

PD 909

Table of Contents

11/29/2016 Minor Change	2
09/29/2004 Minor Change	3
05/26/2004 PD Adoption	4
Ordinance	4
Statements	5
Bulk Table	12
Exhibits	13



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 29, 2016

David Fuller
Pacific Garden Mission
1458 S. Canal Street
Chicago, IL 60607

**Re: Administrative Relief request for Planned Development No. 909
Proposed 10 foot high fence along 1500 S. Canal Street**

Dear Mr. Fuller:


Please be advised that your request for a minor change to Commercial Planned Development No. 909 ("PD 909") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 15 of PD 909.

You are seeking, on behalf of Pacific Garden Mission, administrative relief to allow a 10 foot high wooden privacy fence surrounding a recently purchased vacant lot on the southeast corner of the building, along the 1500 block of S. Canal St. It should be noted that while Pacific Garden Mission is located within Planned Development Number 952 ("PD 952"), the vacant lot is not. It is located within PD 909 and as such, the proposed expansion and use of the lot by Mission residents is not permitted in PD 909. Therefore, in order to use the lot as proposed, both Planned Developments and specifically their boundaries will need to be amended.

Secondly, while we understand your privacy needs and security concerns, the Department of Planning and Development cannot support a fence 10 feet in height. Pursuant to Section 17-11-0202-C of the Zoning Ordinance, required fences are limited to a height of no more than 5 feet above grade unless the Zoning Administrator determines that the fence is necessary for security purposes in which case the fence may be a maximum of 6 feet in height.

Therefore, pursuant to the authority granted by the Chicago Zoning Ordinance and Commercial Planned Development No. 909, I hereby deny the foregoing minor change. If you have any questions or would like to discuss further, please contact Teresa McLaughlin of my staff at (312) 744-3509.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Patrick Murphey, Main file



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

September 29, 2004

Ms. Carolyn A. Howard, P.E.
Wight & Company
2500 North Frontage Road
Darien, IL 60561

RE: Request for minor change to Commercial Planned
Development No. 909 (United Parcel Service)

Dear Ms. Howard:

Please be advised that your request for minor changes to Commercial Planned Development No. 909 on behalf of the United Parcel Service has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No.15 of the Planned Development.

Specifically, you requested to substitute the Site/Landscape Plan (undated), the Partial Landscape Plan (drawing L.2) and the Proposed Drainage Plan (drawing EX1.0) dated July 9, 2004, by Wight & Company for the Site/Landscape Plan attached to the Planned Development. These plans reflect the addition of 26 trees along the Union Pacific trestle at the south edge of the site and modifications to the site drainage to encourage more storm water infiltration.

The Department has reviewed the request and has determined that the proposed modifications would be appropriate.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change to Commercial Planned Development No. 909.

Very truly yours,

Denise M. Casalino, P.E.
Commissioner

DMC:SRP:fwd

cc: Michael Marmo, Tom Smith, Terri Haymaker, Planned Development files



Reclassification Of Area Shown On Map Number 3-J.
(Application Number A-5533)

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 symbols and indications as shown on Map Number 3-J in the area bounded by:

North Kedzie Avenue; West Thomas Street; the public alley next west of and parallel to North Kedzie Avenue; the public alley next south of and parallel to West Haddon Avenue; the public alley next east of and parallel to North Spaulding Avenue; and West Haddon Avenue,

to those of a B4-2 Restricted Service District and a corresponding use district is hereby established in the area above described.

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

Reclassification Of Area Shown On Map Number 4-F.

(As Amended)

(Application Number 14250)

CPD 909

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all the Manufacturing-Commercial Planned Development Number 450, C2-4 General Commercial District and M2-3 and M2-4 General Manufacturing Districts symbols and indications as shown on Map Number 4-F in the area bounded by:

a line 199.98 feet south of West Roosevelt Road; South Jefferson Street; West 15th Street; a line 200.33 feet east of South Jefferson Street; a line 100.88 feet south of West 14th Place; a line 350.82 feet east of South Jefferson Street; West 14th Place; South Clinton Street; the south right-of-way line of West 14th Street; South Canal Street; West 14th Place; a line 343.23 feet west of South Canal

Street; a line 286.90 feet south of West 14th Place; the alley next west of and parallel to South Canal Street; a line 331.35 feet south of West 14th Place; South Canal Street; a line 445.64 feet south of West 14th Place; a line from a point 445.64 feet south of West 14th Place and 249.05 feet west of South Canal Street; to a point, 505.14 feet south of West 14th Place and 117.4 feet west of South Canal Street, to be connected by a convex arc having a radius of 535 feet; a line from a point 505.14 feet south of West 14th Place and 117.4 feet west of South Canal Street; to a point, 537.74 feet south of West 14th Place and the westerly right-of-way line of South Canal Street, to be connected by a convex arc having a radius of 535 feet; South Canal Street; the northerly right-of-way line of the Union Pacific Railroad South Union Street; West Liberty Street or the line thereof if extended where no street exists; and a line 450 feet west of and parallel to South Jefferson Street,

to those of a C4 Motor Freight Terminal District and a corresponding use district is hereby established in the area above described.

SECTION 2. The Chicago Zoning Ordinance is amended by changing all the C4 Motor Freight Terminal District symbols and indications within the area herein above described to the designation of a Commercial 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.

SECTION 3. This ordinance shall be in force and effect from and after its passage and approval.

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

Commercial Planned Development Number 909.

Plan Of Development Statements.

1. The area delineated herein as a Commercial Planned Development consists of approximately one million seven hundred eighteen thousand nine hundred fifty-nine (1,718,959) square feet (thirty-nine and forty-six hundredths (39.46) acres) of net site area which is depicted on the

attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map ("Property") and is currently owned or controlled by the City of Chicago ("City"), United Parcel Service, Inc. and its wholly owned entities ("U.P.S."), Soo-T L.L.C. and related entities ("Soo-T") (collectively "Owners"). The City, U.P.S. and Soo-T are the Owners of the Property in Subarea A. Soo-T is the owner of the Property in Subarea B. The Soo-T Property in Subareas A and B is expected to be acquired through the City and conveyed to U.P.S. for future development in accordance with a separate redevelopment agreement with the City of Chicago.

2. The Owner(s) of each subarea shall seek all applicable official reviews, approvals or permits required in connection with its portion of the planned development, including any additional submittals for any dedication or vacation of streets, alleys, or easements, or rights-of-way adjustments, Part II approvals or administrative relief requests. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the subarea Owner(s) and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the owners or legal title holders of the properties within the planned development, their successors and assigns, grantees, subsidiaries, lessees and ground lessors. All rights granted hereunder shall inure to the benefit of the owners of the properties their successors and assigns. Furthermore, pursuant to the requirements of Section 11-1-1 of the Chicago Zoning Ordinance, the Property at the time of any application for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, the Property shall be under single ownership or control 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 or authorized by the subarea owner(s), or designee, proposing the modification or change to the affected subarea. No consents or approvals are required from an owner outside any subarea for which a modification or change is proposed. 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 any rights, interest or obligations therein.

4. This planned development consists of the instant fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map, and a Subarea Map prepared by Wight & Co. dated May 13, 2004 and a Site/Landscape Plan prepared by Cyla Design Associates, Inc. dated May 13, 2004. Full size sets of the Site/Landscape Plan are on file with the Department of Planning and Development. The Planned Development is applicable to the Property and these and no other controls shall apply. The 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 uses permitted within Subareas A and B, as described in this "Commercial Planned Development," shall be: cartage and express facilities, distribution facilities, packing and crating services, garages and parking lots, motor vehicle repair, warehousing, communications facilities, parcel delivery stations, business signs, temporary buildings for construction, accessory guard station, offices, customer service facilities and parking. In addition, parking of non-accessory vehicles on Sundays for the New Maxwell Street Market on Subarea B shall be a permitted use. Parking in Subarea B shall be provided on Sundays for passenger vehicles for persons using the Maxwell Street Market for as long as the Maxwell Street Market remains at its present location, provided that parking for no more than four hundred twenty-four (424) vehicles need be maintained. Further, applicant may provide fewer than four hundred twenty-four (424) parking spaces during construction of the parking lots on Subarea B.
6. Business Identification and other necessary signs, including temporary construction signs, may be permitted within the Commercial Planned Development subject to the review and approval of the Department of Planning and Development. This Planned Development recognizes the presence of an existing, non-conforming roof-top business sign on the premises. This sign may remain and be maintained, so long as United Parcel Service continues to use the premises and the sign's message relates directly to the business of United Parcel Service. Neither the size, nor the height of the sign shall be increased. All other off-premise signs shall be prohibited in this Planned Development.

7. Off-street parking and off-street loading facilities shall be provided in compliance with the Bulk Regulations and Data Table of this Planned Development, subject to the review of the Department of Transportation and the Department of Planning and Development. The maximum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table. The minimum number and location of required handicapped parking spaces are shown on the Site/Landscape Plan.
8. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago except where specifically approved by Chicago Department of Transportation. 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 Chicago Department of Transportation. Ingress and Egress shall be maintained as indicated on the Planned Development Boundary, Property Line and Right-of-Way Adjustment Map.
9. In addition to the maximum height of the building and any appurtenance thereto described in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration. The height of any wireless communications facility within the Planned Development shall not exceed one hundred twenty-five (125) feet.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. Improvements on the Property, including landscaping and all entrances and exits to the parking areas, shall be designed and installed in substantial conformance with the Site/Landscape Plan and the Bulk Regulations and Data Table attached hereto and made a part hereof. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 11.3-3(c) of the Chicago Zoning

Ordinance ("Part II approval") for any future development within this Planned Development, Site Plans for proposed development shall be submitted to the Commissioner of the Department of Planning for Site Plan approval. All future proposals for development shall be subject to the provisions of this Planned Development and all relevant Ordinances and City policies in effect at the time of submittal. Site Plan approval is intended to assure that specific development proposals conform with this Planned Development, as well as relevant Ordinances and City policies, and to assist the City in monitoring on-going development. A Site Plan may be submitted for any portion of this Planned Development. No Part II approval shall be granted until an applicable Site Plan has been approved.

A Site Plan shall, at a minimum, provide the following information:

- a. boundaries of development parcel or parcels;
- b. building footprint or footprints;
- c. dimensions of all setbacks;
- d. location and depiction of all parking spaces (including relevant dimensions);
- e. location and depiction of all loading berths (including relevant dimensions);
- f. all drives, roadways, and vehicular routes;
- g. all landscaping (including species and size);
- h. all pedestrian circulation routes and points of ingress/egress (including sidewalks);
- i. all site statistics applicable to the development parcel or parcels, including:

- (1) floor area and floor area ratio as represented on submitted drawings;
 - (2) number of parking spaces provided;
 - (3) number of loading berths provided;
 - (4) uses of development of parcel; and
- j. parameters of the building envelope, including:
- (1) maximum building height; and
 - (2) setbacks and vertical setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this planned development and any city ordinances or policies in effect at the time of submission of the Site Plan. Following approval by the Commissioner, the approved plan(s) shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this planned development. The approved plans may be changed or modified pursuant to the minor change provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance.

12. Parkway trees and other 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. Areas designated for truck and trailer storage and loading and existing U.P.S. parking lots shall not be subject to the landscape ordinance requirements for parking lots and vehicular use areas.
13. 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 new buildings 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 for any new building 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.

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 energy resources. The applicant shall make best efforts to design, construct and maintain all buildings located in the planned development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating.
15. 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 Sub-Area owner proposing the modification or its designee, after a determination is made by the Commissioner of the Department of Planning and Development 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.

[Existing Land-Use Map; Existing Zoning Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; and Site/Landscape Plan referred to in these Plan of Development Statements printed on pages 25377 through 25380 of this Journal.]

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

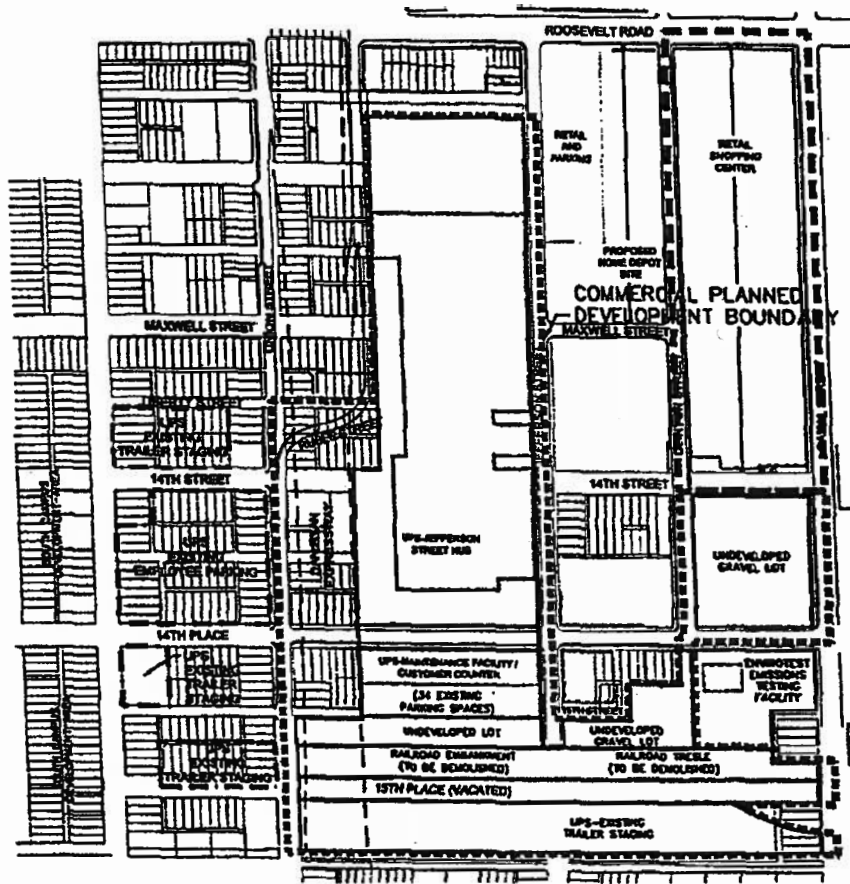
Commercial Planned Development Number 909.*Bulk Regulations And Data Table.*

Gross Site Area:	1,884,787 square feet (43.27 acres)
Public Right-of-Way Area:	152,679 square feet (3.81 acres)
Net Site Area:	1,718,959 square feet (39.46 acres)*
Net Site Area	
Subarea A:	1,543,363 square feet (35.43 acres)
Subarea B:	175,596 square feet (4.03 acres)
Maximum Floor Area Ratio:	1.2
Permitted Uses:	All uses listed in Statement 5, above
Number of Off-Street Passenger Automobile Parking Spaces to be Provided:	
Subarea A	375
Subarea B	424**
Maximum Building Height:	75 feet (for both Subareas A and B)
Setbacks:	As shown on the Site/Landscape Plan

* The Net Site Area includes 53,439 square feet of portions of South Jefferson Street and West 14th Place to be vacated as shown on the Planned Development Boundary, Property Line and Right-of-Way Adjustment Map.

.* Includes non-accessory Sunday parking for New Maxwell Street Market

Existing Land-Use Map.



LEGEND:

- COMMERCIAL PLANNED DEVELOPMENT BOUNDARY
- EXISTING UPS LOTS

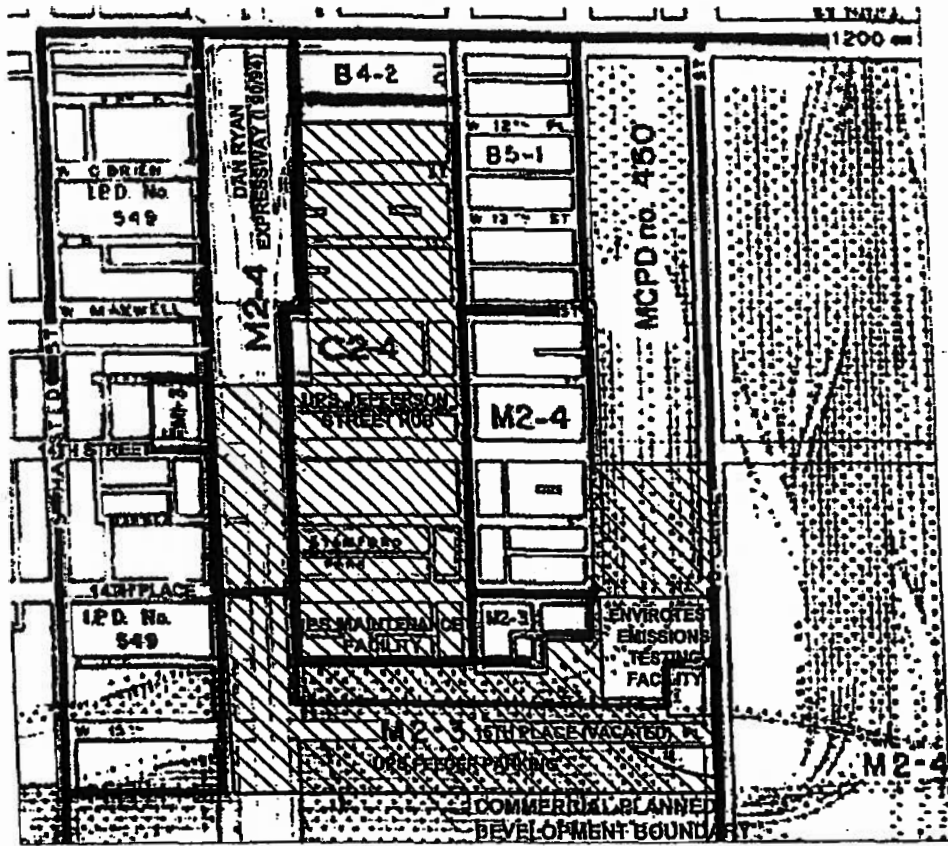
SCALE: 1' = 400'



APPLICANT: CITY OF CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT
UNITED PARCEL SERVICE, Inc.

ADDRESS: 1400 S. JEFFERSON STREET: 1400 S. CANAL STREET.,
1501 S. JEFFERSON STREET: 1502 S. JEFFERSON STREET

Existing Zoning Map.



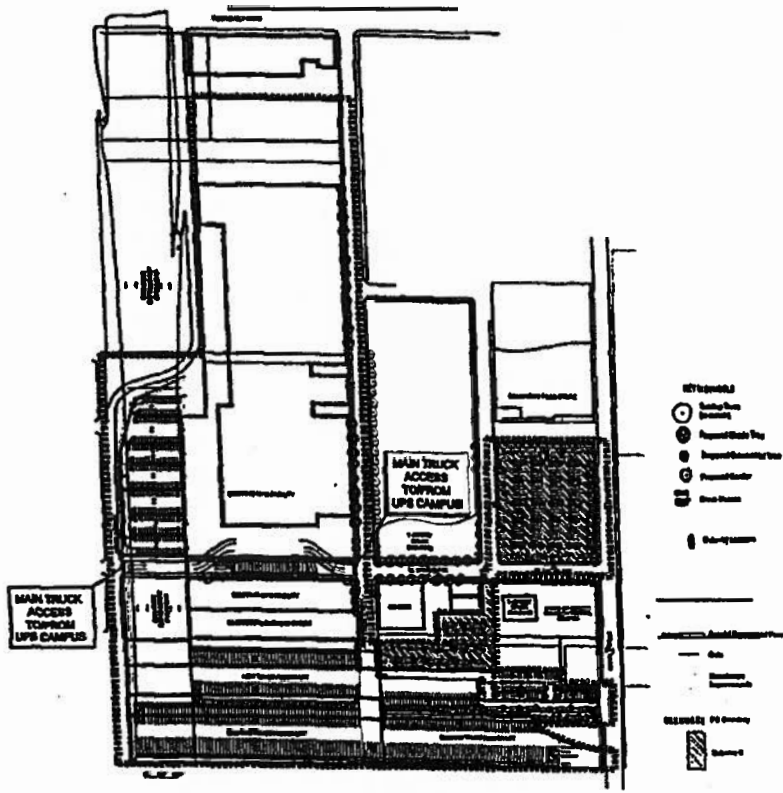
LEGEND:

 COMMERCIAL PLANNED DEMLOPUENT BOUNDARY

APPLICANT: CITY OF CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT
UNITED PARCEL SERVICE, Inc.

ADDRESS: 1400 S. JEFFERSON STREET: 1400 S. CANAL STREET:
1501 S. JEFFERSON STREET: 1502 S. JEFFERSON STREET

Site/Landscape Plan



APPLICANT: CITY OF CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT
 UNITED PARCEL SERVICE, Inc.
 ADDRESS: 1400 S. JEFFERSON STREET; 1400 S. CANAL STREET;
 1501 S. JEFFERSON STREET; 1502 S. JEFFERSON STREET