



CHICAGO PLAN COMMISSION

Department of Planning and Development

PEOPLES GAS SOUTH SHOP SERVICE CENTER

38 West 64th Street, Ward 20

The Peoples Gas Light and Coke Company

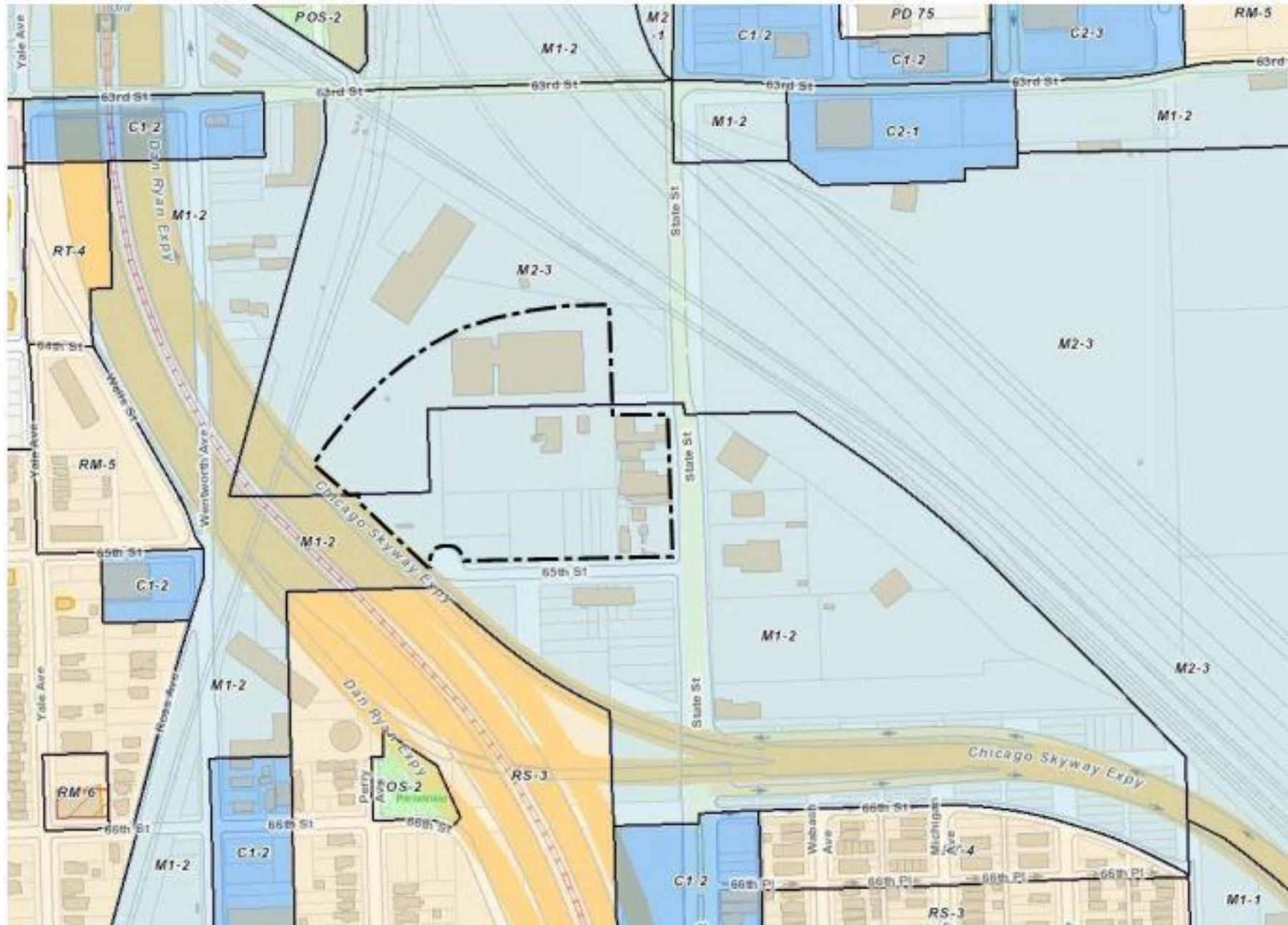
08/21/2020



SITE CONTEXT PLAN - Pedestrian CTA Route Map



LAND USE CONTEXT PLAN – Existing Site / Land Use Aerial View



EXISTING ZONING MAP



AERIAL VIEW RENDERING FROM NORTH



Planning Context

- CMAP – Community Data Snapshot for Greater Grand Crossing, Chicago. June 2020 Release

- Majority of the Land Use is Transportation & Other.

- The proposed use is an existing use at the existing location.

Community Data Snapshot: Greater Grand Crossing

LAND USE

The land use tables include general land use composition and park access for Greater Grand Crossing. The general land use and park access table estimates were derived from the CMAP Parcel-Based Land Use Inventory.

GENERAL LAND USE, 2013

	Acres	Percent
Single-Family Residential	375.5	16.5
Multi-Family Residential	327.7	14.4
Commercial	81.7	3.6
Industrial	41.1	1.8
Institutional	255.3	11.3
Mixed Use	21.2	0.9
Transportation and Other	992.3	43.7
Agricultural	N/A	N/A
Open Space	34.8	1.5
Vacant	139.7	6.2
TOTAL	2,269.4	100.0

Source: Chicago Metropolitan Agency for Planning Parcel-Based Land Use Inventory 2013.

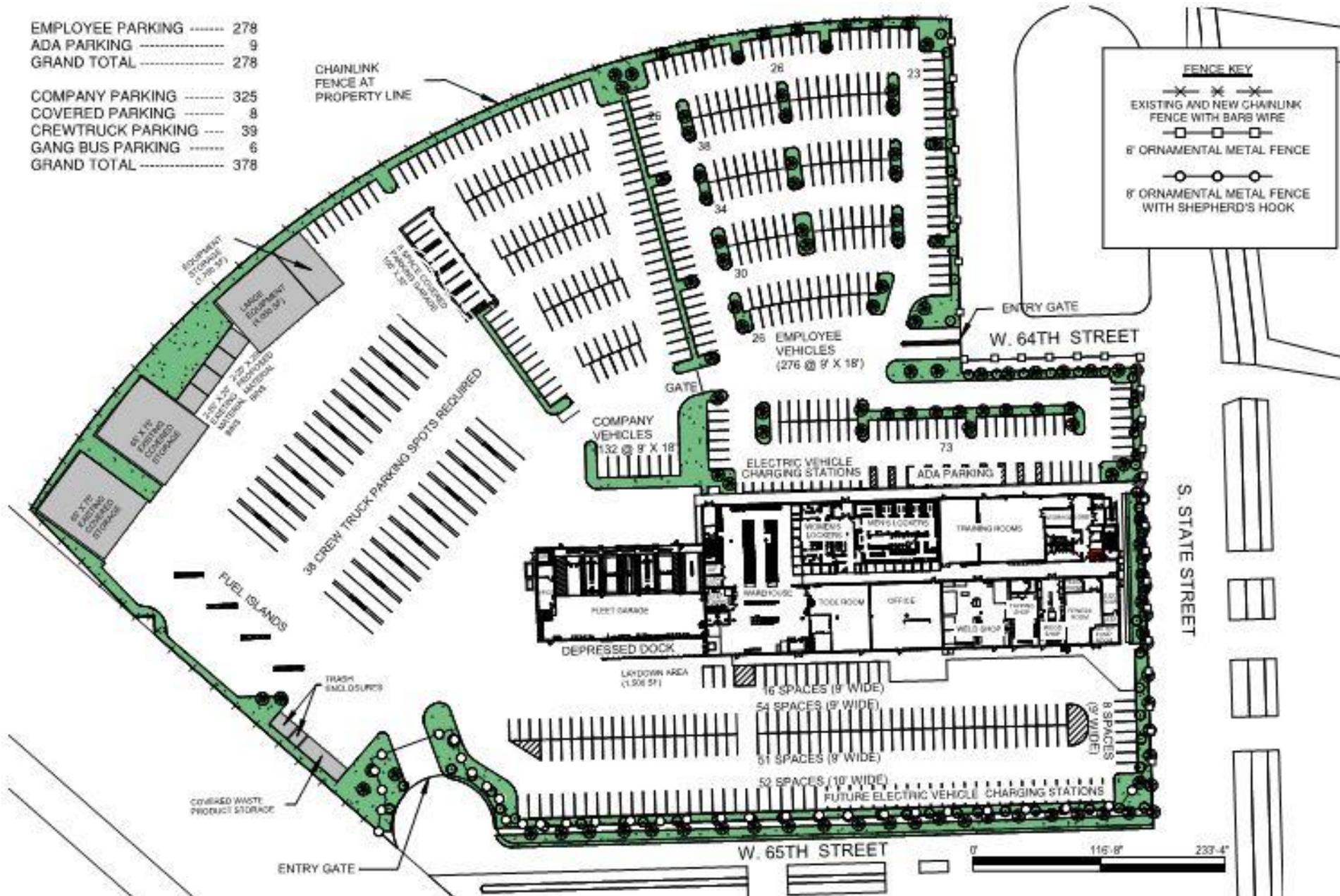
- Acquire and remediate adjacent underutilized properties adjacent to Peoples Gas existing site.
- Installation of a high visibility pedestrian safety crosswalk with flashing beacon on State Street.
- Create approximately 250 construction jobs.
- Relocate approximately 62 full-time jobs, (from 407 to 469).
- Improve operational efficiencies.

- 20th Ward Alderman Jeanette Taylor provided a March 11, 2020 letter to the Plan Commission asking that the Commission approve the planned development for this project.
- The applicant has been in regular contact with the Alderman's office regarding this development.
- Efforts to have community meetings in March and August were postponed due to Covid concerns and other community priorities.

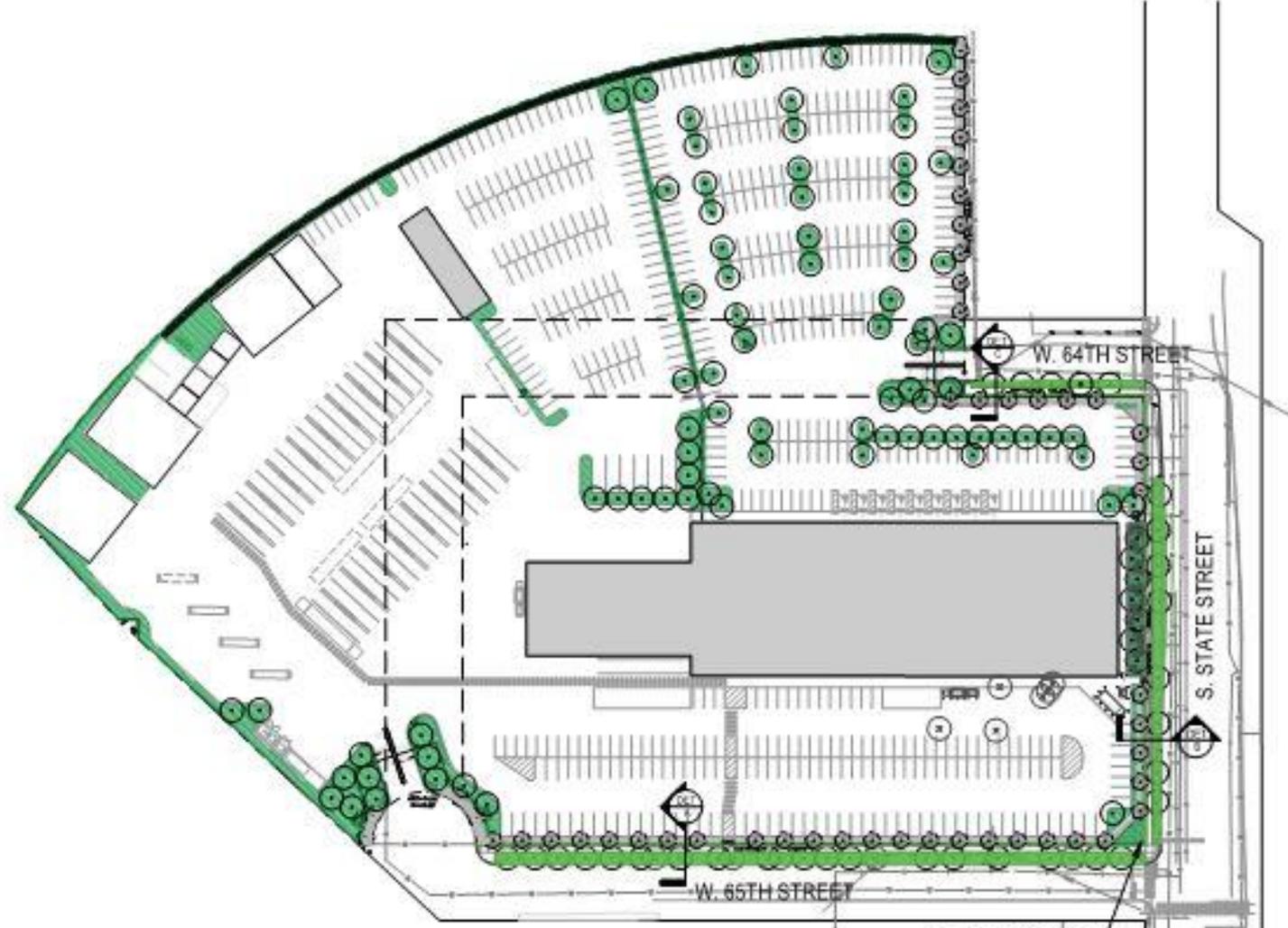
- Comply with the City’s 26% MBE and 6% WBE standards and 50% City resident hiring goals.
- Comply with Peoples Gas requirement to maintain a minimum of 50% SDI participation across the Facilities of the Future Program. Peoples Gas maintains a SDI directory in addition to the City Certified participants.
- Facilities of the Future SDI compliance achieved to date:

Project	PD	Completion Date	SDI Participation Achieved
North Shop	Yes	Complete	54%
Central Shop	Yes	Complete	51%
Logistics Support	Yes	Complete	57%
Central Business District	No	12/24/2020	55%
Support Services	No	10/15/2020	71%
* Achieved SDI at CBD & Support Services is projected at completion			

EMPLOYEE PARKING	-----	278
ADA PARKING	-----	9
GRAND TOTAL	-----	278
COMPANY PARKING	-----	325
COVERED PARKING	-----	8
CREWTRUCK PARKING	-----	39
GANG BUS PARKING	-----	6
GRAND TOTAL	-----	378

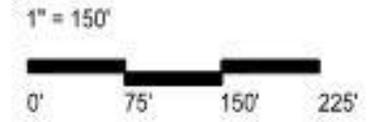


ARCHITECTURAL SITE PLAN + GROUND FLOOR PLAN

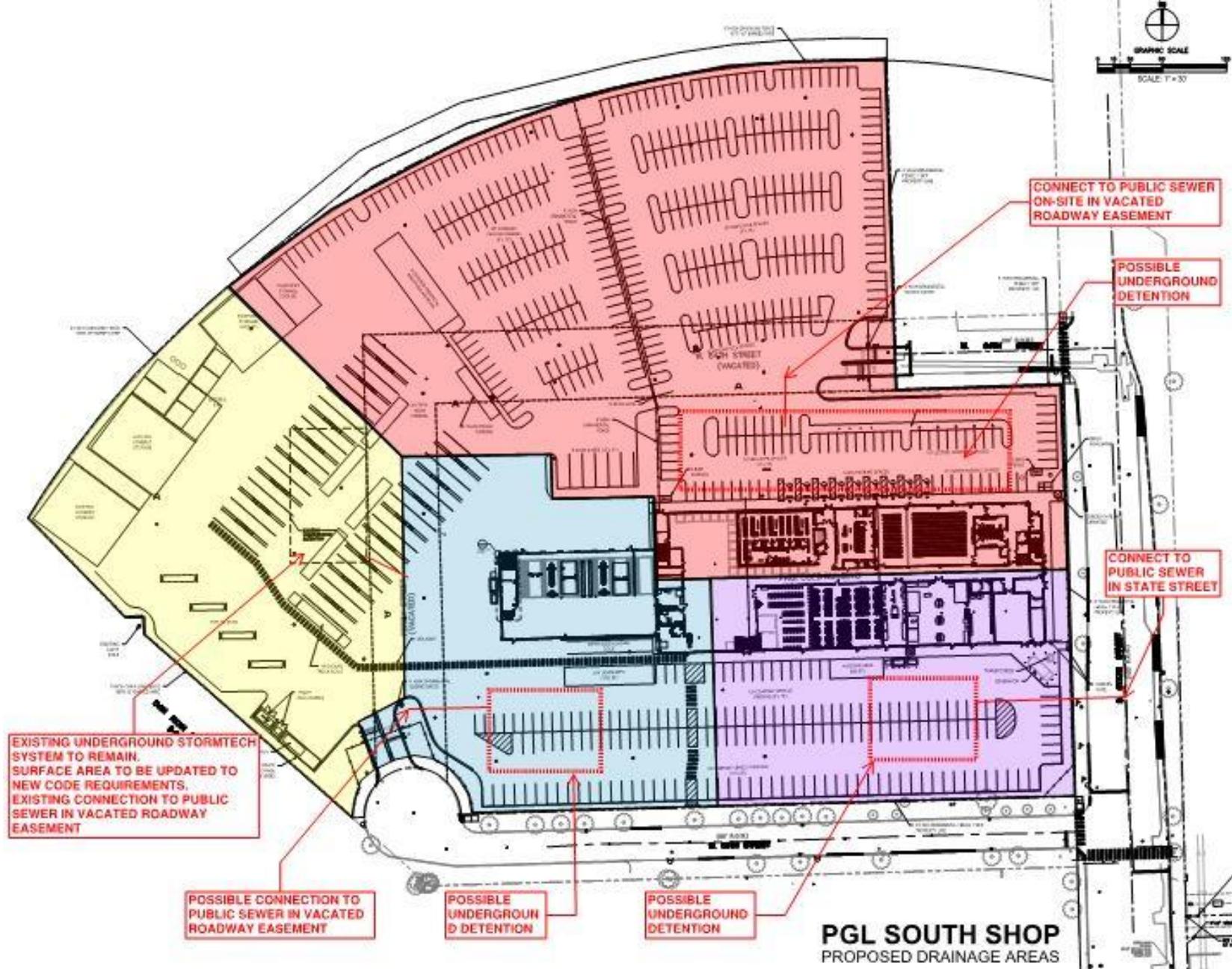


LEGEND

Parkway Tree - To Remain	Parkway Tree - To Be Removed	Interior Tree - To Be Removed	Proposed Parkway Tree	Proposed Screening Tree	Proposed Interior Tree



30' SIGHT TRIANGLE AT INTERSECTION, TYP.



STORMWATER MANAGEMENT ORDINANCE COMPLIANCE

Peoples Gas South Field Service Shop
Chicago Sustainable Development Compliance Path w/o Certification

STRATEGY	THRESHOLD	POINTS
Exceed Energy Code by 10%	This strategy involves exceeding the baseline model currently required in the Chicago Energy Conservation Code by a minimum of 5%. Additional points will be provided according to how much the project exceeds the current code requirements. The points associated with this strategy are cumulative so a project can only choose one based on how much it is exceeding the code requirements.	30
Exceed Stormwater Ordinance by 25%	The stormwater management plan must provide storage for 125% of the volume required by both the Rate Control and Volume Control components of the City of Chicago's Stormwater Ordinance.	10
Tree Planting	Projects must provide a minimum of 500 cubic feet of soil volume per tree, with a minimum depth of 2.5 feet. When planted together, trees can share soil volumes and overlap up to 33% with each tree having a minimum soil volume of 300 cubic feet.	5
Green Roof 50-100%	A project can earn 10 points if 50-100% of the building's net roof area is covered with vegetation. An additional 10 points can be achieved if the project's green roof includes one of the following characteristics: 1. The green roof growing media is at least 6 inches deep. 2. The plant list chosen for the green roof contains plants from at least 30 genera.	20
Indoor Water Use Reduction by 25%	Calculations are based on estimated occupant usage and include only the following fixtures and fixture fittings (as applicable to the project scope): water closets (toilets), urinals, lavatory faucets, showers, kitchen sink faucets, and pre-rinse spray valves. The water efficiency threshold is calculated as a weighted average of water usage for the buildings constructed as part of the project based on their conditioned area.	10

Peoples Gas South Field Service Shop
Chicago Sustainable Development Compliance Path w/o Certification

STRATEGY	THRESHOLD	POINTS
Basic Bird Protection	Meet a set of criteria common to buildings that experience a high number of migratory bird and insect collisions. These items either aim to minimize collisions or increase the likelihood of survival after a non-fatal collision. Additionally, the lighting criteria listed seeks to reduce the impact of light pollution on nocturnal migrating animals.	5
CTA Digital Displays	Project must provide a readily-visible, digital display of CTA train and bus arrival times in the main lobby and/or at appropriate building exits. They can also be located to be visible from the sidewalk through a window.	5
Natural Landscapes	At-grade landscaped areas must meet two of the following three criteria for a minimum of 5 years: 1. 60% of the species types must be native (straight species or cultivars). 2. The landscape plan must provide at least 3 of the following plant structure types: trees, shrub, forbs or graminoides, excluding turf grass. 3. 40% of the landscaped area must be dedicated to the production of food for landscaped areas larger than 500 square feet.	5
EV Charging Stations	Install a dual Level 2 Electric Vehicle Charging Station within the project's site area.	10
EV Charging Readiness	Provide parking spaces with panel capacity and dedicated conduit for 208-240V at up to 80 Amps or enough electrical capacity to fully power a Level 2 Electric Vehicle charger for at least 20% of the total parking spaces.	5
	POINTS PROPOSED (POINTS REQUIRED = 100)	105



RENDERED PERSPECTIVE OF ENTRY AT NORTHEAST CORNER

PGL South Shop Field Service Center Materials and Colors



PGL Colors - Central Shop Field Service Center



PEDESTRIAN CONTEXT – NORTH ELEVATION FROM WEST 64TH STREET



For reference: Photographs of completed Peoples Gas Central Shop Field Service Center at 4207 West 35th Place, approved by the Chicago Plan Commission on 06/21/2018.



PEDESTRIAN CONTEXT – EAST ELEVATION FROM SOUTH STATE STREET



For reference: Photographs of completed Peoples Gas Central Shop Field Service Center at 4207 West 35th Place, approved by the Chicago Plan Commission on 06/21/2018.



EAST ELEVATION

PEDESTRIAN CONTEXT – SOUTH ELEVATION FROM WEST 65TH STREET

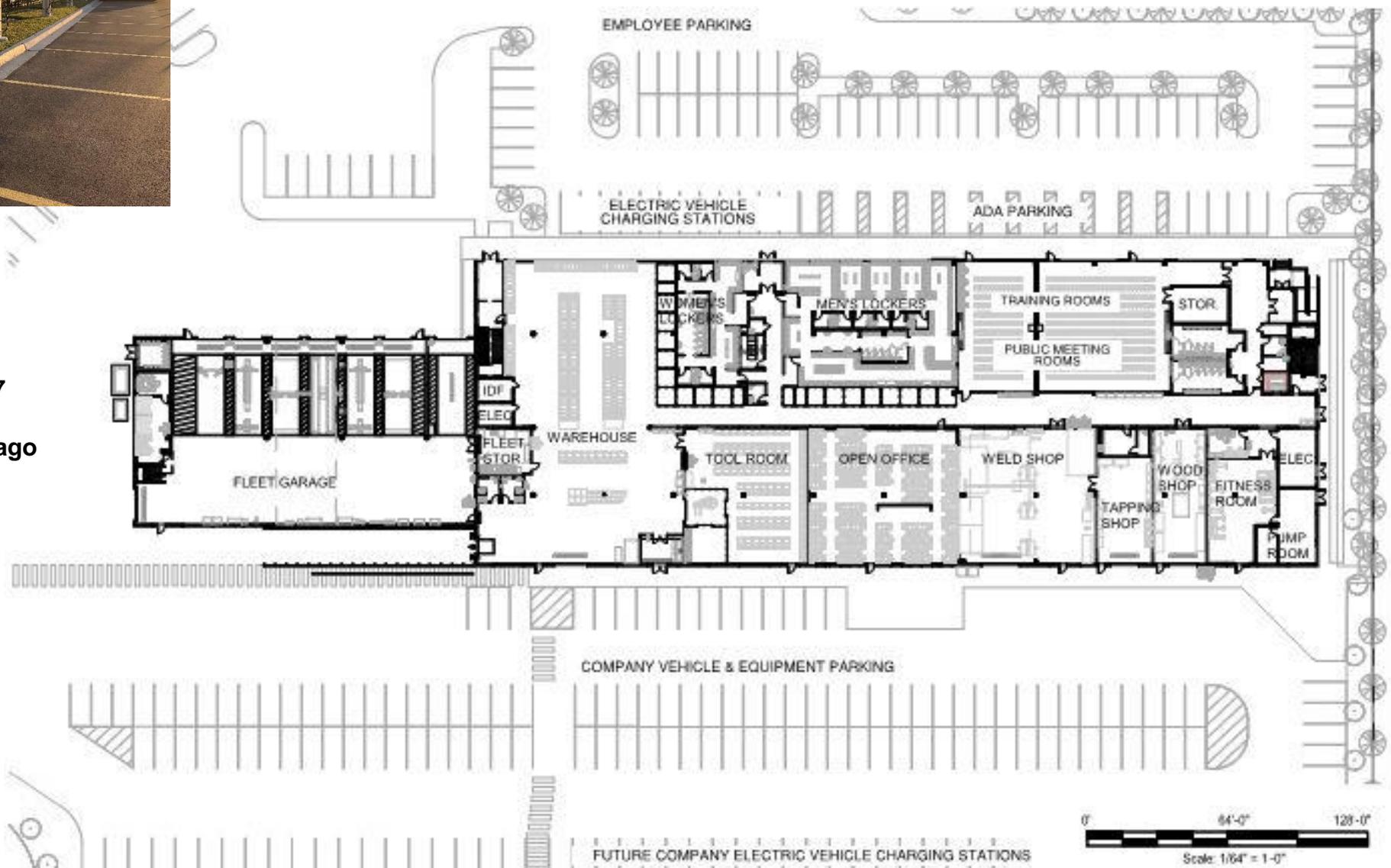


For reference: Photographs of completed Peoples Gas Central Shop Field Service Center at 4207 West 35th Place, approved by the Chicago Plan Commission on 06/21/2018.

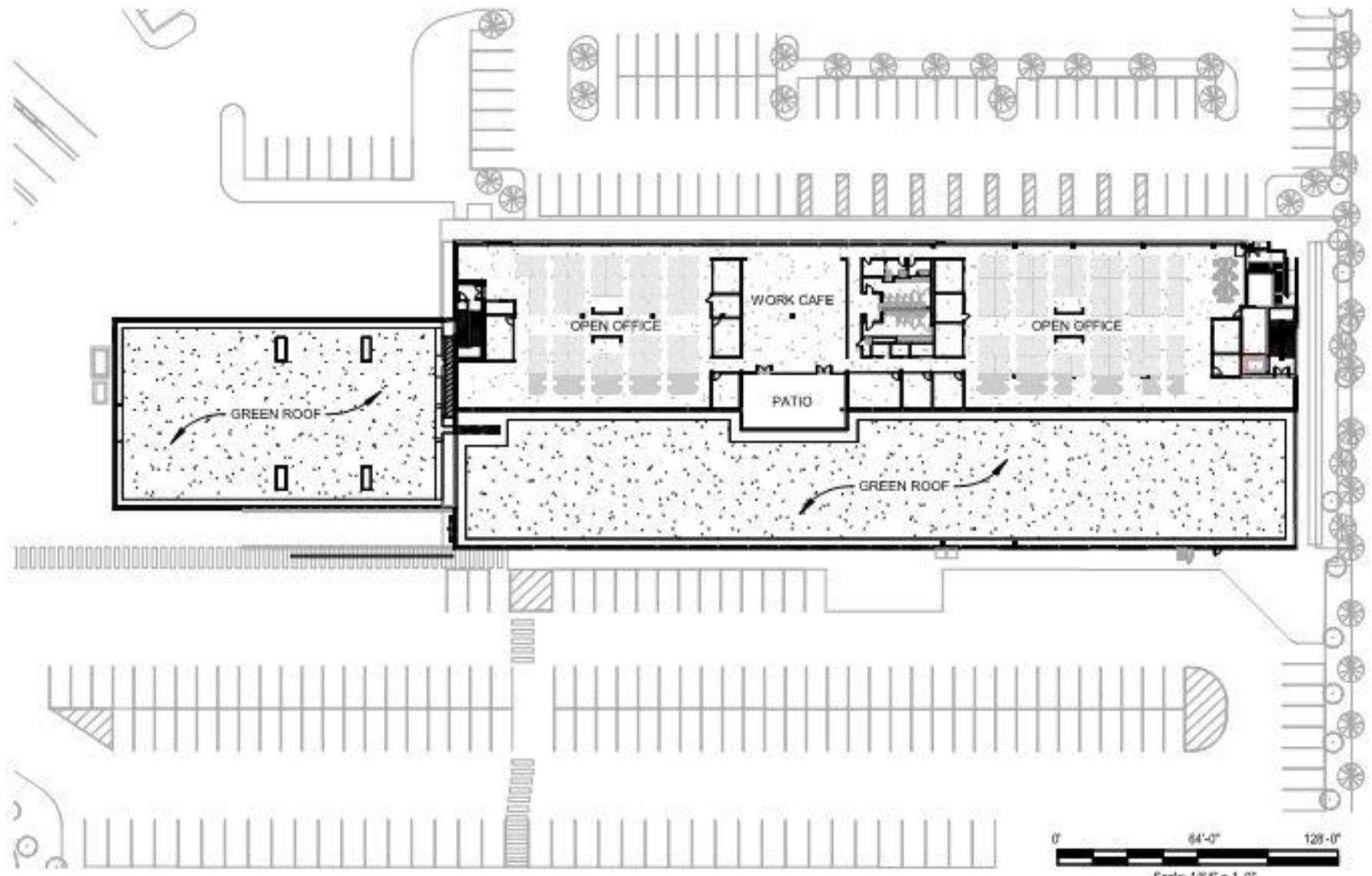




For reference:
Photographs of EV
charging stations at
Peoples Gas
Central Shop Field
Service Center at 4207
West 35th Place,
approved by the Chicago
Plan Commission on
06/21/2018.

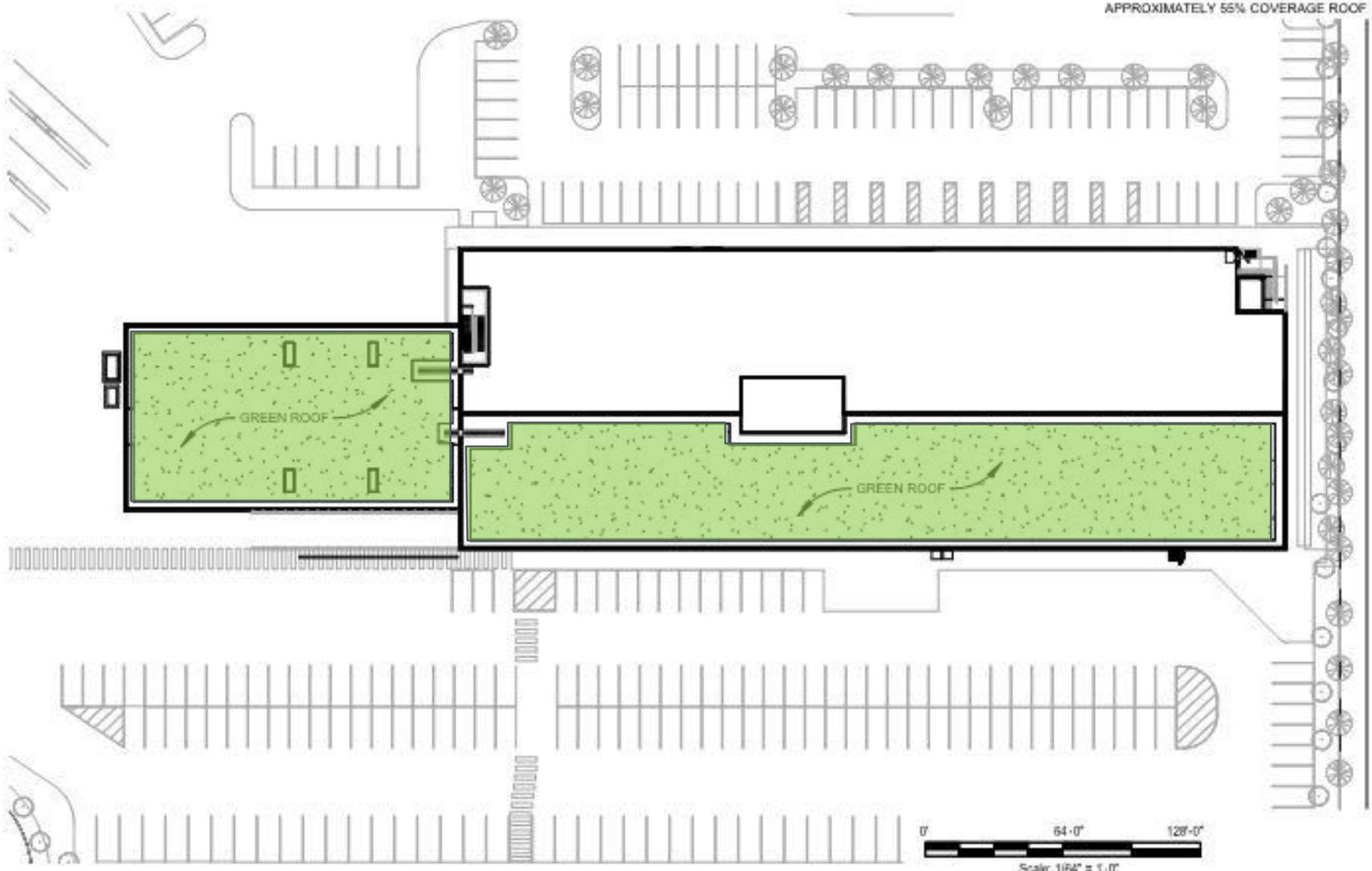


SITE + GROUND FLOOR PLAN

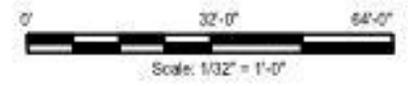
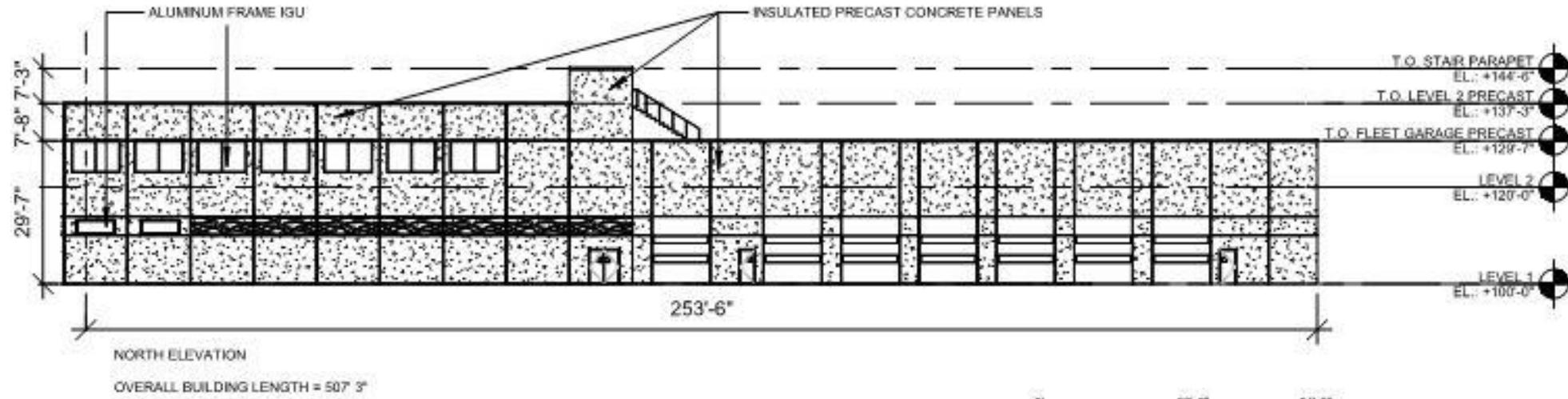
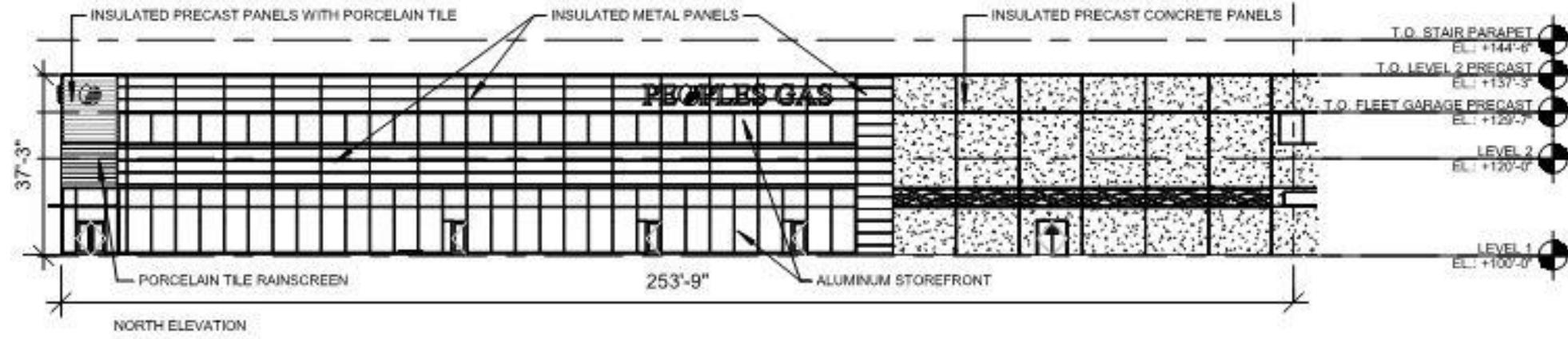


SECOND FLOOR PLAN

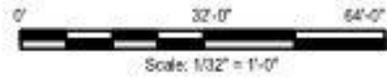
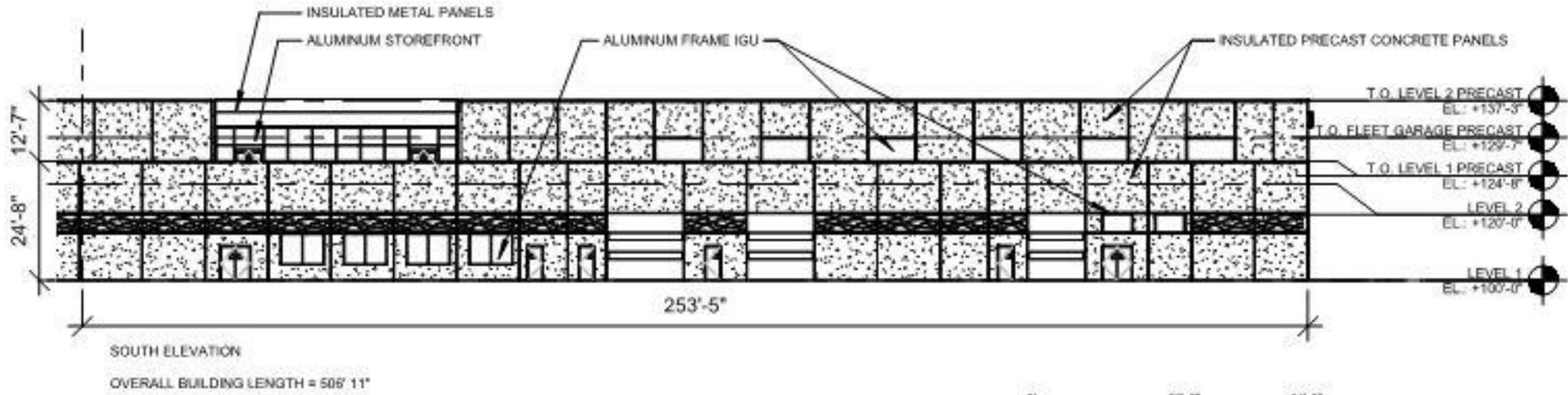
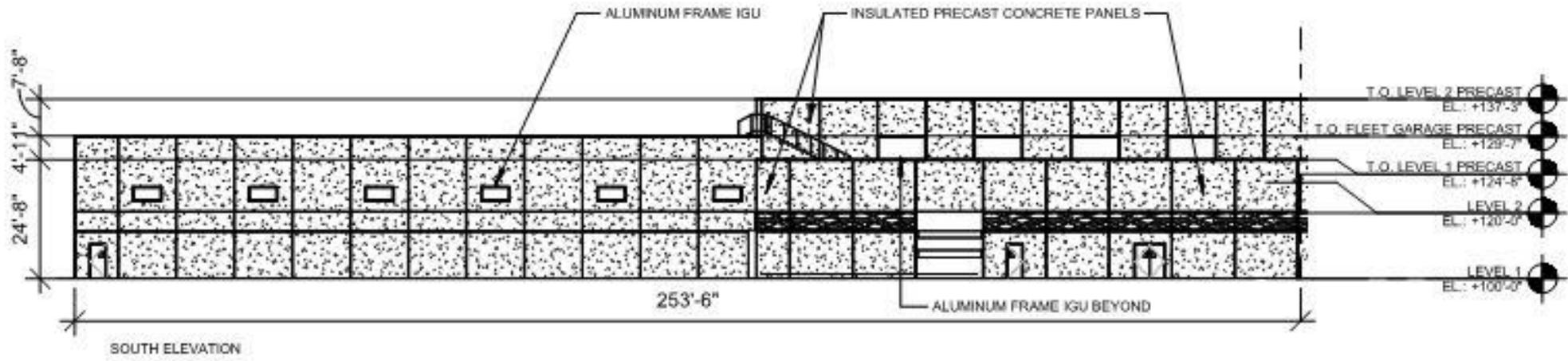
TOTAL ROOF AREA = 57,761 SF
TOTAL GREEN ROOF REQUIRED = 50% X
57,761 = 28,880 SF
TOTAL SF OF GREEN ROOF
APPROXIMATELY 55% COVERAGE ROOF



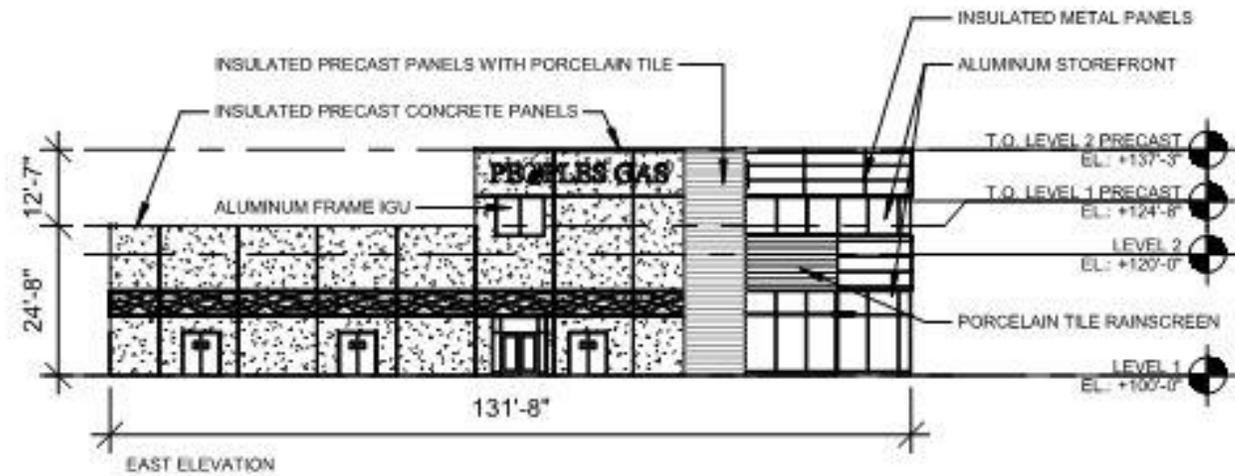
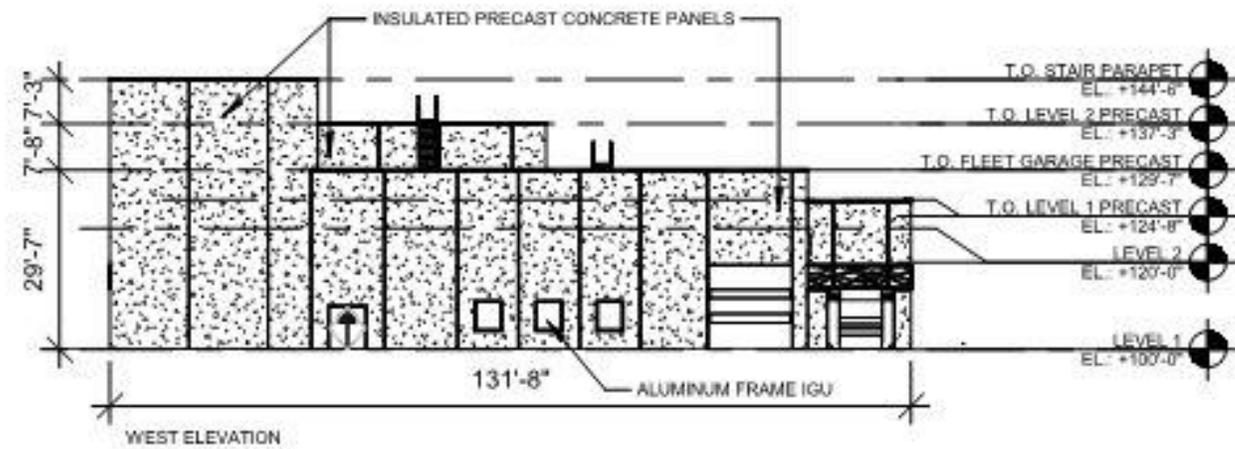
ROOF PLAN



NORTH ELEVATION AND MATERIALS

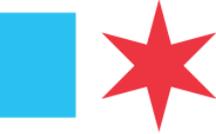


SOUTH ELEVATION AND MATERIALS



EAST / WEST ELEVATIONS AND MATERIALS

- KLOA Summary Traffic Evaluation dated 8/4/2020.
 - The proposed development will result in minimal increase in traffic during peak hours of the adjacent street.
 - Currently, all vehicles access the site off of 65th Street.
 - After the proposed improvements:
 - Company vehicles will access the site off of 65th Street and be separated from passenger vehicle traffic which will enhance safety, reduce conflicts and improve the operation of the intersection at 65th Street & State Street.
 - Employee vehicles will access the site off of 64th Street or use the remote lot east of State St.
 - A high visibility crosswalk with a flashing beacon will be added to cross State St @ 65th St for pedestrian access to remote parking.



DPD Recommendations

DPD recommends that the proposed zoning change to Business Planned Development would be appropriate for the following reasons:

- 1. The area around this project consists of a mix of manufacturing zoning districts and the project represents an opportunity to construct a compatible industrial project within the Washington Park Tax Increment Financing District in the Greater Grand Crossing Community Area.**
- 2. The proposed rezoning of the subject property is appropriate under Chapter 17-13 of the Zoning Ordinance. Specifically, the proposed planned development zoning classification and or the project is 1) appropriate because of growth and development trends (17-13-0308-B); 2) compatible with the character of the surrounding area in terms of uses, density and building scale (17-13-0308-C); 3) compatible with surrounding zoning districts (17-13-0308-D); and, 4) the public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy (17-13-0308-E).**
- 3. The project meets the purpose and criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare. Specifically, this project meets the following provisions of Chapter 17-8:**
- 4. All sides and areas of the building that are visible to the public are treated with materials, finishes and architectural details that are of high-quality and appropriate for use on primary street-facing façade (per 17-8-0907-B3), as evidenced through the material callouts in this report and on the elevations;**
- 5. Promotes green design by conserving non-renewable energy and scarce materials (per 17-8-0908-A2) as evidenced by the proposed project's green roof, stormwater retention capacity improvements, landscaping and other sustainable features.**