



City of Chicago  
Richard M. Daley, Mayor

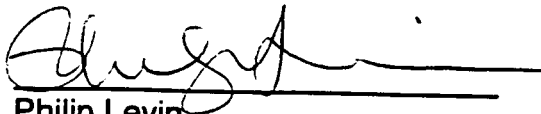
Department of Planning  
and Development

Christopher R. Hill  
Commissioner

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## MEMORANDUM

TO: The Honorable William J.P. Banks  
Chairman, City Council Committee on Zoning

FROM:   
Philip Levin  
Assistant Commissioner

DATE: August 13, 1999

RE: Proposed Amendment to Manufacturing Planned  
Development No. 578  
Southwest corner of West Addison Street and North  
Kimball Avenue  
Chicago, Illinois

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On August 12, 1999, the Chicago Plan Commission recommended approval of the proposed amendment to Manufacturing Planned Development No. 578 submitted by Alderman Richard Mell. A copy of the Planned Development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the Staff Report to the Plan Commission which includes the Department of Planning and Development's recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-4182.

cc: Paul Woznicki  
Steve Valenziano  
PD Master File (Original PD, copy of memo)



**RECEIVED**  
Preliminary  
JUN 29 1998  
ME

Intro 1-14-98

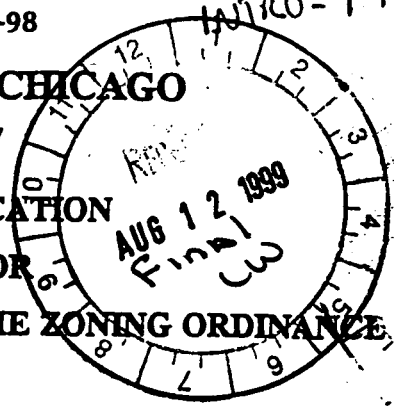
**CITY OF CHICAGO**

A 3887

APPLICATION

FOR

AN AMENDMENT TO THE ZONING ORDINANCE



FINAL FOR PUBLICATION

This application must be typewritten and filed in quadruplicate. You will be advised of the date of the hearing.

1. Applicant Alderman Richard Mell Phone 744-6825  
Address City Hall, Room 208 Zip Code 60602
2. Owner or Lessee \_\_\_\_\_ Phone \_\_\_\_\_  
(Circle One)
3. What is the address of the property in which the applicant has an interest?  
Address Generally SouthWest corner of West Addison Street and North Kimball Avenue.
4. The present owner acquired legal title to the subject area on \_\_\_\_\_  
(date)
5. Boundaries of subject area. See attached
6. Present Zoning District MPD No. 578
7. Proposed Zoning District MPD No. 578 As Amended 1998
8. Has the present owner previously rezoned this property? \_\_\_\_\_  
When? \_\_\_\_\_
9. Is subject property to be improved? If so, how and when? See attached Statement
10. What will be the actual use of the premises? See attached Statement
11. Is off-street parking being provided? \_\_\_\_\_

(Over)

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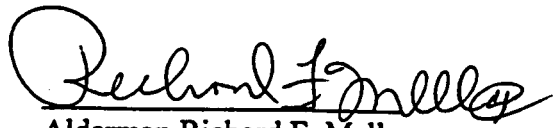
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Manufacturing Planned Development No. 578 symbols and indications as shown on Map No. 9-J in the area bounded by:

starting at a point 340.0 feet west of the west line of North Kimball Avenue; the south line of West Addison Street; thence the west line of North Kimball Avenue running south 1,203.12 feet to a point 85.38 feet north of the Chicago and Northwestern Railroad tracks; thence a line running northwesterly 353.36 feet to the line of the Chicago and Northwestern Railroad tracks; thence a line running 1,164.81 feet along the north line of the Chicago and Northwestern Railroad tracks to the south line of West Eddy Street; thence the south line of West Eddy Street running east for a distance of 380.10 feet; thence a line running southeast and parallel to the Chicago and Northwestern Railroad tracks for a distance of 183.26 feet; thence a line south of and parallel to the south line of West Addison Street running east for a distance of 40.40 feet; thence a line running southeast and parallel to the Chicago and Northwestern Railroad tracks for a distance of 64.05 feet; thence a line running east 464.85 feet south of and running parallel to the south line of West Addison Street for a distance of 209.67 feet; thence a north/south line 402 feet west of and parallel to the west line of North Kimball Avenue, running 90 feet north; thence an east/west line 383.29 feet south of and running parallel to the south line of West Addison Street for a distance of 62 feet; thence a north/south line 340.0 feet west of and parallel to the west line of North Kimball Avenue running 383.29 feet north to the point of beginning,

to the designation of Manufacturing Planned Development No. 578, as Amended, 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 2. This ordinance shall be in force and effect from and after its passage and due publication.



Alderman Richard F. Mell  
33rd Ward

Manufacturing Planned Development. No. 578, As Amended

Plan Of Development Statements

1. The area delineated herein as Manufacturing Planned Development No. 578, as amended consists of approximately 14.5 acres (633,643 square feet) which is owned by International Paper, Inc., and Ampere Automotive Corporation.
2. The property owners shall obtain or authorize another party to obtain all applicable official reviews, approvals or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets or alleys or easements or adjustments of right-of-way or consolidation or resubdivision of parcels shall require separate submittal on behalf of the property owners or their successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions within this Planned Development shall be binding upon the property owners, their successors and assigns and, if different than the legal title holder and any ground lessors. All rights granted hereunder to the property owners shall inure to the benefit of the property owners, successors and assigns and, if different than the property owners, 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, 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 for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all of the owners of the property and any ground lessors.
4. This Plan of Development consists of these sixteen (16) Statements, a Bulk Regulations and Data Table, A Planned Development Boundary and Property Line Map, an Existing Zoning and Land Use Map and a Subarea Boundary Map Plan which are incorporated herein. This Plan of Development is in conformity with the intent and purposes 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. These and no other zoning controls shall apply to the area delineated herein.

5. The following uses shall be permitted within the areas delineated herein:

Subarea A -- all uses permitted in the M1-1 Restricted Manufacturing District, except auto laundries, auto service stations, banks, barber shops, building material sales, contractor or construction offices shops and yards, currency exchanges, drug stores, food stores, fuel and ice sales, garages and parking lots for motor vehicles, greenhouses, medical and dental clinics, recreation buildings or community centers, private clubs or lodges, recycling facilities, restaurants, retail liquor stores, storage, warehousing and wholesale establishments, taverns, trade schools, offices (businesses and professional), Day Care centers. The retail sale of building and home improvement supplies shall not be permitted.

Subarea B -- All uses and service uses permitted in the M1-1 Restricted Manufacturing District and parking and other related uses, except auto laundries.

Subarea C -- All uses as permitted within the M1-1 Restricted Manufacturing District, except retail, restaurant or service uses. Non-accessory parking not serving Subarea C uses shall be permitted on an interim basis only with the approval of the Commissioner of the Department of Planning & Development.

6. Business identification signs and temporary construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Only one (1) pylon sign shall be permitted within Subarea B. No pylon sign shall be permitted in Subarea C.

7. Any service drives or other ingress and egress including emergency vehicles shall be adequately designed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or within fire lanes. Ingress and egress shall be subject to the review of the Department of Transportation, Bureau of Street Traffic and the Department of Planning and Development.

8. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development subject to review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.

9. The height restriction of any building or any appurtenance attached hereto shall be subject to (a) height limitations as certified on Form FAA-117 or successor forms involving the same subject matter and approved by the Federal Aviation

Administration; and (b) airport zoning regulation as established by Department of Planning and Development, the Department of Aviation and Department of Law and approved by the City Council.

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10. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.

11. Improvements of the property shall be designed to minimize conflicts between adjoining industrial and non-industrial land uses and to minimize adverse traffic impacts. No access to or egress from the Subarea A parcel shall be provided through the Subarea B parcel. Parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the parkway and parking lot tree planting requirements of the Chicago Zoning Ordinance and the corresponding regulations and guidelines.

12. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for development or redevelopment of any property included within this Planned Development, a site plan and building elevations for the proposed development, including parking areas, (the "Site Plan") shall be submitted to the Commissioner of the Department of Planning and Development for approval. Site plan approval is intended to assure that development proposals for the subareas are architecturally integrated and otherwise consistent with the remainder of the Planned Development Ordinance and to assist the City in monitoring ongoing development. The site plan for any new buildings to be constructed within the subareas shall at a minimum, provide the following information:

- building footprints;
- dimension of all set backs;
- location and depiction of all driveways, including relevant dimensions;
- location and depiction of all parking spaces and loading berths (including relevant dimensions);
- location and depiction of all signage;
- all building elevations;
- statistics regarding the new building to be constructed, including:
  - (1) floor area and the F.A.R. as presented on the submitted drawings;
  - (2) number of parking spaces provided;

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- (3) number of loading berths provided;
  - (4) the uses to occur in the building;
  - (5) maximum building height;
  - (6) set backs and vertical set-backs, required and provided; and
  - (7) traffic generation data to update and supplement previously submitted traffic impact studies if the Chicago Department of Transportation deems it necessary.
13. 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 modification by the property owners and after a determination by the Commissioner of the Department of Planning and Development, that such modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this Planned Development. 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.
14. The property owners acknowledge 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 property owners shall use reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner consistent with the 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.
15. 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 (MOPD) 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 MOPD has approved detailed construction drawings for each building or improvement.
16. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years within Subareas A and B 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 portion of the property affected shall automatically revert to that of an M1-1 Restricted Manufacturing District.



**Bulk Regulations And Data Table**

Gross Site Area (679,933 square feet) equals Area in Public Rights-of-Way (46,290 square feet) plus Net Site Area (633,643 square feet).

**Net Site Area:** Total 14.54 acres (633.643 square feet).

Subarea A: 8.48 acres (369,671 square feet).

Subarea B: 1.91 acres (83,214 square feet).

Subarea C: 4.15 acres (180,758 square feet).

**Maximum Floor Area Ratio:** Total Net Site Area: 0.67

Subarea A: 0.70

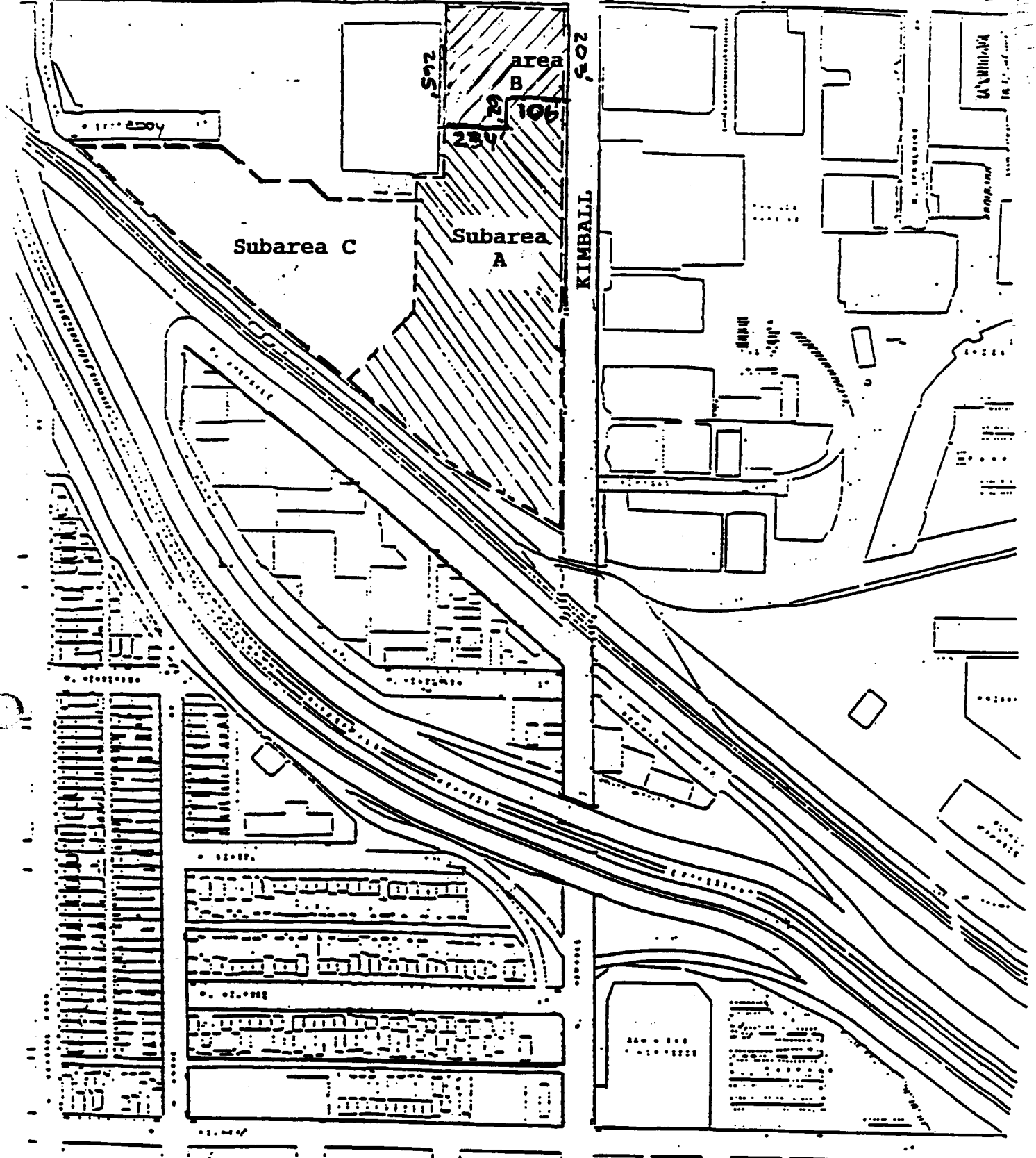
Subarea B: 0.44

Subarea C: 0.70

**Minimum Number of Off-Street Parking Spaces and loading Berths** As required by M1-1 Zoning Classification.


**Maximum Building Heights:** 40 feet, 0 inches.







57 124 SFC. 23.

**GENERALIZED LAND USE PLAN**  
 (See Statement No. 5 for Permitted Uses)

SUB-AREA A 

SUB-AREA B 

SUB-AREA C 

**Applicant: City of Chicago**  
**Date: January 14, 1998**



REPORT  
to the  
CHICAGO PLAN COMMISSION  
PETER C. B. BYNOE, CHAIRMAN  
from  
CHRISTOPHER R. HILL, COMMISSIONER  
DEPARTMENT OF PLANNING AND DEVELOPMENT

August 12, 1999

AGENDA ITEM NO: 31  
FOR APPROVAL: AMENDMENT TO MANUFACTURING PLANNED  
DEVELOPMENT NO. 578  
APPLICANT: ALDERMAN RICHARD MELL  
LOCATION: SOUTHWEST CORNER OF WEST ADDISON STREET  
AND NORTH KIMBALL AVENUE; CHICAGO, ILLINOIS

Pursuant to provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation on a proposed amendment to Manufacturing Planned Development No. 578 for your review and recommendation to the Chicago City Council. The Application for this amendment to the Chicago Zoning Ordinance was introduced into the City Council on January 29, 1998, and notice of the public hearing was published in the Chicago Sun-Times on February 25, 1998. The Applicant was separately notified of this hearing.

The Applicant, Alderman Richard Mell, proposes a technical amendment to existing Manufacturing Planned Development No. 578 which is located on the north side of the City in the Irving Park community. The existing Planned Development, which was approved by the City Council in 1995, encompassed an approximately 14.5 acre site located at the southwest corner of the Kimball Avenue/Addison Street intersection.

Directly south of the site are Chicago and Northwestern commuter and freight tracks and the Kennedy Expressway. Located directly to the northwest of the site is an existing K-Mart store (Business Planned Development No. 534). To the east of the site, across Kimball Avenue, is an area zoned M1-1 Restricted Manufacturing District which contains several warehouse and manufacturing facilities.

Since the approval of the original Planned Development, a manufacturing use, (Ampere Automotive) has constructed a one-story structure on the 4.2 acre western parcel (Subarea C). The 8.7 acre Subarea A site (originally intended to be developed with a home improvement center) and the 1.7 acre Subarea B corner out-lot parcel both remain vacant.

The primary purpose of this proposed amendment is to eliminate the sale of building and home improvement supplies and other retail uses as permitted uses within Subarea A. This change would limit the permitted uses within Subarea A to all the permitted manufacturing uses in the M1-1 Restricted Manufacturing District. The amendment would also adjust the subarea boundaries to eliminate vehicular access to Subarea A from Addison Street.

The intent of this change is to ensure that the 8.7 acre Subarea A site is developed with a manufacturing use with access and egress limited to Kimball Avenue. A right-turn in/right-turn out limitation on Addison Street would also be placed on development on the outlot parcel. These changes would minimize the traffic impacts of any site development on Addison Street which currently experiences significant traffic congestion and backup. With direct access to the Kennedy Expressway provided from Kimball Avenue one block south of the site, the driveway location restrictions would not significantly impact Subarea A access. Further, the elimination of home improvement center and other retail uses from this site (except retail uses on the outlot parcel) would reduce the potential additional traffic pressures on the intersection.

The Department has determined that the proposed amendment to Manufacturing Planned Development No. 578 would be appropriate. The proposed change to the uses in Subarea A would allow for development on the site which would not conflict and add to the current peak hour and weekend congestion on surrounding streets.

The Department has forwarded copies of this application to other City agencies for their review and to date no objections have been received. Norbic (North Business Industrial Council) has expressed its support for this proposed amendment.

### **RECOMMENDATION**

Based on the foregoing, it is the Department's recommendation that the application for this proposed amendment to Manufacturing Planned Development No. 578 be approved, and that the recommendation of the Chicago Plan Commission to the City Council Committee on Zoning be: "As Revised, Passage Recommended."

Christopher R. Hill  
Commissioner



Draft

City of Chicago  
Richard M. Daley, Mayor

Chicago Plan Commission

Peter C. B. Bynoe  
Chairman

Linda Searl  
Vice Chairman

Christopher R. Hill  
Secretary

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Southwest Corner of  
West Addison Street and North  
Kimball Avenue  
(MPD 578, as amended)

**RESOLUTION**

**WHEREAS,** the Applicant, Aldermean Richared Mell, proposes to amend existing Manufacturing Planned Development No. 578 in order to eliminate home improvement centers and other retail uses from Subarea A of the Planned Development; and

**WHEREAS,** an application for Planned Development approval was introduced into the City Council on January 29, 1998; and

**WHEREAS,** notice of the public hearing to consider the application was published in the Chicago Sun-Times on February 25, 1998, the Applicant was notified of the hearing and the proposed Planned Development application was considered at a public hearing by this Plan Commission on August 12, 1999; and

**WHEREAS,** the Plan Commission has reviewed the application with respect to the Planned Development provisions of the Chicago Zoning Ordinance and finds that the proposal would be consistent with that ordinance; and

**WHEREAS,** the Department of Planning and Development recommended approval of the application which recommendation and the reasons therefore are contained in the Department's written report dated August 12, 1999, a copy of which is attached hereto and made a part hereof; and

**WHEREAS,** the Chicago Plan Commission has fully reviewed the application and all information submissions associated with the proposed development, the report and recommendation of the Commissioner of the Department of Planning and Development, and all other testimony presented at the public hearing held on August 12, 1999, giving due consideration to the planned development guidelines contained in the Chicago Zoning Ordinance;



**NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN  
COMMISSION:**

**THAT** this Plan Commission recommend approval of the attached Planned Development Ordinance to the City Council Committee on Zoning and forward the Report of the Commissioner of the Department of Planning and Development dated August 12, 1999, as the findings of this Plan Commission regarding same.

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Peter C.B. Bynoe  
Chairman  
Chicago Plan Commission

Approved: August 12, 1999

MPD No. 578, as amended