

PD 874

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March 16, 2021

Nicholas Ftikas
Law Offices of Samuel V. P. Banks
221 N. LaSalle St., 38th Floor
Chicago, IL 60601

Re: Minor change denial for PD No. 874, 3152 S. California Ave.

Dear Mr. Ftikas:

Please be advised that your request for a minor change to Waterway Manufacturing Planned Development No. 874 (“PD 874”) has been considered by the Department of Planning and Development (“Department”) pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 874.

Your client, Lakeshore Recycling Systems, currently operates a construction and demolition debris recycling facility and waste transfer station at the subject site. They are seeking a minor change to add a barge loading facility along the collateral channel. Lakeshore is proposing two barge movements per week, each with a capacity to carry approximately 1,400 tons of waste from the site. The recycling facility currently operates 24-hours a day, six days a week and the barge facility would operate during the same hours. The addition of the barge loading dock and associated loading area along the collateral channel would require the removal of a portion of the existing landscape buffer.

Statement 11 of PD 874 requires that a thirty foot wide landscape buffer be installed along the edge of the collateral channel in accordance with the approved landscape plan. The statement does not require the applicant to provide a pedestrian walkway within the landscaped buffer. However, the statement does require the applicant to allow the construction of a pedestrian walkway within the landscape buffer by others. The City of Chicago is currently working with multiple stakeholders to develop and implement an open space project that would include the landscape buffer along the Collateral Channel, and serve as a connection point between La Villita Park and the proposed El Paseo Trail as illustrated in the Our Great Rivers initiative. Therefore, the Department finds that the proposed minor change would be inconsistent with the nature of the development plan contemplated in statement 11 of PD 874. Consequently, the proposed minor change to locate the proposed barge facility along the Collateral Channel is denied.

The Department recommends that the barge facility, if warranted, be located on the main channel of the Sanitary and Ship Canal at an adequate distance from the mouth of the collateral channel to allow for the implementation and safe usage of this future resource.

Sincerely,



Steven Valenziano
Assistant Zoning Administrator

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

13918

Reclassification Of Area Shown On Map Number 8-I
(As Amended)
(Application Number 139 18)

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 M3-4 Heavy Manufacturing District symbols and indications as shown on Map Number 8-I in the area bounded by:

a line located 886.07 feet west of and parallel to South California Avenue; the Chicago Sanitary and Ship Canal; a collateral channel to the Chicago Sanitary and Ship Canal; the Canadian National and Illinois Central Railroad along with a drive for access bounded by the Canadian National and Illinois Central Railroad; South California Avenue; a line 46.72 feet south of the southwestern boundary of the Canadian National and Illinois Central Railroad extending 73.11 feet southwest; a line 15.78 feet along the east edge of a concrete block wall; a line parallel to and 20 feet southwest of the Canadian National and Illinois Central Railroad extending 6 16.64 feet; a line southwest at 5 1 degrees, 03 minutes, 45 seconds extending 69.63 feet; a line southwest at 47 degrees, 18 minutes, 56 seconds extending 17.76 feet; a line southeast at 2.5 degrees, 22 minutes, 15 seconds extending 5.32 feet; a line southwest at 64 degrees, 37 minutes, 45 seconds extending 124.04 feet; a line north extending 50.22 feet; and a line west extending 33.80 feet,

to those of a Waterway 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:

Waterway Manufacturing Planned Development Number-874

Plan Of Development Statements.

1. The area delineated herein as a Waterway Manufacturing Planned Development (the "Planned Development"), after construction of the seawall as provided herein, the net site area of the property will be approximately two hundred sixty-six thousand two hundred eighty-two

and twenty-eight hundredths (266,282.28) square feet, which is six and one hundred thirteen thousandths (6.113) acres (the "Property"). Recycling Systems, Incorporated (the "Applicant") leases the Property from the Metropolitan Water Reclamation District of Greater Chicago (the "M.W.R.D.").

2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by the Applicant or its successors, assignees, transferees or grantees. Any dedication or vacation of streets, alleys or easements, or adjustments or rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, grantees or transferees 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 the legal title holders. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns, and the legal titleholder. Furthermore, pursuant to the requirements of Section 11.11-1 of The Chicago Zoning Ordinance, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, the Property shall be under single ownership or under single designated control. 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 by the Applicant, or its successor or assignee pursuant to the lease of the Property from the M.W.R.D.. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or the rights therein, and with respect to any portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the legal title holder thereof (and its beneficiaries if such title is held in a land trust) and the seller or transferor thereof (and its beneficiaries if title is held in a land trust) shall thereafter be released from any and all obligations or liability hereunder.
4. This Plan of Development consists of these fifteen (15) Statements; a Bulk Regulations and Data Table, Existing Land-Use Map, Existing Zoning and Street System Map, Planned Development Boundary and Property Line Map, Site Plan, Isometric Site Plan, Landscape Plan, Typical Section Through Sanitary and Ship Canal Bank, Elevations: Construction and Demolition Processing, Elevations: Cleaned Material Storage, Elevations: Screening Fines and Demolition Waste Transfer, Elevations: Maintenance Building, Elevations: Administration Building. The Planned Development is applicable to the area delineated herein, and these and no other

controls shall apply. Large-scale copies of the site, landscape, and building elevation plans are on file with the Department of Planning and Development. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses shall be permitted in the Planned Development: construction and demolition; waste recycling and transfer; material storage; truck parking and maintenance; employee parking; container and equipment storage and maintenance; dispatching; and administration, accessory parking and accessory uses; and all other permitted uses in the M3-4 Heavy Manufacturing District.
6. Identification signs shall be permitted within the Planned Development subject to review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs shall be permitted subject to review and approval of the Department of Planning and Development.
7. The drive for ingress or egress shall be adequately designed to provide ingress and egress for motor vehicles, including emergency vehicles, 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. Ingress and egress shall be subject to the review and approval of the Department of Transportation Bureau of Traffic Engineering and Operations and of the Department of the Department of Planning and Development.
8. In addition to the heights of buildings as described on the Elevations, the height of the improvements and any appurtenances attached thereto also shall be subject to the following, if applicable: height limitations as certified and approved by the Federal Aviation Administration.
9. For purposes of maximum floor area ratio calculations, the definitions of the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property, including driveways and landscaping, shall be designed, constructed and maintained in substantial conformance with the plans and drawings attached hereto. The Applicant shall have the right to improve and develop the Property in one (1) or more phases of development as the Applicant may elect in its discretion.

11. The Applicant shall install a new **seawall** at the Property along the Sanitary and Ship Canal but not along the collateral channel. Applicant shall provide a thirty (30) foot-wide landscape buffer measured horizontally from the **seawall** into the site along the Sanitary and Ship Canal and a thirty (30) foot-wide landscape buffer measured from the top of the slope into the site along the collateral channel (the "Landscape Buffer"). Applicant shall install landscaping on the Landscape Buffer in accordance with the Landscape Plan within one (1) year of obtaining a certificate of occupancy for the administration building. It is hereby acknowledged that the operation of the proposed facility relies on large trucks and roll-off containers and that public access to the facility must not be encouraged. Accordingly, Applicant shall not be required to provide a pedestrian walkway within the Landscaped Buffer, nor shall Applicant be required to provide any fence necessary to prevent public access from the pedestrian walkway to the facility in order to facilitate installation of such pedestrian walkway. Applicant, however, shall allow construction by others of a pedestrian walkway within the Landscape Buffer upon fulfillment of the following conditions: 1) the adjacent property to the northeast, which is currently owned by the Metropolitan Water Reclamation District, is improved with a landscape buffer of no less than thirty (30) feet; and 2) a pedestrian walkway is placed within such landscaped buffer on the adjacent property in such a manner as to connect to a pedestrian walkway on the Landscape Buffer; and 3) before the pedestrian walkway on the Landscape Buffer is open to the public, a fence is installed by others between the facility and the Landscaped Buffer in order to prevent public access to buildings and operations on the Property. Any fence installed along the Sanitary and Ship Canal and collateral channel as provided herein shall be decorative metal. If and when constructed, the pedestrian walkway within the Landscape Buffer shall be open to the public during such hours as may be reasonably established by the City of Chicago or other public entity having jurisdiction over the adjacent river walkway.
12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein. Any such modification shall be deemed 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 the project in a manner which promotes, enables and maximizes universal access throughout the Property. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Mayor's Office for People with Disabilities has reviewed detailed construction plans for such buildings and improvements to ensure compliance with all applicable laws and regulations related to access for persons with disabilities.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall use reasonable efforts to design, construct and maintain all buildings located on the Property in a manner generally consistent with the Leadership in Energy and Environmental Design (L.E.E.D.) Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development.
15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, 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 M3-4 Heavy Manufacturing District.

[Existing Land-Use Map; Existing Zoning and Street System Map; Boundary and Property Line Map; Site Plan; Isometric Site Plan; Landscape Plan; Typical Section Through Sanitary and Ship Canal Bank; and Structural/Building Elevations referred to in these Plan of Development Statements printed on pages 6084 through 6095 of this *Journal*.]

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

Bulk Regulations And Data Table.

Site Summary.

Gross Site Area ¹ :	420,395.23 square feet (9.651 acres)
Right-of-Way and Waterway Area ² :	154,112.95 square feet (3.538 acres)
Net Site Area ³ :	266,282.28 square feet (6.113 acres)
Minimum Setbacks ⁴ :	North boundary of Property: 0 feet East boundary of Property: 0 feet
Maximum Floor Area Ratio:	0.5
Minimum Parking Spaces:	20
Maximum Building Height:	In accord with Building Elevations
Maximum Percent <i>Site</i> Coverage:	In accord with Site Plan

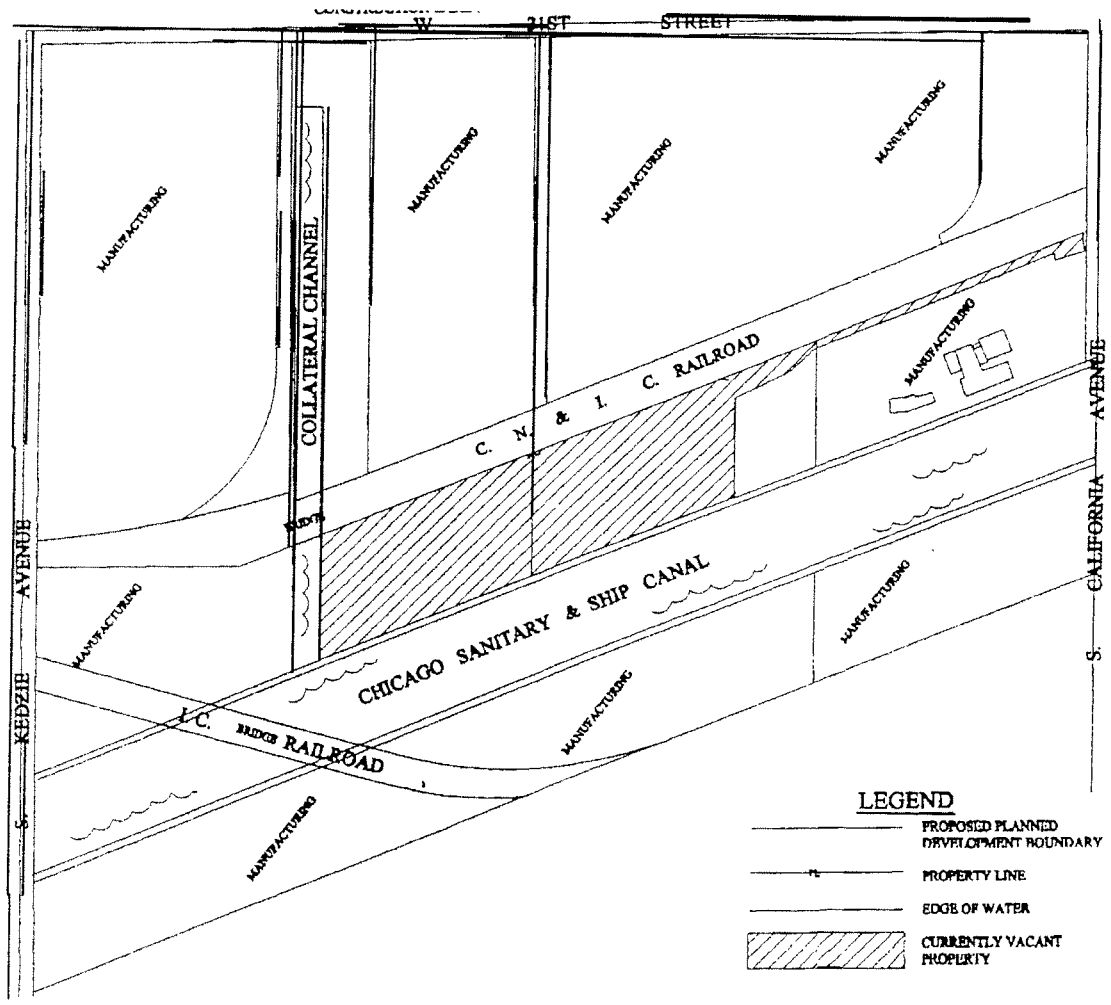
1 Gross Site Area is Net Site Area plus Right-of-Way and Waterway Area.

2 Right-of-Way and Waterway Area is measured to the center of the Sanitary and Ship Canal, the center of the collateral channel and the center of California Avenue at the driveway.

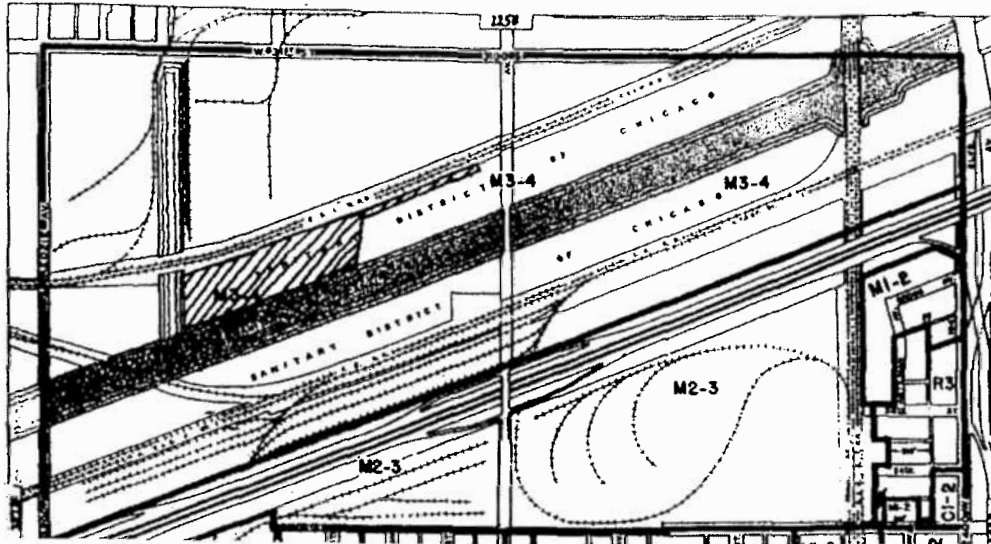
3 Net Site Area is the usable surface of the site after installation of the seawall, plus the driveway.

4 Applicant shall provide a thirty (30) foot setback (landscape buffer) measured horizontally from the seawall into the site along the Sanitary and Ship Canal and a thirty (30) foot landscape buffer measured from the top of the slope into the site along the collateral channel. No other setbacks shall be required.

Existing Land-Use Map.

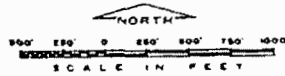


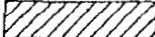
Existing Zoning And Street System Map.



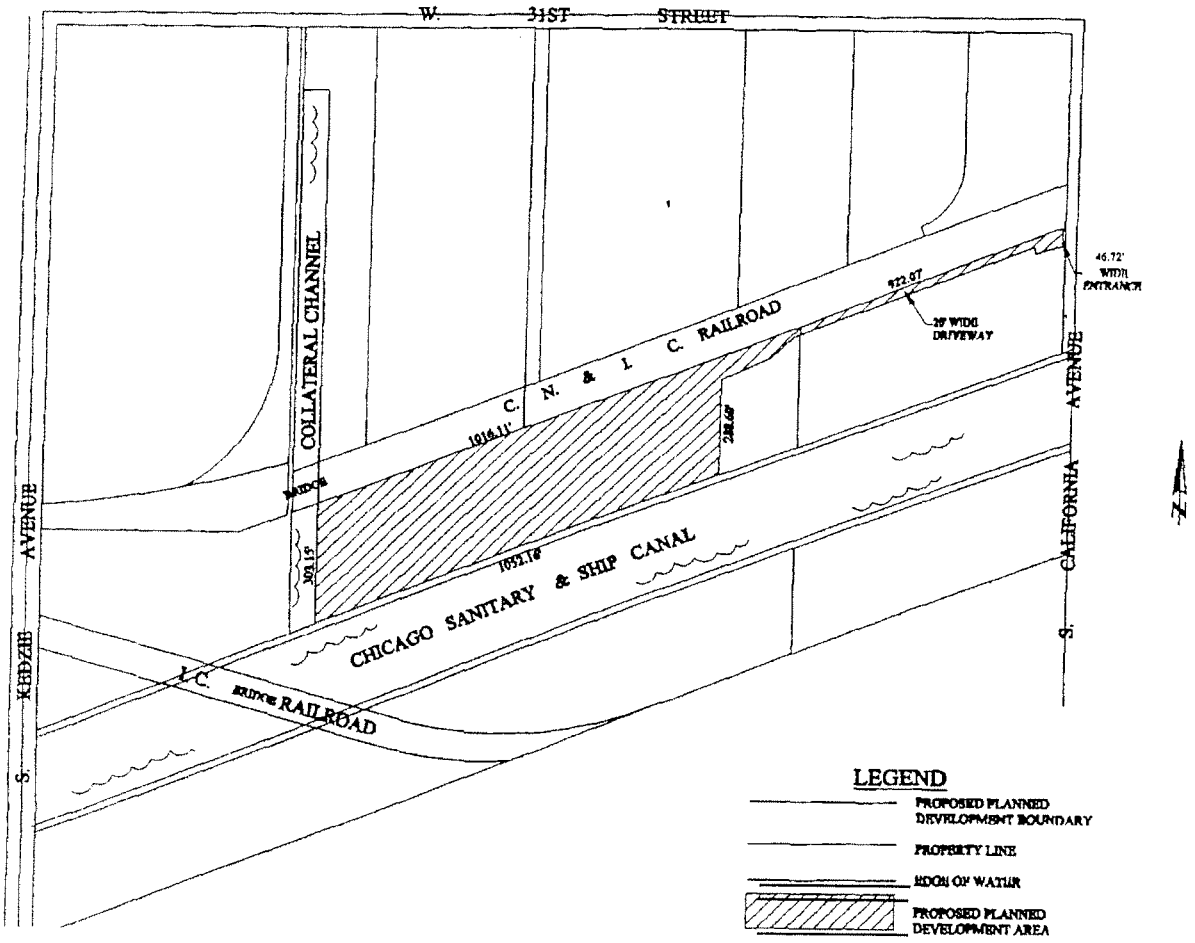
MANUFACTURING DISTRICTS

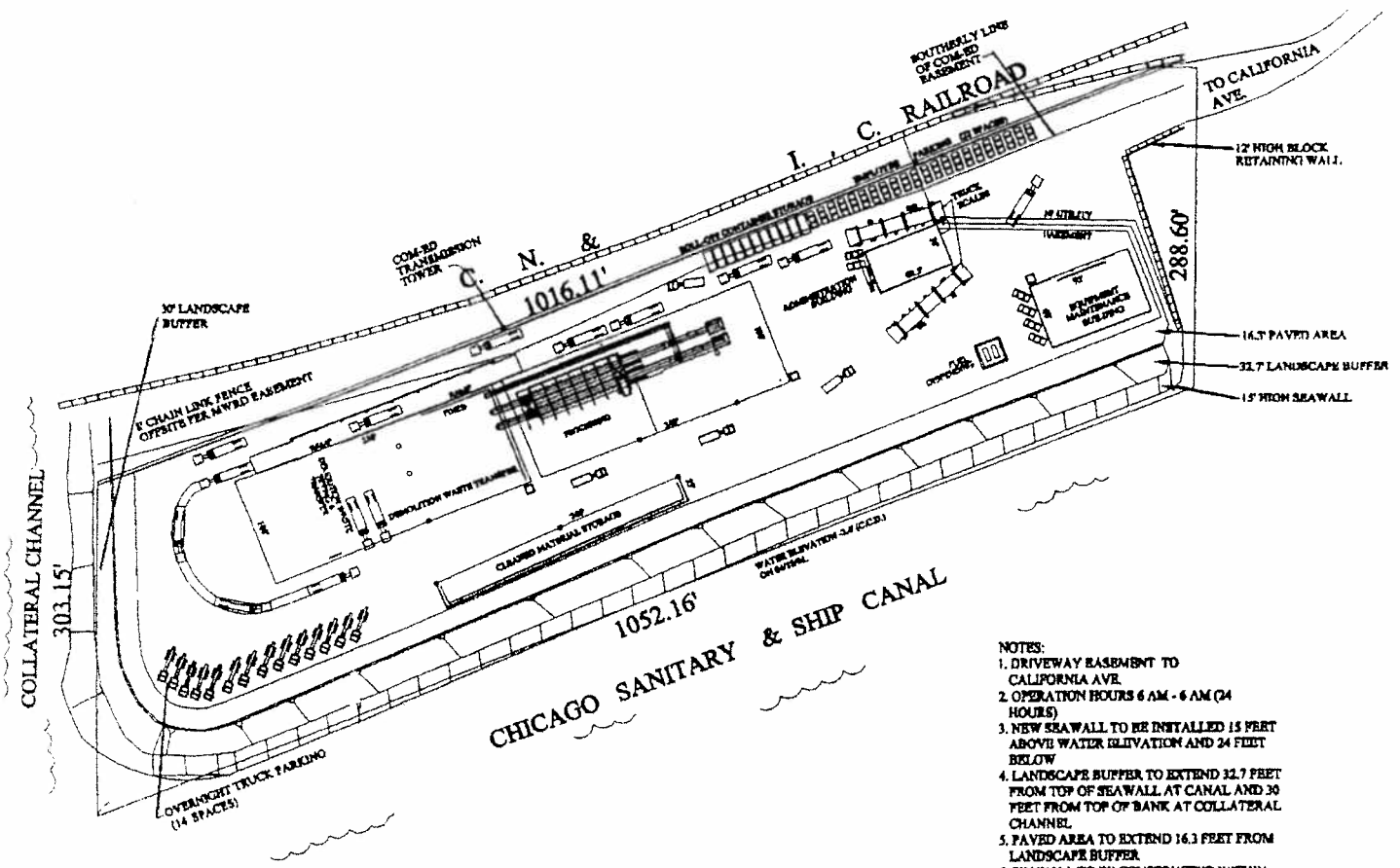
- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT



 PROPOSED PLANNED DEVELOPMENT AREA

Boundary And Property Line Map.

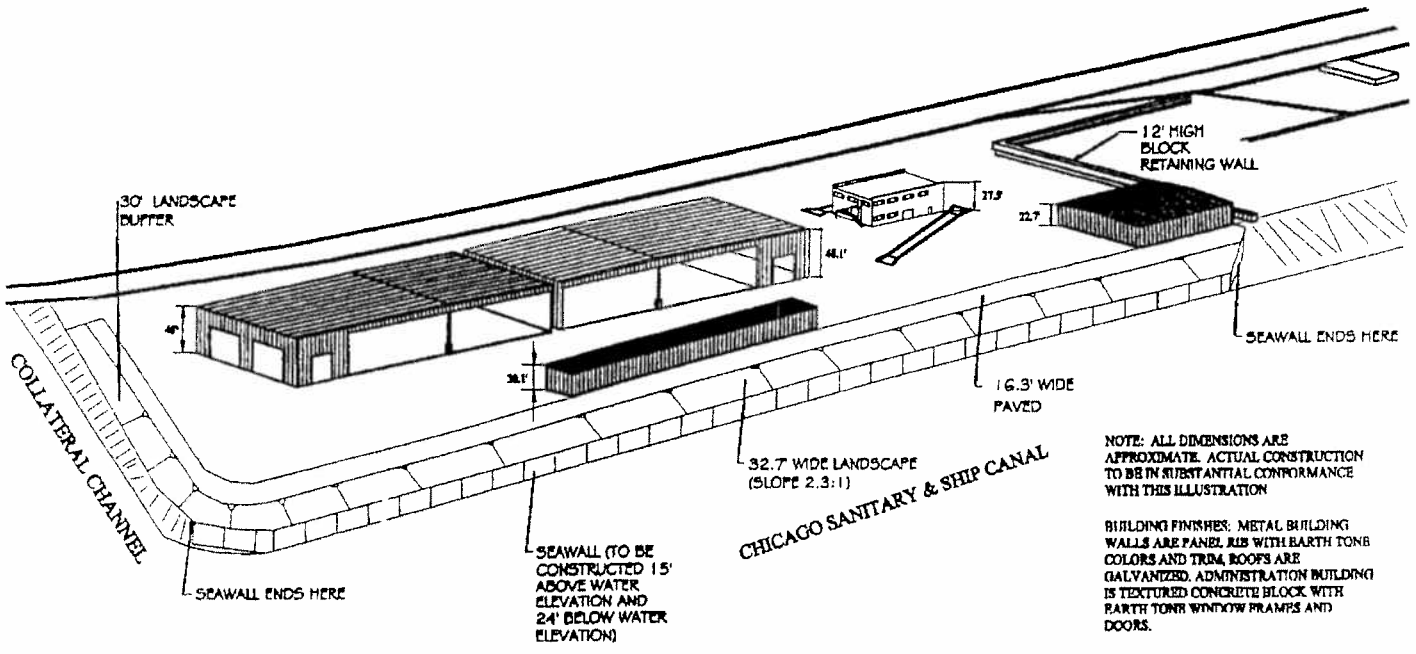




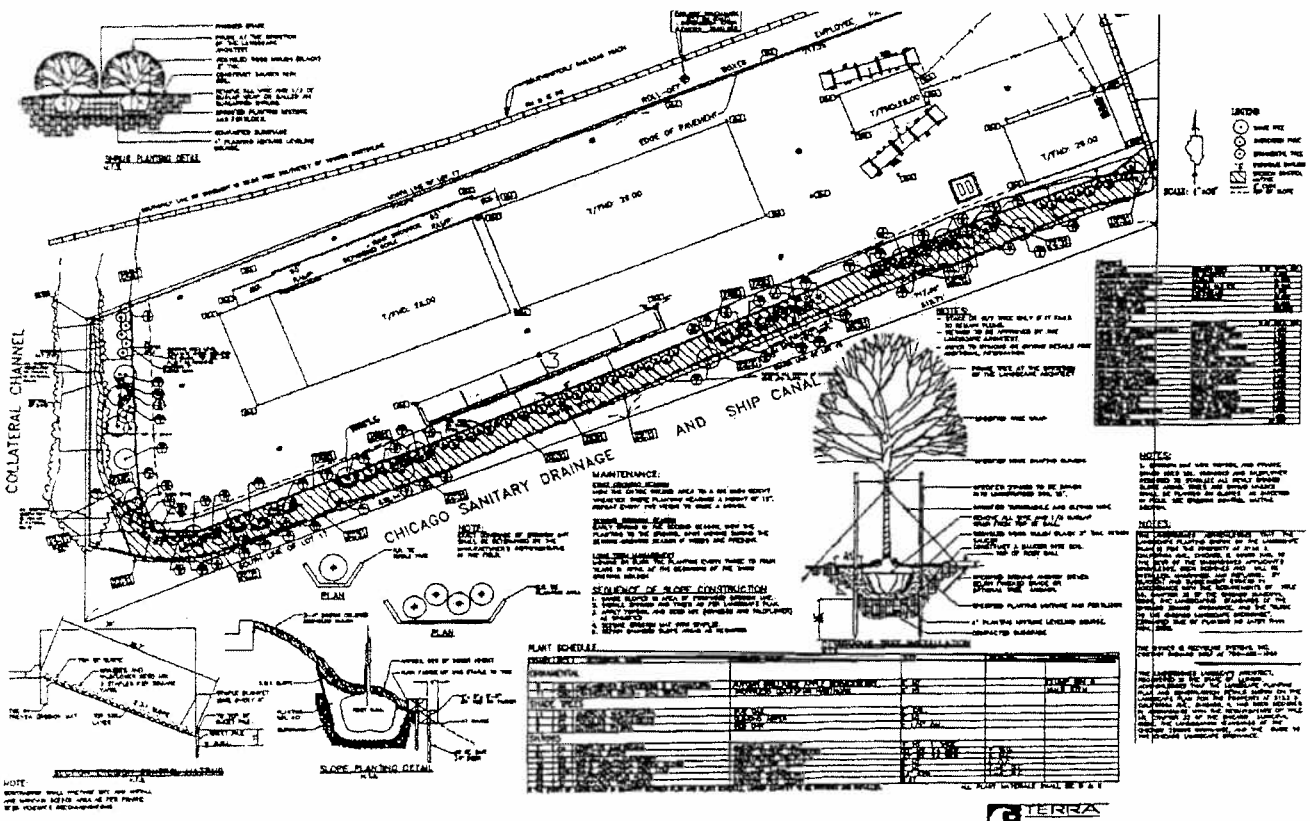
- NOTES:
1. DRIVEWAY BASEMENT TO CALIFORNIA AVE.
 2. OPERATION HOURS 6 AM - 6 AM (24 HOURS)
 3. NEW SEAWALL TO BE INSTALLED 15 FEET ABOVE WATER ELEVATION AND 24 FEET BELOW
 4. LANDSCAPE BUFFER TO EXTEND 32.7 FEET FROM TOP OF SEAWALL AT CANAL AND 30 FEET FROM TOP OF BANK AT COLLATERAL CHANNEL
 5. PAVED AREA TO EXTEND 14.3 FEET FROM LANDSCAPE BUFFER
 6. SEAWALL TO BE CONSTRUCTED WITHIN PROPERTY LINE
 7. ALL DIMENSIONS ARE APPROXIMATE. ACTUAL CONSTRUCTION TO BE IN SUBSTANTIAL CONFORMANCE WITH THIS ILLUSTRATION

Site Plan.

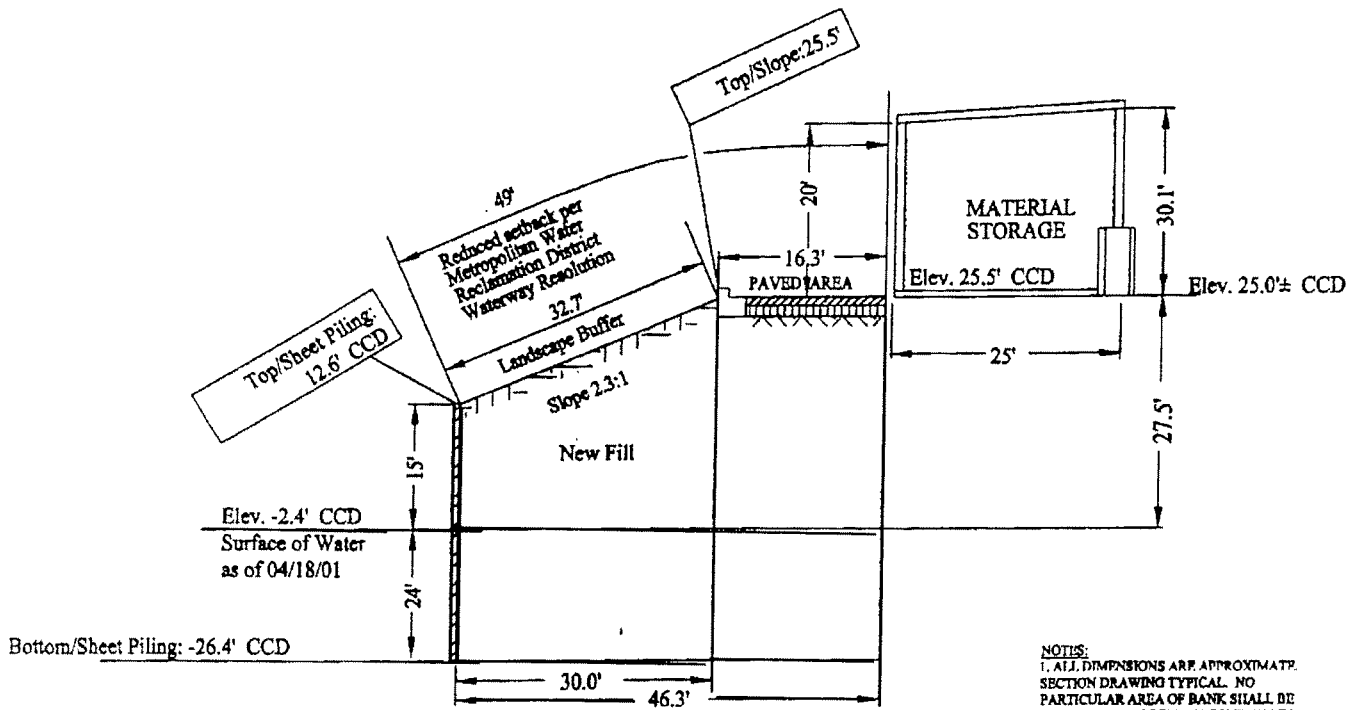
Isometric Site Plan.



Landscape Plan.



Typical Section Thru Sanitary And Ship Canal Bank.



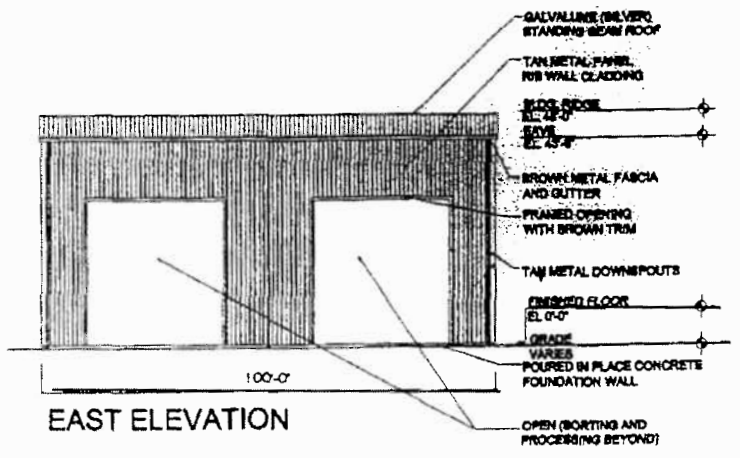
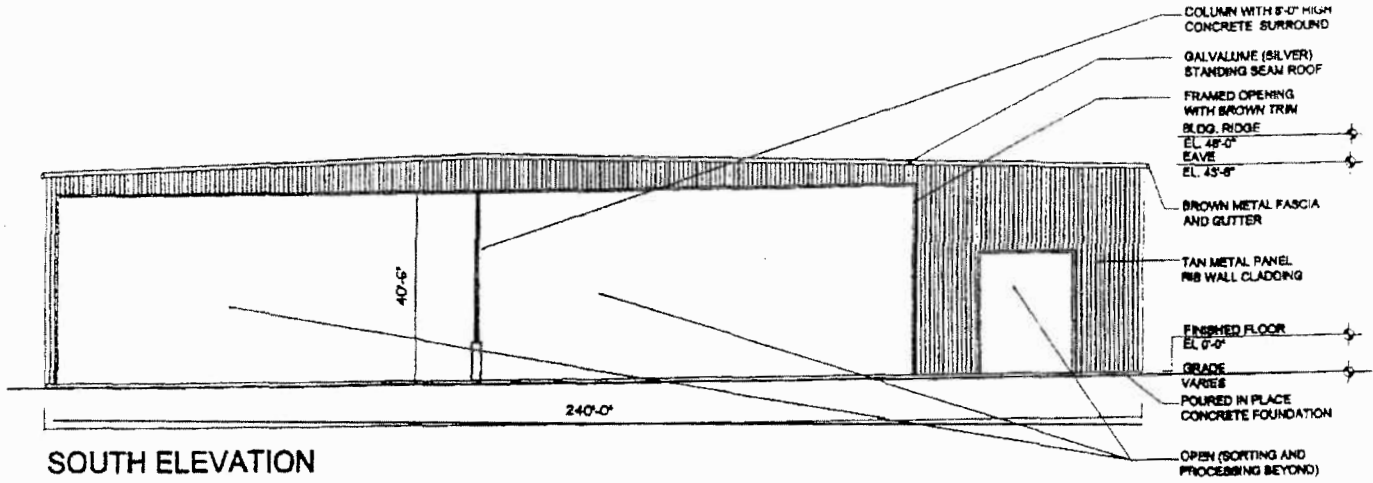
NOTES:
 1. ALL DIMENSIONS ARE APPROXIMATE.
 SECTION DRAWING TYPICAL. NO PARTICULAR AREA OF BANK SHALL BE REQUIRED TO PRECISELY CONFORM TO THIS ILLUSTRATION
 2. ELEVATIONS SHOWN CORRESPOND TO CITY OF CHICAGO DATUM (C.C.D.)

7/29/2003

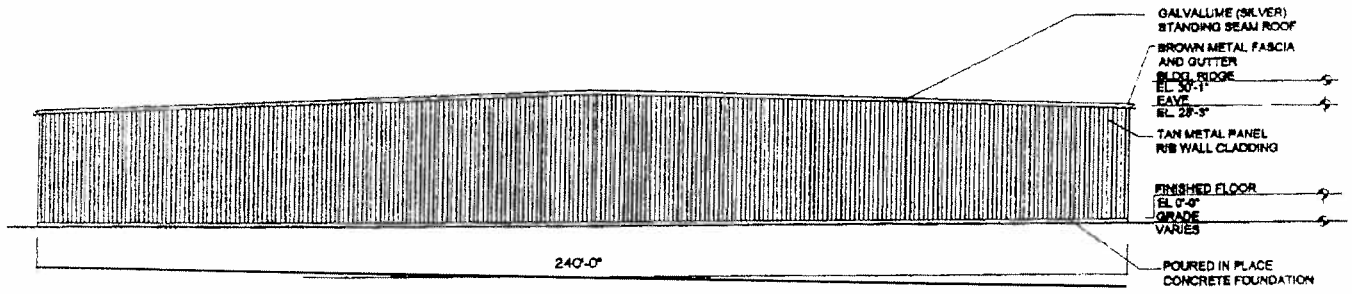
REPORTS OF COMMITTEES

6091

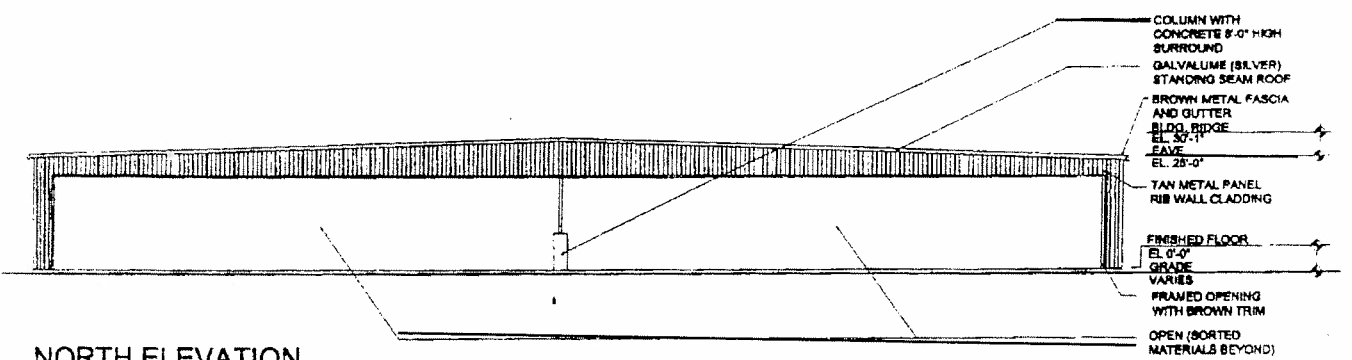
South And East Elevations -- Construction
And Demolition Processing



South And North Elevations --
Cleaned Material Storage.



SOUTH ELEVATION



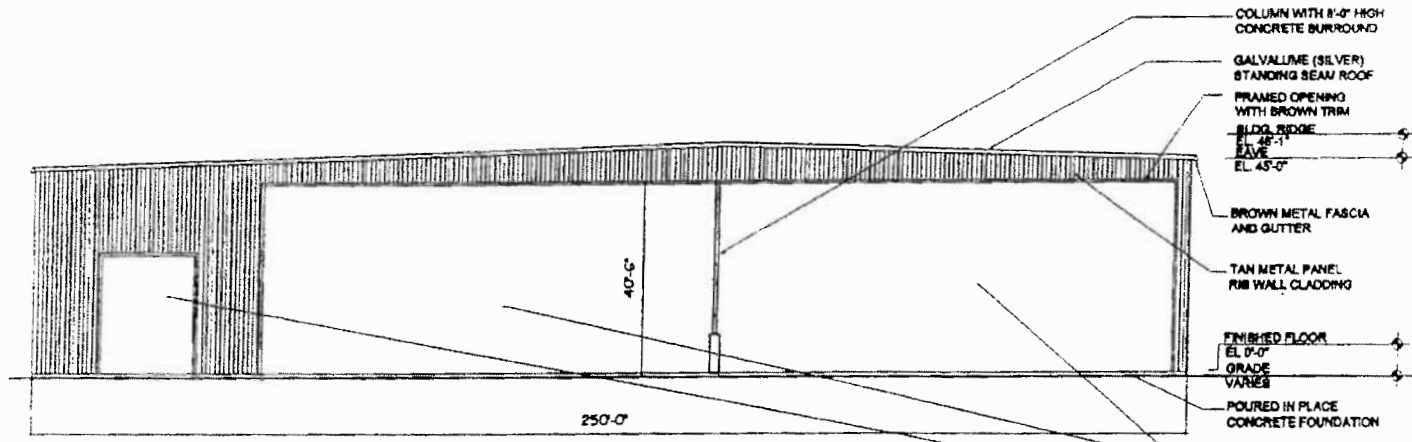
NORTH ELEVATION

7/29/2003

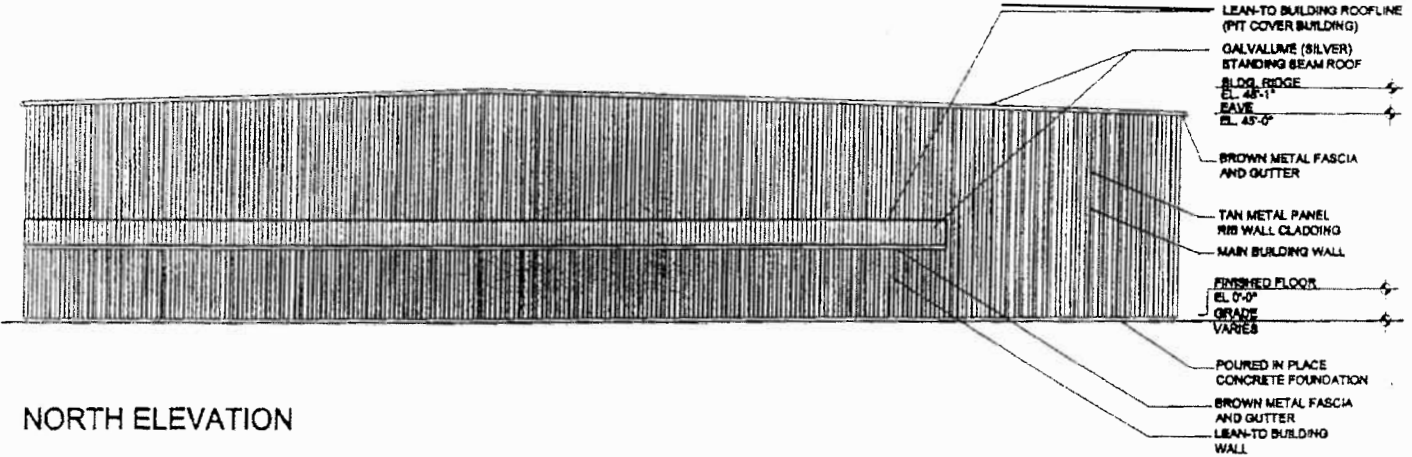
REPORTS OF COMMITTEES

6093

South And North Elevations -- Screening Fines
And Demolition Waste Transfer.

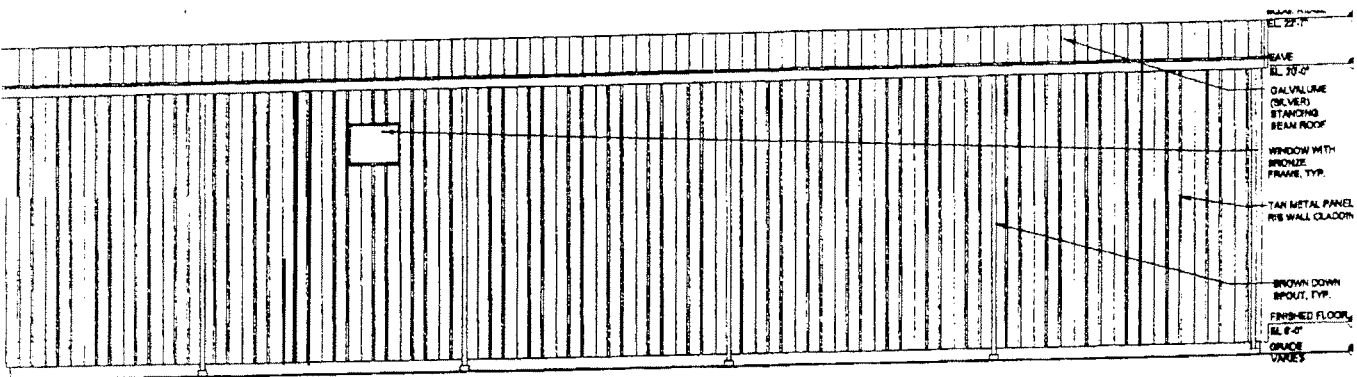


SOUTH ELEVATION

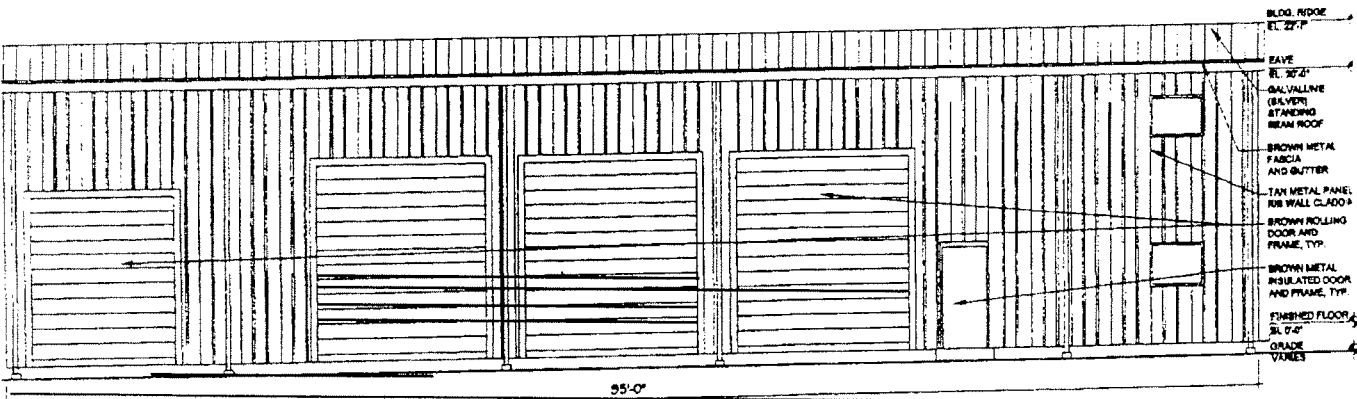


NORTH ELEVATION

South And North Elevations --
Maintenance Building.



SOUTH ELEVATION



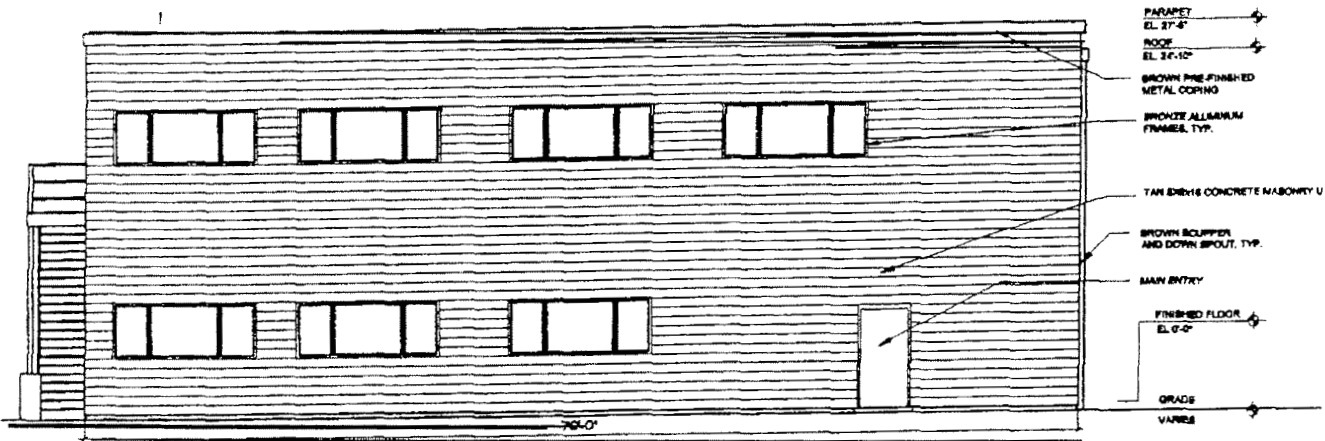
NORTH ELEVATION

7/29/2003

REPORTS OF COMMITTEES

6095

South And West Elevations --
Administration Building.



SOUTH ELEVATION

