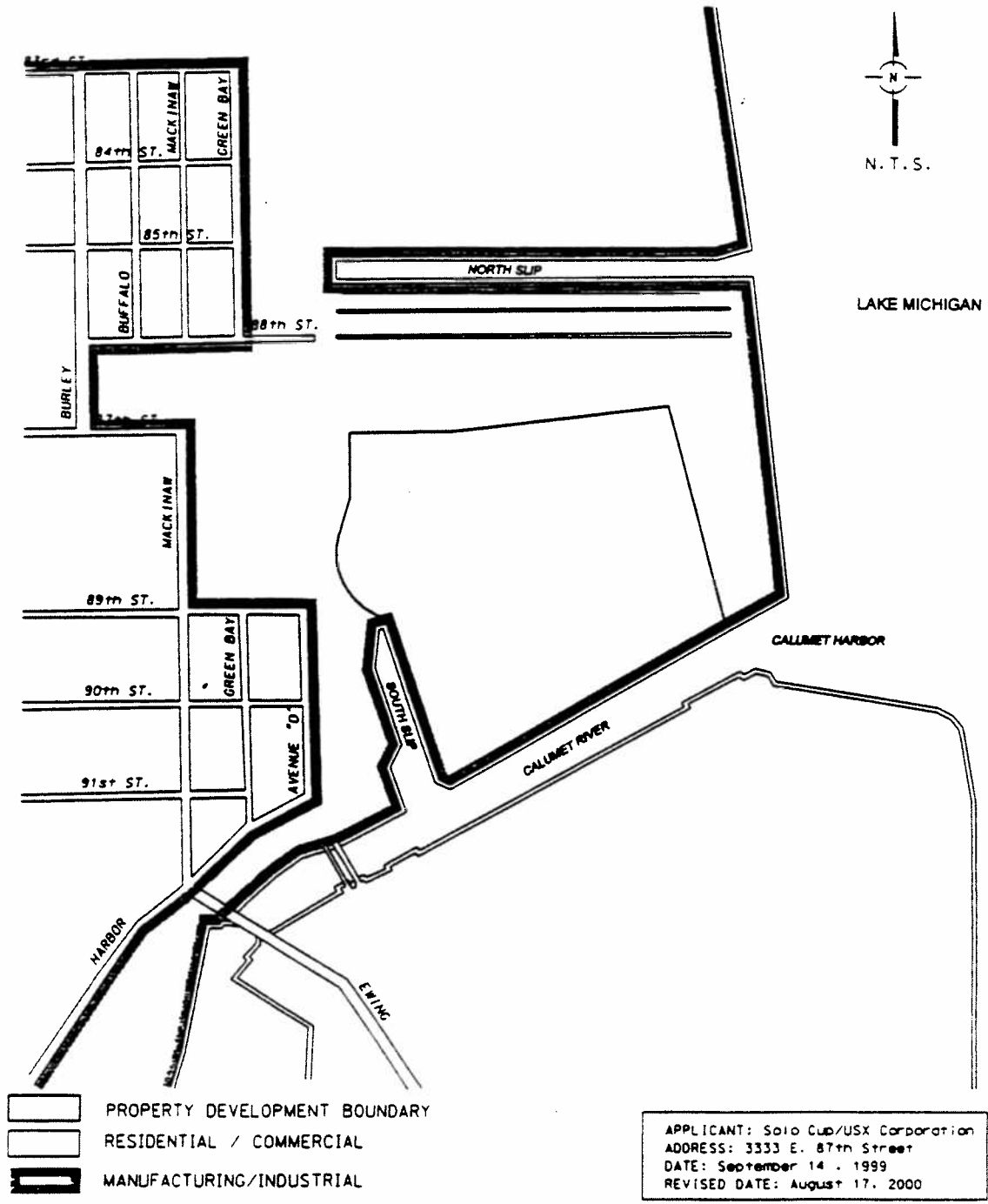
Planned Development Property Line
And Boundary Map.



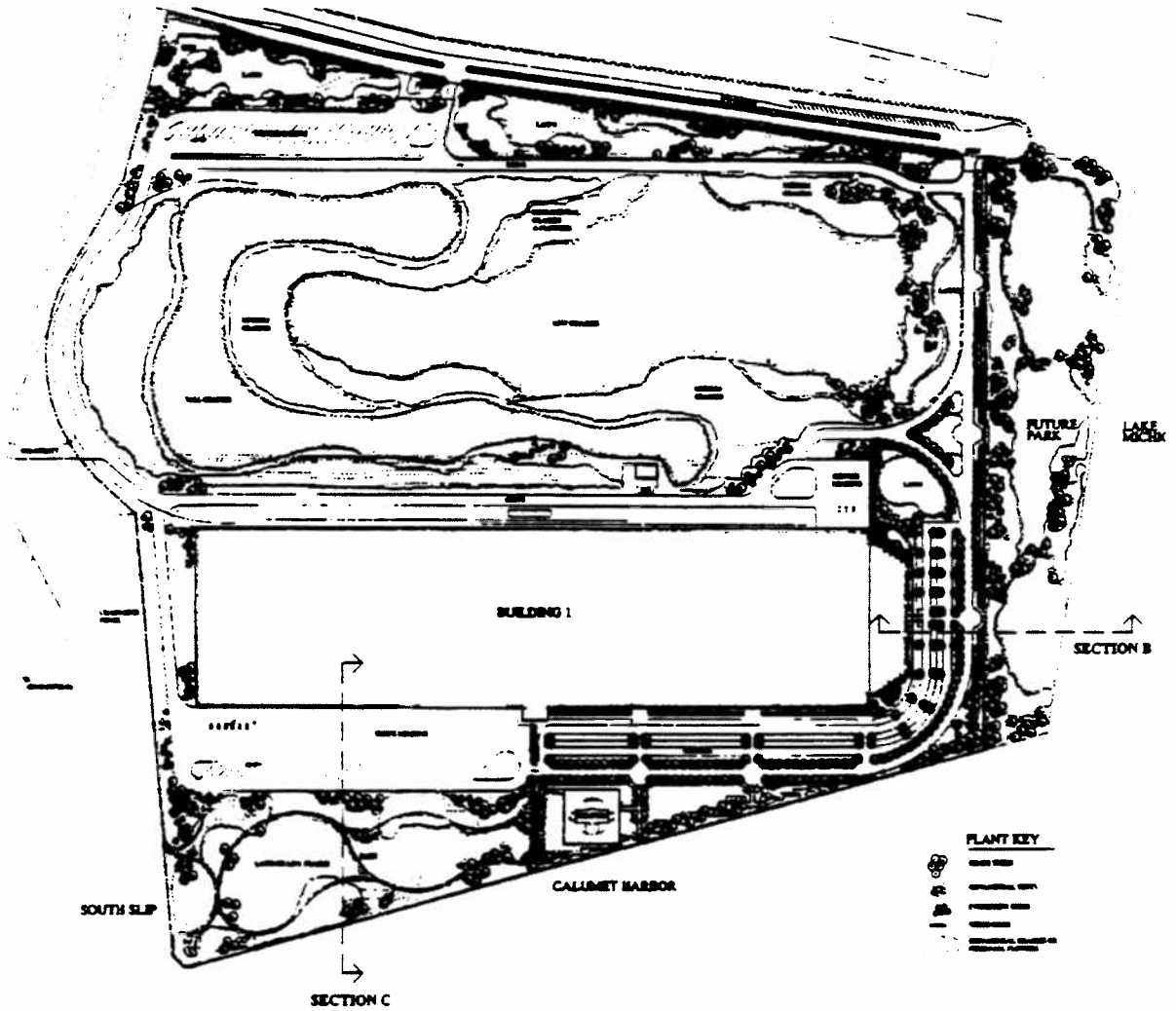
PROPERTY LINE BOUNDARY
 PLANNED DEVELOPMENT BOUNDARY LINE

APPLICANT: Solo Cup/USX Corporation
 ADDRESS: 3333 E. 87th Street
 DATE: September 14, 1999
 REVISED DATE: August 17, 2000

Generalized Land-Use Map.



Landscape Plan.
(Page 1 of 5)



Phase One Landscape Plan

Scale: 1"=40'

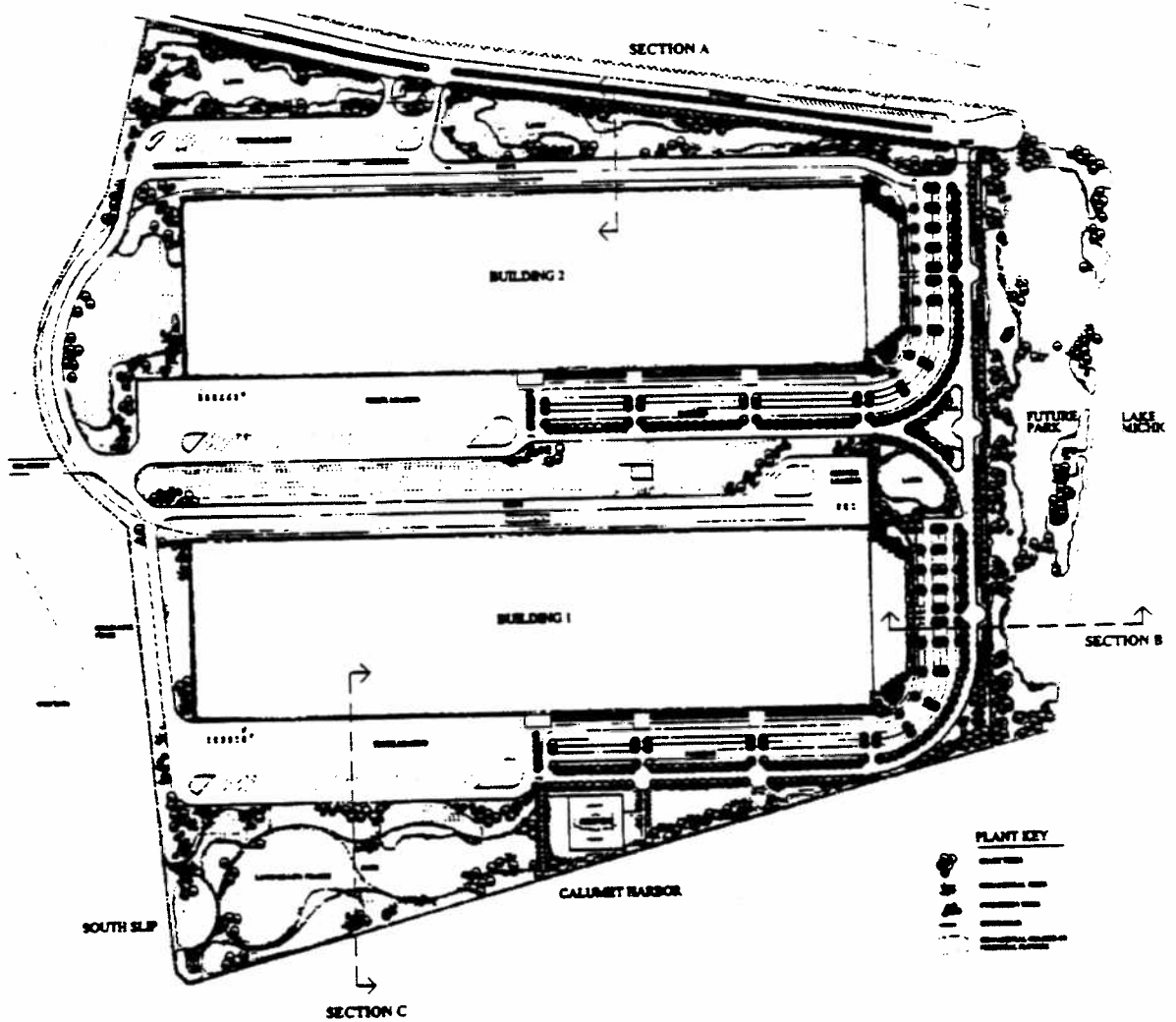
BauerLatoza
STUDIO

1006 South Michigan Ave / Suite 402
Chicago, Illinois 60605
Phone 312.906.1688 / Fax 312.906.3923 © The BauerLatoza Studio, 2000

SOLO
LAKESHORE - CHICAGO, ILLINOIS

APPLICANT: SOLO CUP COMPANY
ADDRESS: 3333 E. 87TH STREET
DATE: SEPTEMBER 14, 1999
REVISED:
DATE: AUGUST 17, 2000

Landscape Plan.
(Page 2 of 5)



Phase Two Landscape Plan
Scale: 1"=400'

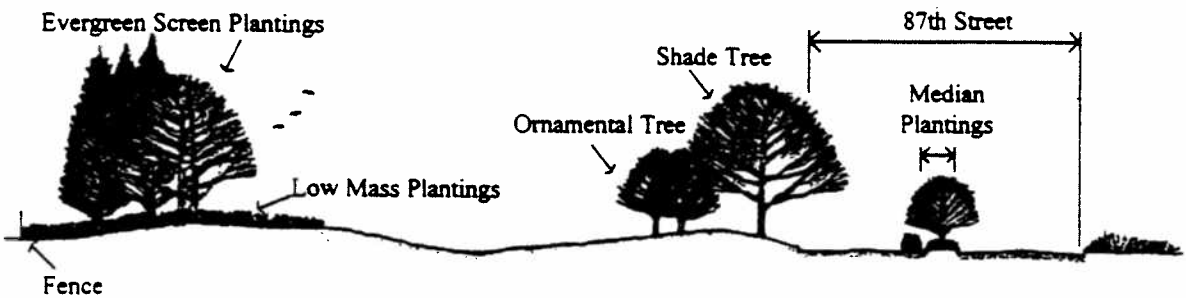
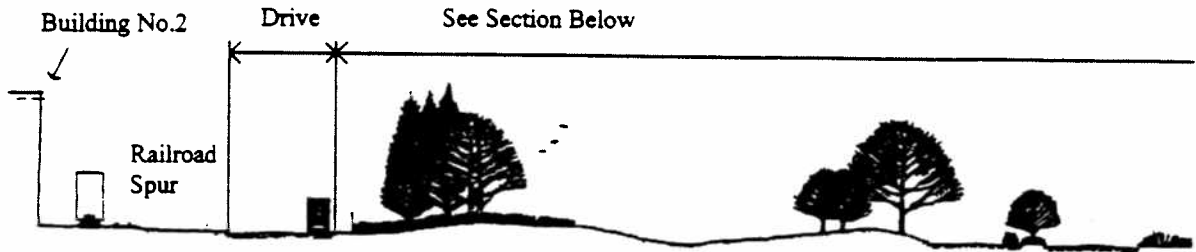
BauerLatoza
STUDIO

600 South Michigan Ave / Suite 602
Chicago, Illinois 60605
Phone 312.966.1000 / Fax 312.966.1005 © The BauerLatoza Studio, 2000

SOLO
LAKESIDE - CHICAGO, ILLINOIS

APPLICANT: SOLO CUP COMPANY
ADDRESS: 3333 E. 87TH STREET
DATE: SEPTEMBER 14, 1999
REVISED:
DATE: AUGUST 17, 2000

Landscape Plan.
(Page 3 of 5)



include graphic scale

Section A Through Building #2 and 87th Street

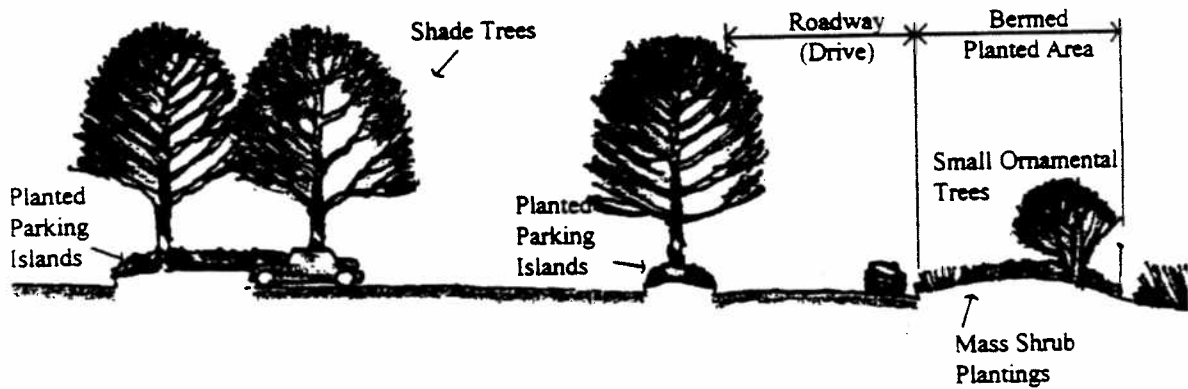
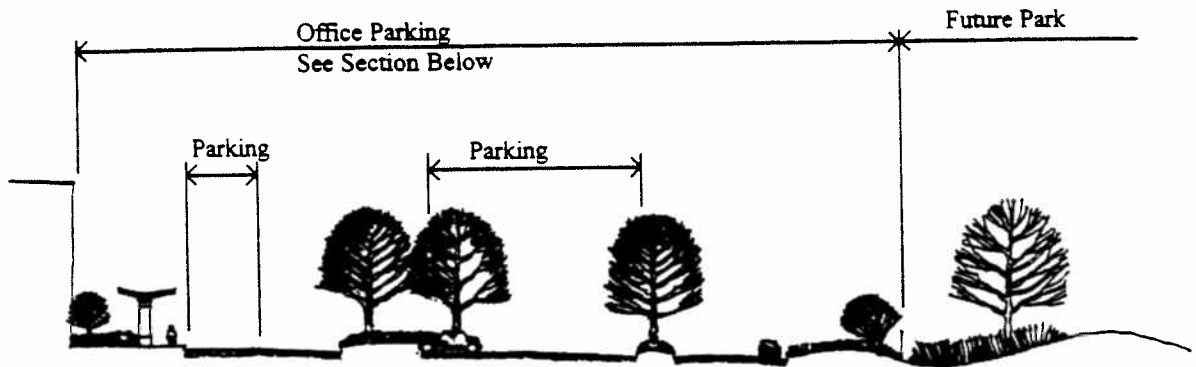
BauerLatoza
STUDIO

1804 South Michigan Ave / Suite 402
Chicago, Illinois 60605
Phone 312.996.1000 / Fax 312.996.0965 © The BauerLatoza Studio, 2000

SOLO
LAKESIDE - CHICAGO, ILLINOIS

APPLICANT: SOLO CUP COMPANY
ADDRESS: 3333 E. 87TH STREET
DATE: SEPTEMBER 14, 1999
REVISED:
DATE: AUGUST 17, 2000

Landscape Plan.
(Page 4 of 5)



include graphic scale

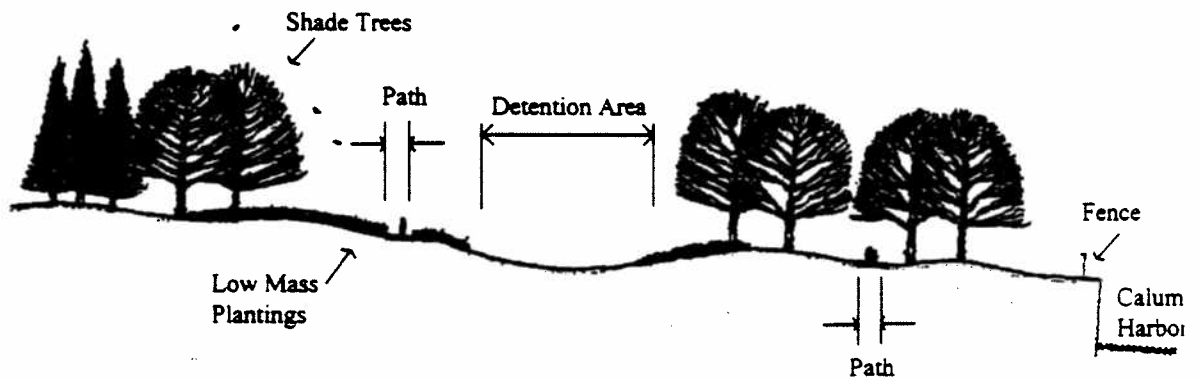
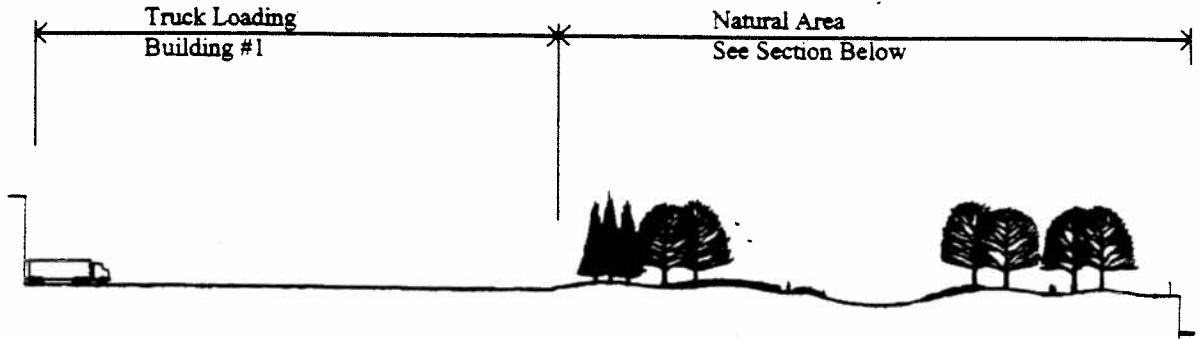
Section B Through Office Parking Area and Future Adjacent Park

BauerLatoza
STUDIO
1496 South Michigan Ave / Suite 402
Chicago, Illinois 60605
Phone 312.966.1400 / Fax 312.966.3925 © The BauerLatoza Studio, 2000

SOLO
LAKESIDE - CHICAGO, ILLINOIS

APPLICANT: SOLO CUP COMPANY
ADDRESS: 3333 E. 87TH STREET
DATE: SEPTEMBER 14, 1999
REVISED:
DATE: AUGUST 17, 2000

Landscape Plan.
(Page 5 of 5)



include graphic scale

Section C Through Building #1 and Calumet Harbor

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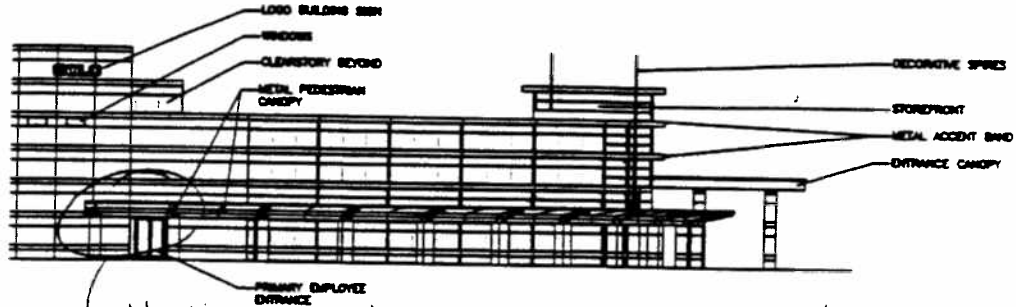
1604 South Michigan Ave / Suite 402
Chicago, Illinois 60605
Phone 312.986.1000 / Fax 312.986.9905 © The BauerLatoza Studio, 2000

SOLO
LANDSCAPE ARCHITECTS
LAKEVIEW - CHICAGO, ILLINOIS

APPLICANT: SOLO CUP COMPANY
ADDRESS: 3333 E. 87TH STREET
DATE: SEPTEMBER 14, 1999
REVISED:
DATE: AUGUST 17, 2000

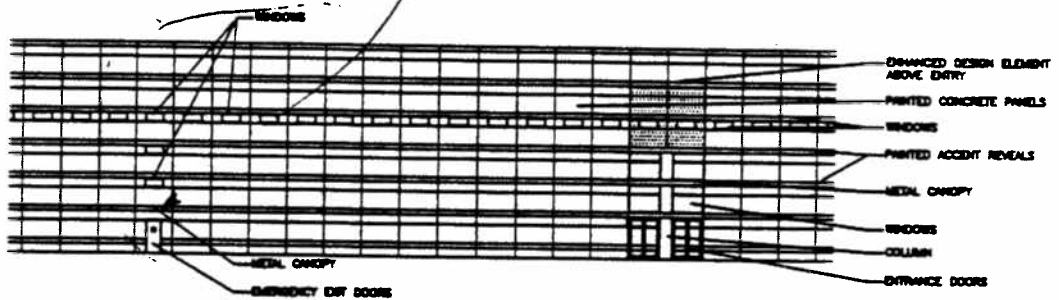
Building Elevations.
(Page 1 of 3)

OFFICE
3/32" = 1'-0"

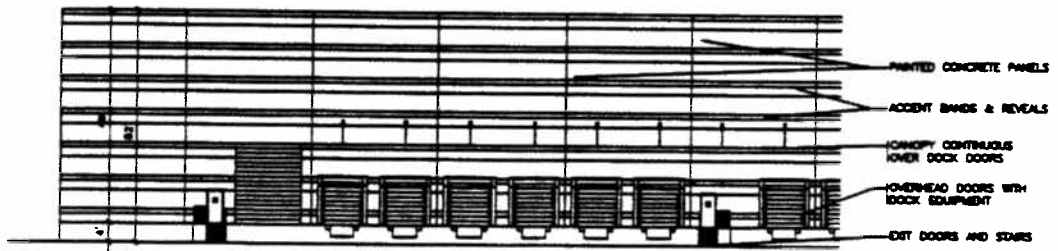


add this type of canopy to secondary entrances

SECONDARY ENTRANCE
3/32" = 1'-0"



TRUCK DOCK ELEVATION
3/32" = 1'-0"



SOUTH ELEVATION
1" = 300'-0"



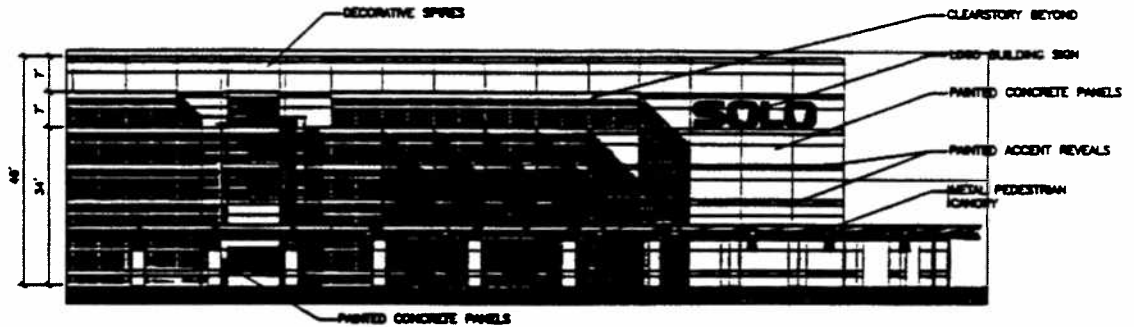
Building Elevations.
(Page 2 of 3)

WEST ELEVATION

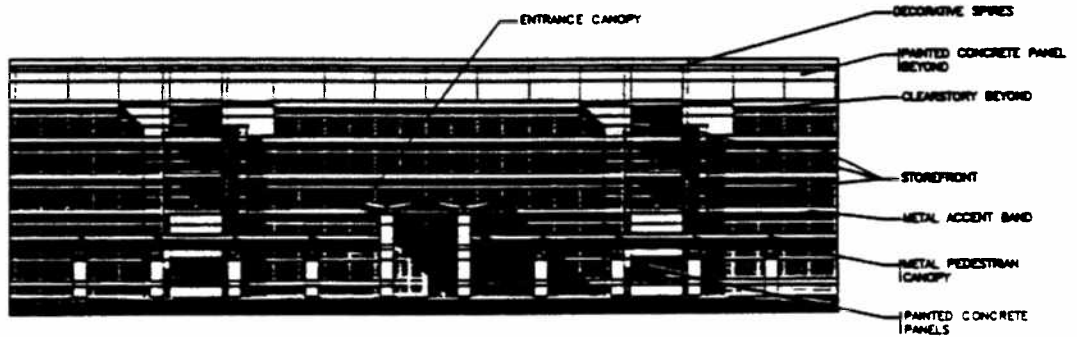
1" = 100'-0"



PARTIAL ELEVATION



MAIN ENTRANCE



EAST ELEVATION

1" = 100'-0"



ROMATZKY
UPREE and
SSOCIATES

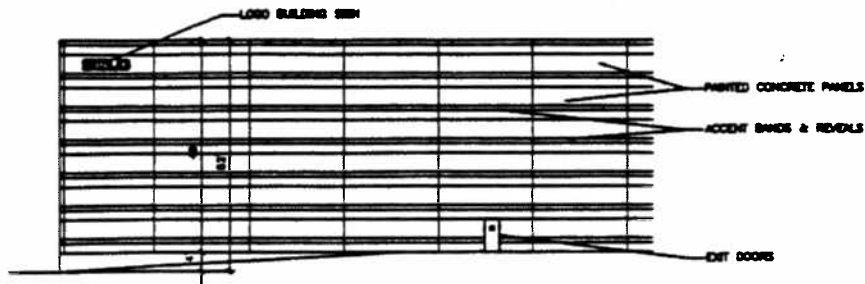
SOLO
LAKEVIEW - CHICAGO, ILLINOIS

APPLICANT: SOLO CUP COMPANY
ADDRESS: 3333 E. 87th STREET
DATE: September 14, 1999
REVISED DATE: August 17, 2000

Building Elevations.
(Page 3 of 3)

ENLARGED WEST ELEVATION

3/32" = 1'-0"



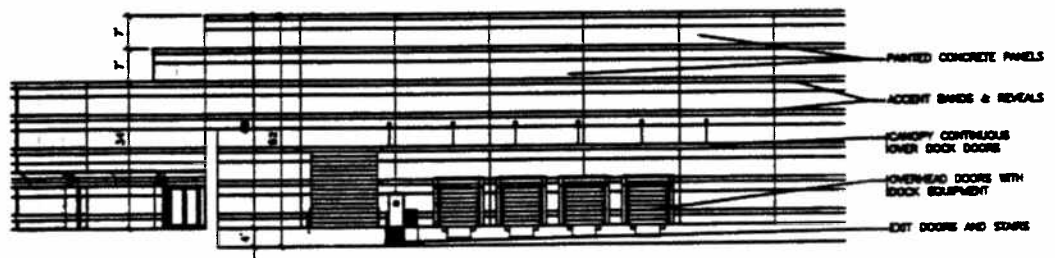
ENLARGED NORTH ELEVATION - RAIL DOCK

3/32" = 1'-0"



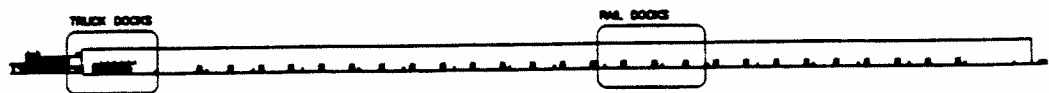
ENLARGED NORTH ELEVATION - TRUCK DOCK ELEVATION

3/32" = 1'-0"



NORTH ELEVATION

1" = 300'-0"



Reclassification Of Area Shown On Map Number 24-H.
(Application Number 13081)

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 R3 General Residence District and B2-1 Restricted District symbols and indications as shown on Map Number 24-H in the area bounded by:

a line 264 feet north of and parallel to West 103rd Street; a line 178 feet east of and parallel to South Longwood Drive; the alley next north of and parallel to West 103rd Street; a line 210.6 feet east of and parallel to South Longwood Drive; West 103rd Street; and South Longwood Drive,

to those of a B4-1 Restricted Service 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 Number 26-I.
(Application Number 13079)

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 R2 Single-Family Residence District symbols and indications as shown on Map Number 26-I in the area bounded by:

the public alley next north of and parallel to the public alley next north of and parallel to West 111th Street; South Albany Avenue; the public alley next north of and parallel to West 111th Street; and a line 133 feet west of and parallel to South Albany Avenue,

to those of an R4 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.