City of Chicago

O2018-2323

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/28/2018
Sponsor(s):	Valencia (Clerk)
Type:	Ordinance
Title:	Correction of City Council Journal of Proceedings of January 17, 2018
Committee(s) Assignment:	Committee on Committees, Rules and Ethics

JOURNAL CORRECTION

WHEREAS, On January 17, 2018, the City Council passed substitute ordinance SO2017-8409 reclassifying an area shown on Map 6-F (Application Number 19453 for the property at 2260 South Grove Street and 2416 South Archer Avenue) ("Ordinance"); and

WHEREAS, Said Ordinance was published in the *Journal of the Proceedings of the City Council of the City of Chicago* ("*Journal*") and printed on pages 65586 through 65604; and

WHEREAS, The roll call vote printed in the *Journal* for passage of said Ordinance did not reflect Alderman Burke's recusal from voting on said matter; and

WHEREAS, To correct this error, it is necessary to transpose the Ordinance to a new page location in the *Journal* and to affix thereto the proper roll call vote showing Alderman Burke's recusal; now, therefore,

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

SECTION 1. The January 17, 2018 *Journal* is hereby corrected by deleting in their entirety pages 65586 through 65604 of the *Journal.*

SECTION 2. That the following language and associated drawings are hereby inserted below the eleventh printed line from the top of page 65493:

"Amendment Of Municipal Code ByReclassification Of Area
Shown On Map No. 6-F.
(Application No. 19453)
(Common Address: 2260 S. Grove St. and 2416 S. Archer Ave.)
[SO2017-8409]

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, January 17, 2018.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on January 9, 2018, the following items were passed by a majority of the members present:

Pages 1 through 9 contain various map amendments regarding land use.

Page 1 also contains three Mayoral appointments:

Page 9 contains business identification signs, two orders for fee waivers for historical landmarks and one historical landmark designation.

I hereby move for passage of the proposed ordinance and substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Solis, the said proposed ordinance and substitute ordinance transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke abstained from voting pursuant to Rule 14 of the City *Council's Rules of Order and Procedure, disclosing that he had represented parties to these* ordinances in previous and unrelated matters.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

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 P.D. 868 General Manufacturing District and PMD 11B Planned Manufacturing District symbols and indications as shown on Zoning Map Number 6-F in the area bounded by:

a line 397.48 feet south of West Cermak Road as measured along the northwesterly line of South Grove Street and perpendicular thereto; South Grove Street; the northwesterly line of the Canadian National Railway right-of-way; the southwesterly line of the northeasterly half of Lot 9 in Block 2 in South Branch Addition to Chicago in the northwest quarter of Section 28, Township 39 North, Range 14 East and said line if extended southeast to its intersection with the northwesterly line of the Canadian National Railway right-of-way; and the South Branch of the Chicago River,

to Planned Development 868 which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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 Business Planned Development No. 868.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 868 (the "Planned Development") consists of approximately 292,093 square feet of property which is depicted on the attached Planned Development Boundary Map (the "Property"), which is controlled by the International Union of Operating Engineers Local 399 ("Owner").

2. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant(s), 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 applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

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 Planned Development and may be subject to the review and approval of the Departments of Planning and 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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of seventeen (17) Statements; an Existing Land-Use Map; a Site Plan; Landscape Plan; Bulk Regulation Table; Aerial Map; P.D. Boundary Map; Contextual Rendering Aerial View; Contextual Rendering Pedestrian View; Generalized Land-Use Plan; Legal Survey; North and East Elevation; West Elevation; Proposed Phasing Plan; and Design Exhibits set forth in the *City Council Journal of Proceedings* for June 4, 2003, pages 2849 to 2855 (inclusive). 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 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 the Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses shall be permitted in the area delineated herein as a Waterway Business Planned Development:

   Subarea A: business/trade school, offices, accessory parking and accessory and related uses.

   Subarea B: business/trade school, offices, manufacturing, production and industrial services (including artisan and limited), sports and recreation, participant (indoor), indoor farm 1 (indoor operation), warehousing, wholesaling and freight movement, cultural exhibits and libraries, artist work and sales space, manufacturing, production and industrial services, accessory parking and accessory and related uses.

6. On-premises signs and temporary signs such as construction signs and marketing signs shall be permitted within the planned development subject to the review and approval of the Department of Housing and Economic Development. Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of the improvements shall also be subject to limitations, if any, established by the Federal Aviation Administration.

8. 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 the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.

9. 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 292,093 square feet and a base FAR of 1.

10. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. 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.

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 the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contain in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, subject to the location of the pre-existing improvements, the Applicant agrees to: (a) provide a landscaped 30-foot-wide river setback and continuous riverside trail as indicated on the Site Plan, Public and Common Open Space Plan and Landscape Plan; (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved; and (c) permit un-gated public access to the river setback and provide signage on the riverwalk that the riverwalk is open to the public during typical Chicago Park District hours. All improvements within the river setback must be substantially completed prior to receipt of Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

15. 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 be in substantial compliance with 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.

16. 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 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.

17. This Planned Development shall be governed by Section 17-13-0612 of the zoning ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to:

    -- Subarea A: Waterway Business Planned Development Number 868, as approved June 4, 2003; and

    -- Subarea B: PMD 11.

[Existing Land-Use Map; Aerial Map; Boundary Map; Right-of-Way and Subarea Map; Generalized Land-Use Plan; Proposed Site Plan for amended P.D. 868; Proposed Phasing Site Plan; Landscape Plan; North, East and West Building Elevations; Contextual Rendering Aerial View; Contextual Rendering Pedestrian View; and Site Plan referred to in these Plan of Development Statements printed on following pages of this *Journal*.]

* Editor's Note: Numbering sequence error. Section 16 (i) missing on original document.

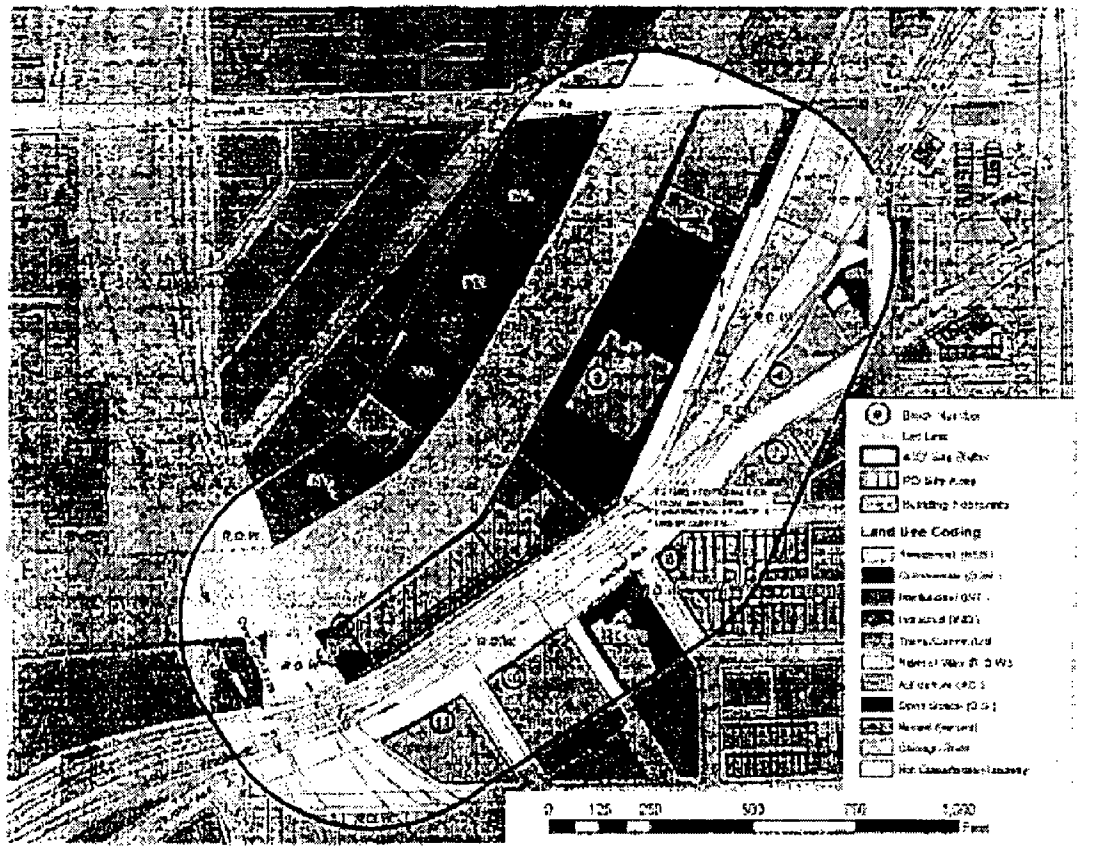
Bulk Regulation and Data Table referred to in these Plan of Development Statements read as follows:

Bulk Regulation Table.

Planned Development 868, As Amended.

	P.D. 868 As Amended	Subarea A	Subarea B
Gross Site Area	315,803 square feet	191,484 square feet	124,319 square feet
Public Right-of-Way Area	23,710 square feet	23,710 square feet	0 square feet
Net Site Area	292,093 square feet	167,774 square feet	124,319 square feet
Maximum Permitted FAR (for total net site area)	1	1	1
Minimum number of Off-Street Parking Spaces	253*	215	38
Minimum Periphery Setbacks		In substantial conformance with the Site/Landscape Plans	In substantial conformance with the Site/Landscape Plans
Maximum proposed height		In substantial conformance with the Building Elevations	In substantial conformance with the Building Elevations

* Required parking for Subarea B may be located in Subarea A.



LOCAL 399
EDUCATION BUILDING

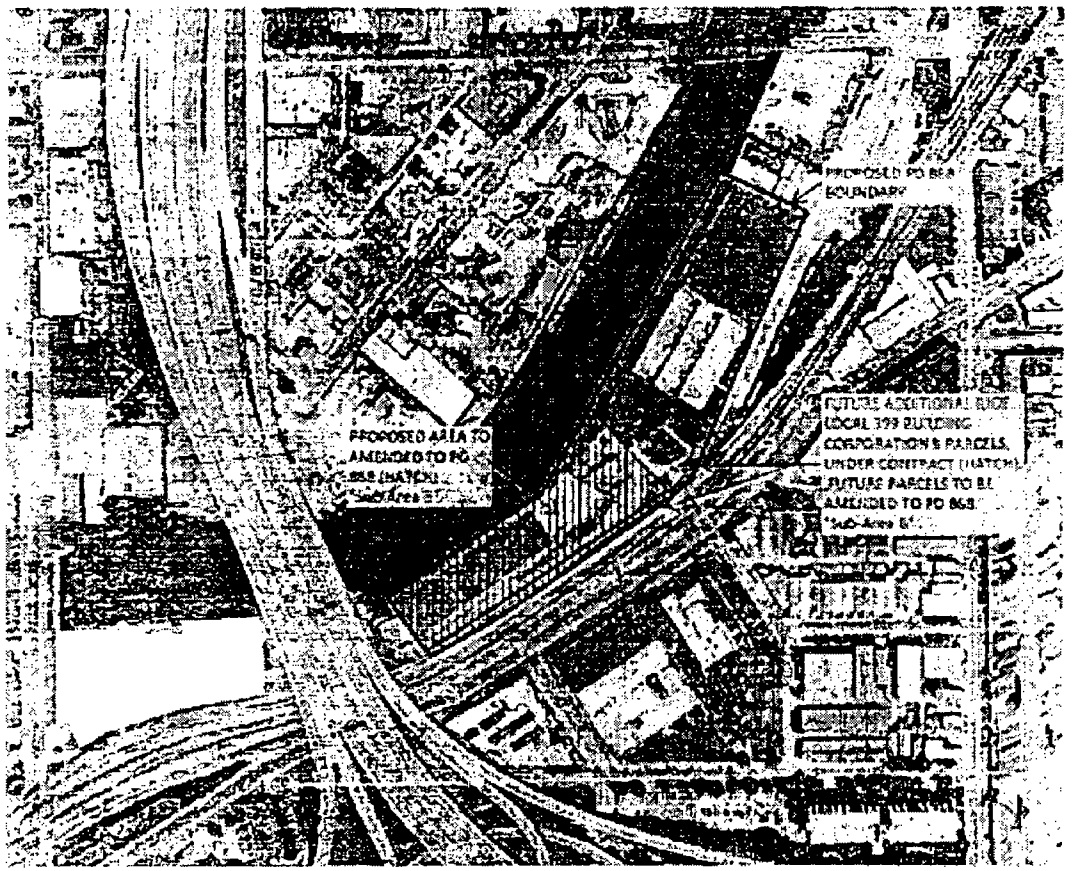
PROPOSED AMENDMENT TO PD 868

SCALE
SEE GRAPHIC SCALE

EXISTING LAND-USE MAP

500 North Dearborn Street, Suite 900, Chicago, Illinois 60654 T 312 260 7300 F 312 2607301

FINAL FOR PUBLICATION



LOCAL 399
EDUCATION BUILDING

PROPOSED AMENDMENT TO PD 868

SCALE
NOT TO SCALE

AERIAL MAP

FINAL FOR PUBLICATION

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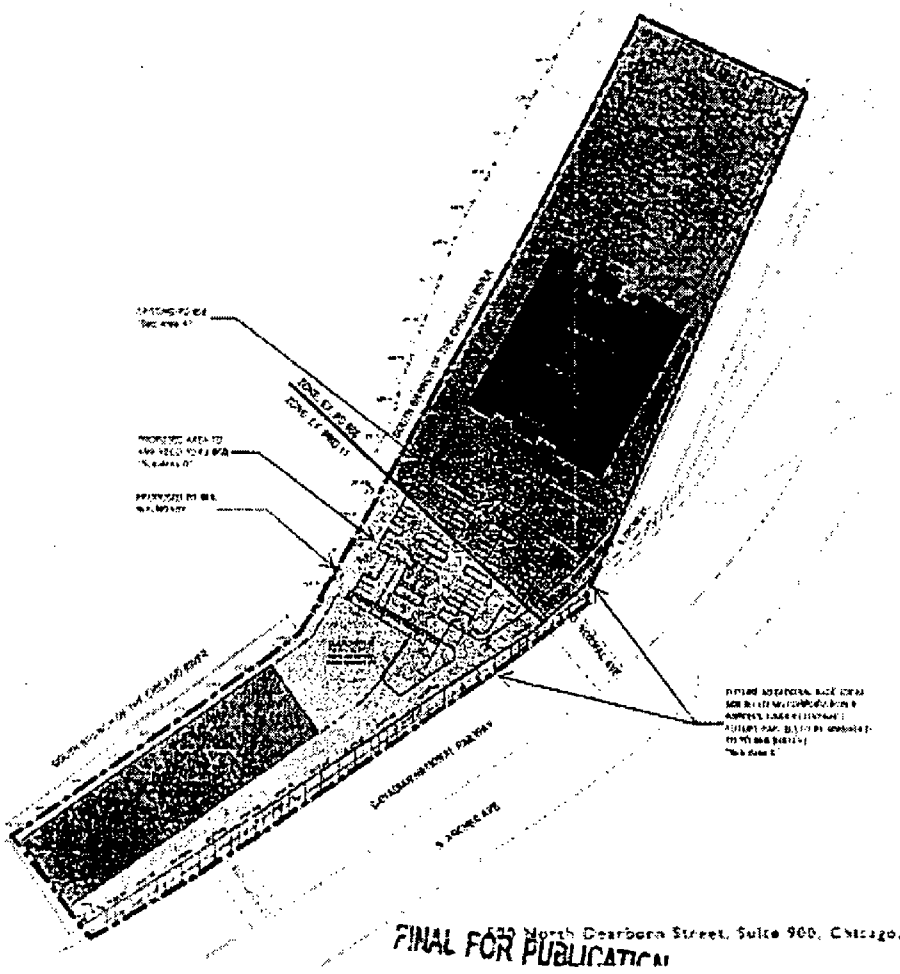


LOCAL 399
EDUCATION BUILDING

PROPOSED
AMENDMENT TO
PD 868

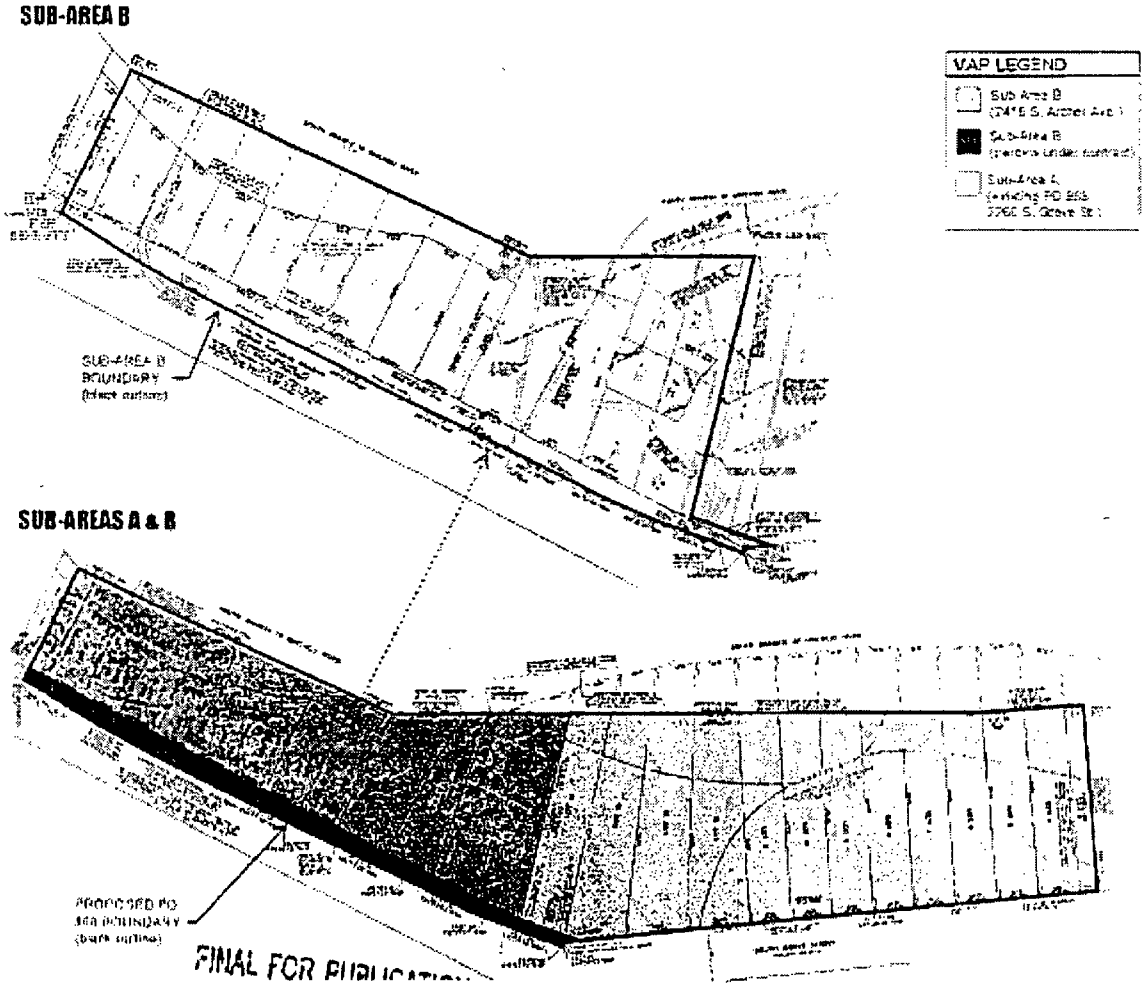
11/17/2017

SCALE: 1" = 150'-0"

PD BOUNDARY
MAP

FINAL FOR PUBLICATION

530 North Dearborn Street, Suite 900, Chicago, Illinois 60654 T 312.262.7300 F 312.262.7301



MAP LEGEND

Sub Area B

Sub-Area B

Sub-Area A

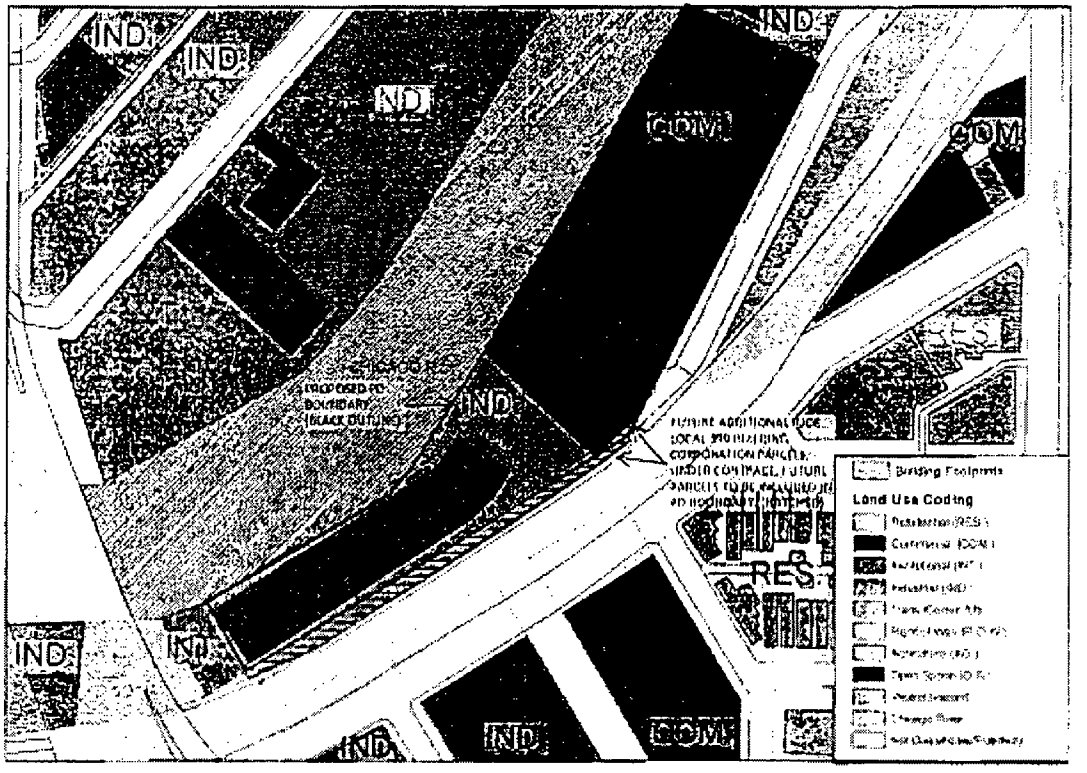
LOCAL 399 EDUCATION BUILDING

PROPOSED AMENDMENT TO PD 868

11/17/2017

SCALE: NOT TO SCALE

RIGHT-OF-WAY & SUB-AREA MAP



LOCAL 399
EDUCATION BUILDING

PROPOSED AMENDMENT TO PD 868

11/17/2017

SCALE: 1" = 150'-0"

GENERALIZED LAND-USE PLAN

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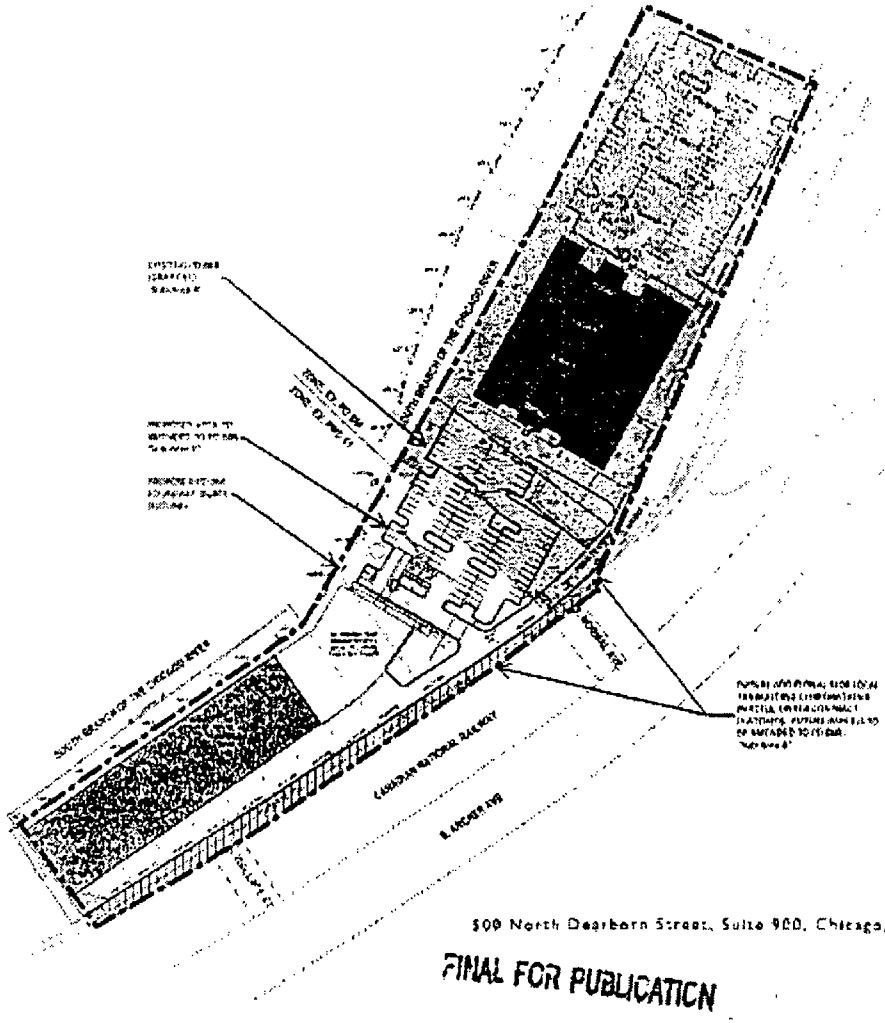
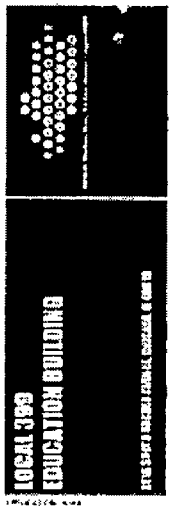


MAP LEGEND



PROPOSED AMENDMENT TO PD 868

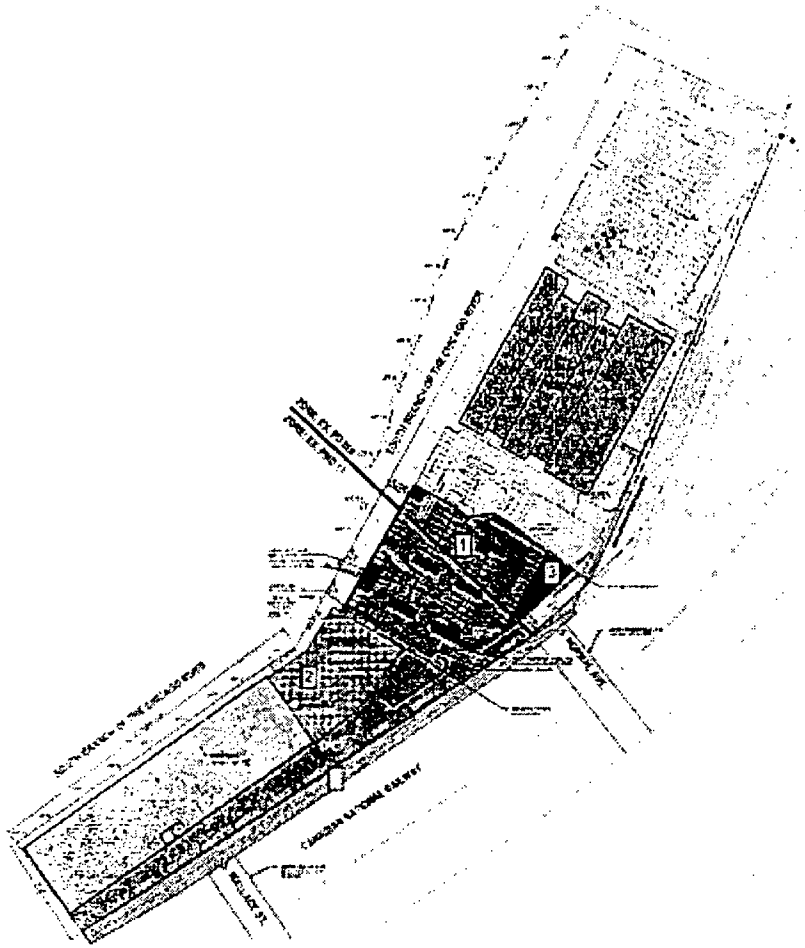
11/17/2017

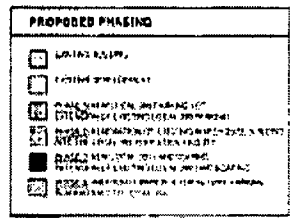
SCALE: 1" = 150'-0"

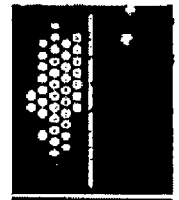
PROPOSED SITE PLAN FOR AMENDED PD868

500 North Dearborn Street, Suite 900, Chicago, Illinois 60654 T 312.260.7300 F 312.260.7301

FINAL FOR PUBLICATION







LOCAL 399
EDUCATION BUILDING

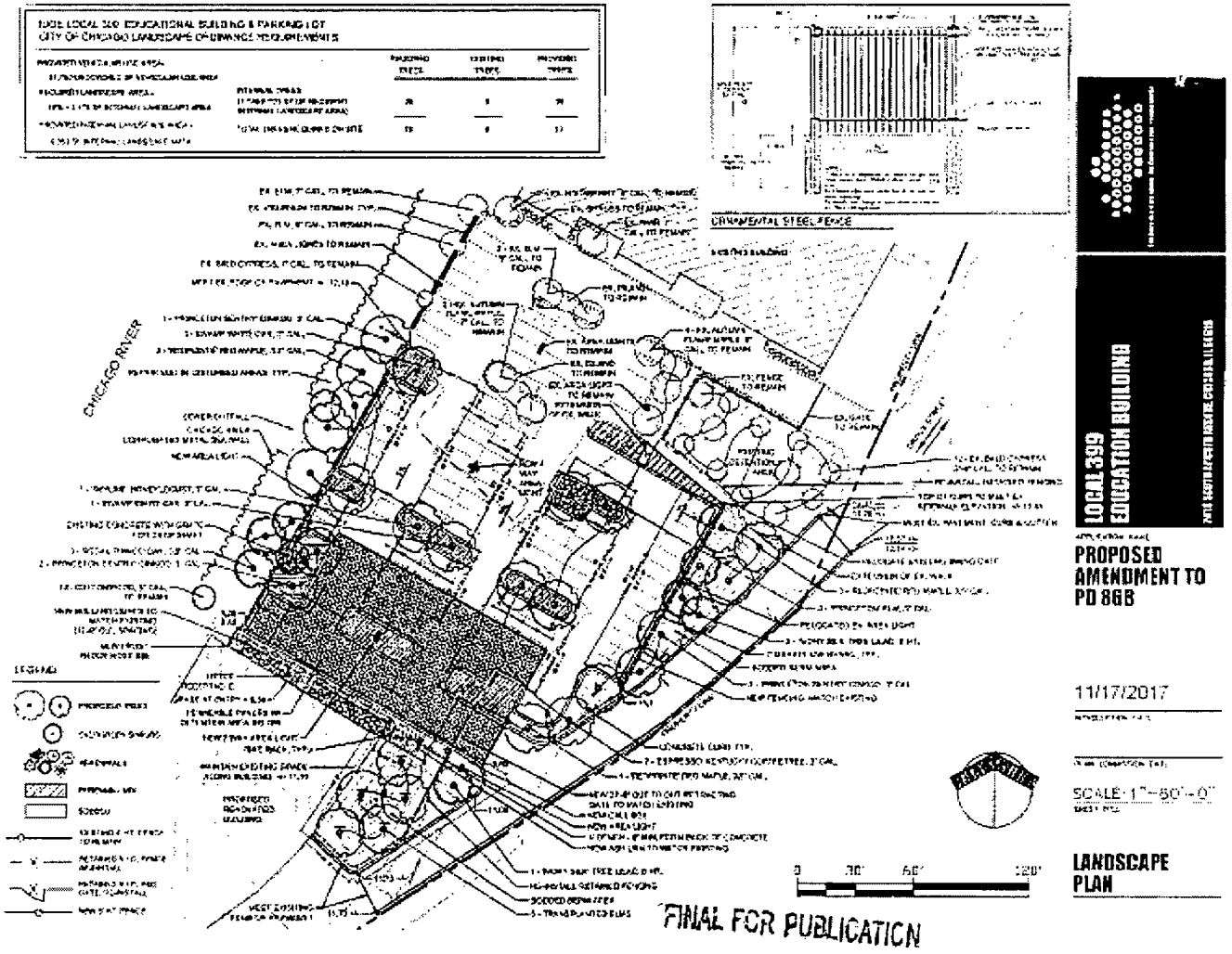
PROPOSED
AMENDMENT TO
PD 868

SCALE: 1" = 150'-0"

PROPOSED
PHASING SITE
PLAN

500 North Dearborn Street, Suite 900, Chicago, Illinois 60654 T 312.260.7300 F 312.260.7303

FINAL FOR PUBLICATION



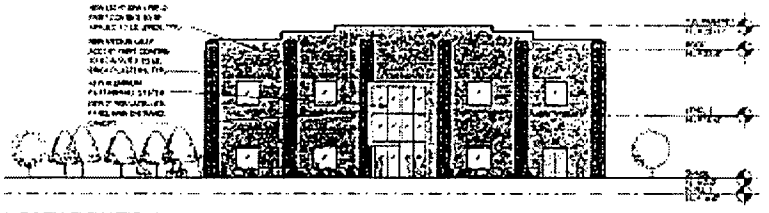
LOCAL 399 EDUCATION BUILDING

PROPOSED AMENDMENT TO PD 868

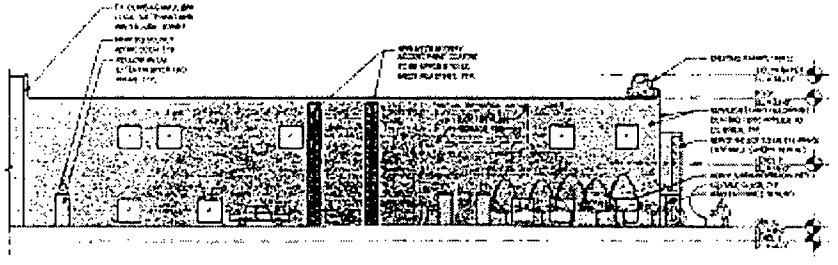
11/17/2017

SCALE: 1"=60'-0"

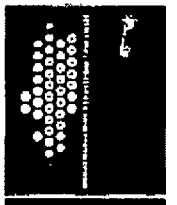
LANDSCAPE PLAN



NORTH ELEVATION



EAST ELEVATION



LOCAL 399 EDUCATION BUILDING

2245 S SOUTH WATER STREET CHICAGO, IL 60616

PROPOSED AMENDMENT TO PD 856

11/17/2017

SCALE: 1/32" = 1'-0"

NORTH & EAST ELEVATIONS

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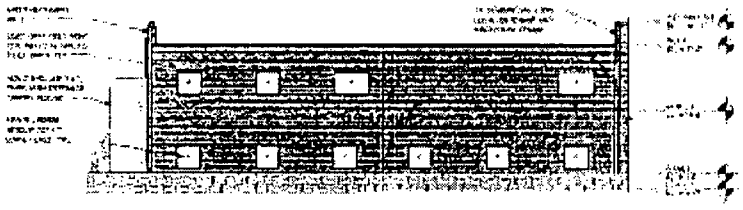
FINAL FOR PUBLICATION



WEST ELEVATION

PROPOSED AMENDMENT TO PD 868

11/17/2017

SCALE

WEST ELEVATION

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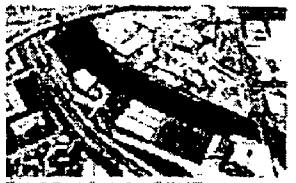
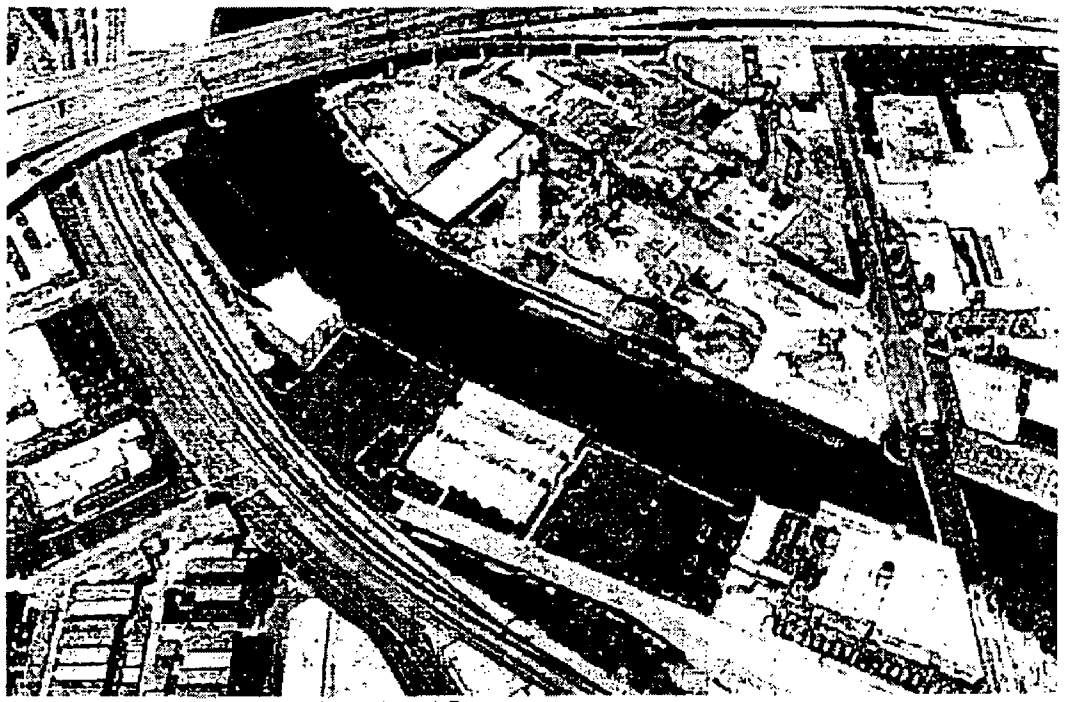
FINAL FOR PUBLICATION



EXISTING CONTEXT



PROPOSED LOCAL 399 CAMPUS IN CONTEXT

LOCAL 399
EDUCATION BUILDING

PROPOSED
AMENDMENT TO
PD 868

SCALE
NOT TO SCALE

CONTEXTUAL
RENDERING
AERIAL VIEW

FINAL FOR PUBLICATION

EXISTING ELEVATION

PROPOSED MAIN ENTRANCE ELEVATION

FINAL FOR PUBLICATION

LOCAL 399
EDUCATION BUILDING

PROPOSED
AMENDMENT TO
PD 868

SCALE
NOT TO SCALE

CONTEXTUAL
RENDERING
PEDESTRIAN VIEW

FINAL FOR PUBLICATION

SITE PLAN

Scale: 1" = 100'-0"

SECTION 3. This ordinance shall be in full force and effect upon passage and approval, and shall be deemed to apply retroactively to January 17, 2018.

Andrea M. Valencia

ANDREA M. VALENCIA
City Clerk