

PD 1014

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15384

*Reclassification Of Area Shown On Map Number 6-G.
(As Amended)
(Application Number 15384)*

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

SECTION 1. That the Chicago Zoning Ordinance, be amended by changing the current Planned Manufacturing District Number 11 District symbols and indications as shown on Map Number 6-G in the area bounded by:

a line 621.43 feet south of and parallel with the south line of West Cermak Road; a line 664.43 feet east of the east line of South Morgan Street; a line 661.23 feet south of the south line of West Cermak Road; a line 752.40 feet east of the east line of South Morgan Street; the south branch of the Chicago River; and a line 278 feet east of the east line of South Morgan Street,

to the designation of a Waterway-Commercial-Manufacturing Planned Development which is hereby established in the area 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.

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

*Waterway-Commercial-Manufacturing Planned
Development Number 1014.*

Plan Of Development Statements.

1. The area delineated herein as a Waterway-Commercial-Manufacturing Planned Development (the "Planned Development"), consists of approximately three hundred thirty-seven thousand eight hundred ninety-five (337,895) square feet or seven and seventy-six hundredths (7.76) acres of real property depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property"). The Property is owned or controlled by Koll Development Company I, L.P. (the "Applicant").
2. The Applicant, its successors or assigns shall obtain all necessary reviews, approvals, licenses and permits in connection with this Planned

Development. 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 Applicant or its successors, assignees or grantees 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, 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 shall, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, be under single ownership or under single designated control, subject to the last sentence of this statement. 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 Applicant, its successors or assigns.
4. This Planned Development consists of sixteen (16) statements, a Bulk Regulations and Data Table and the following exhibits, all last dated March 16, 2006: a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; an Existing Land-Use Map; an Existing Zoning Map; an Overall Site Plan; a Site Plan prepared by Jacob & Hefner Associates, P.C.; a Landscape Plan, a Landscape Plan -- Northwest Corner; a Landscape Plan -- Southwest Corner, a Landscape Plan -- Southeast Corner; a Landscape Plan -- Northeast Corner; and a Plant List and Details prepared by Gary R. Weber Associates, Inc.; and Building Elevations, Sheets 1 and 2, prepared by Heitman Architects Incorporated. Full-size sets of the Plans are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. 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. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall govern.
5. The following uses are permitted in the Planned Development: copying and reproduction; office; electronic data storage center; high technology office; artisan, limited and general manufacturing, production and industrial service; warehousing and freight movement; distribution and storage; and accessory uses.

6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the Department of Planning and Development. Temporary signs, such as construction and marketing signs, also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with the Planned Development, subject to review and approval of the Department of Transportation and Department of Planning and Development.
8. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. Any service drive or other ingress or egress within the Planned Development shall be adequately designed and paved, 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, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. 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. Closure of all or any part of any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.
11. 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 and will not result in increasing the maximum floor area ratio for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
12. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Site Plans, Landscape

Plan and Building Elevations, and in accordance with the parkway and tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

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 provided in the waterway planned development guidelines contained in the Chicago Zoning Ordinance (Section 17-8-0912). To further these goals, the Applicant agrees to: (a) provide a landscaped thirty (30) foot-wide river setback and continuous riverside trail as indicated on the Site Plans and Landscape Plan; and (b) permit connection of such setback and trail to the setbacks and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. At such time as similar river edge improvements are made and public access is provided on at least one adjacent riverside property, the Applicant shall permit ungated public access from the east or west riverside property, as the case may be, to the river improvements in the thirty (30) foot river setback area of the Property free of charge during typical Chicago Park District hours. All improvements within the thirty (30) foot river setback area must be substantially complete prior to receipt of an occupancy certificate for the principal building on the Property, provided that planting may be delayed if consistent with good landscaping practice, but not longer than one (1) year following receipt of the occupancy certificate.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient 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.

As an industrial project without public assistance in a planned development, this development does not require a vegetated ("green") roof. If City financial assistance is sought in connection with development within this Planned Development, then relevant City policy in effect at the time such assistance is sought regarding vegetated ("green") roofs and other environmental requirements shall apply.

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

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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. Plans for all buildings and improvements on the Property shall be reviewed and approved by M.O.P.D. to ensure compliance with applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility at the time of application for a building permit.

- 16. Unless substantial construction of the improvements contemplated on the Property by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the P.M.D. Number 11 District. This six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Land-Use; Existing Zoning Map; Overall Site Plan; Site Plan; Landscape Plans; Building Elevations; and Plant List and Details referred to in these Plan of Development Statements printed on pages 74058 through 74070 of this *Journal*.]

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

Waterway-Commercial-Manufacturing Planned Development Number 1014.

Bulk Regulations And Data Table.

	Square Feet	Acres
Private Ownership:	330,015	7.58
+Rights-of-Way to be Vacated:	7,880	0.18
= Total Net Site Area:	337,895	7.76

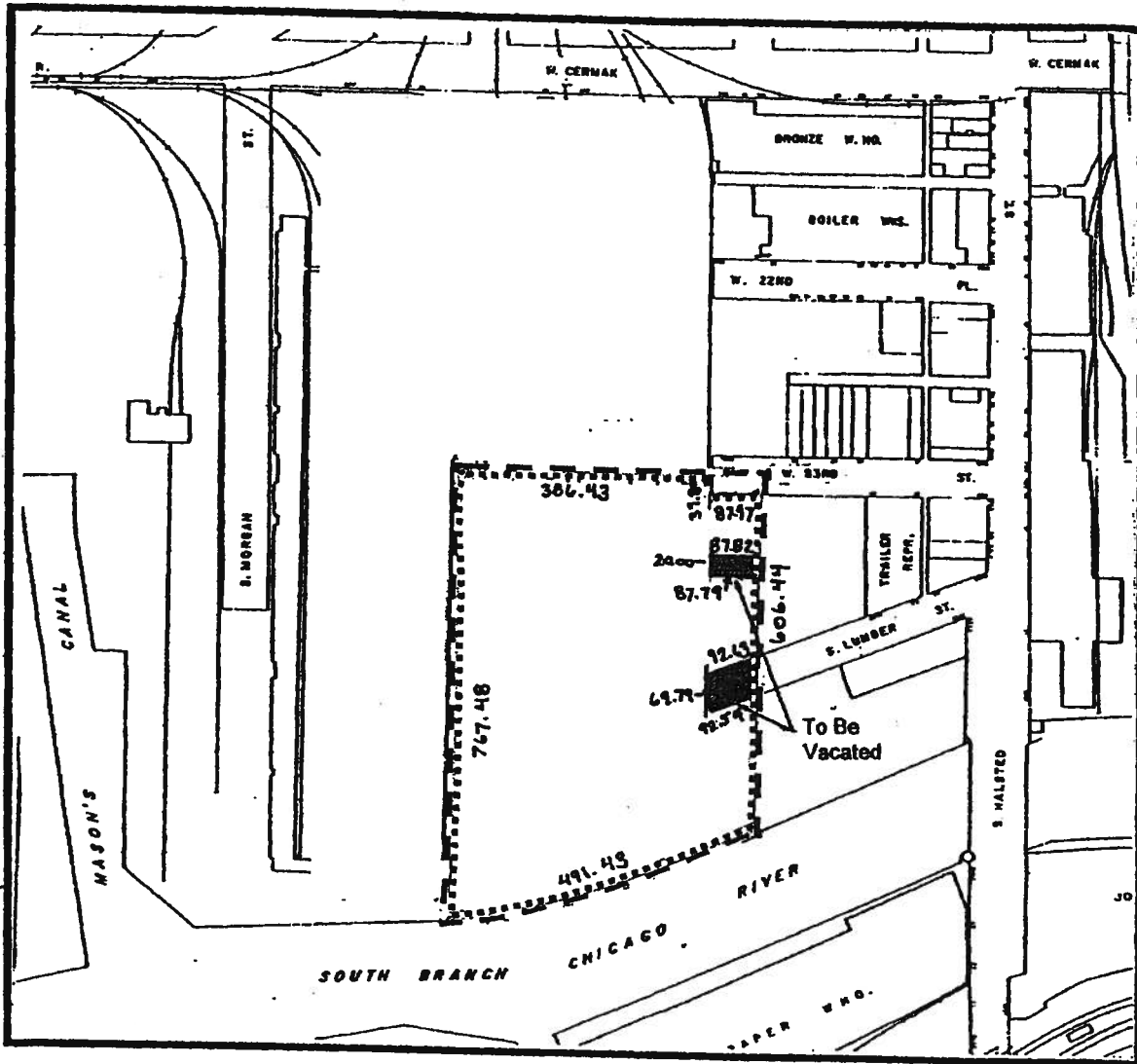
3/29/2006

REPORTS OF COMMITTEES

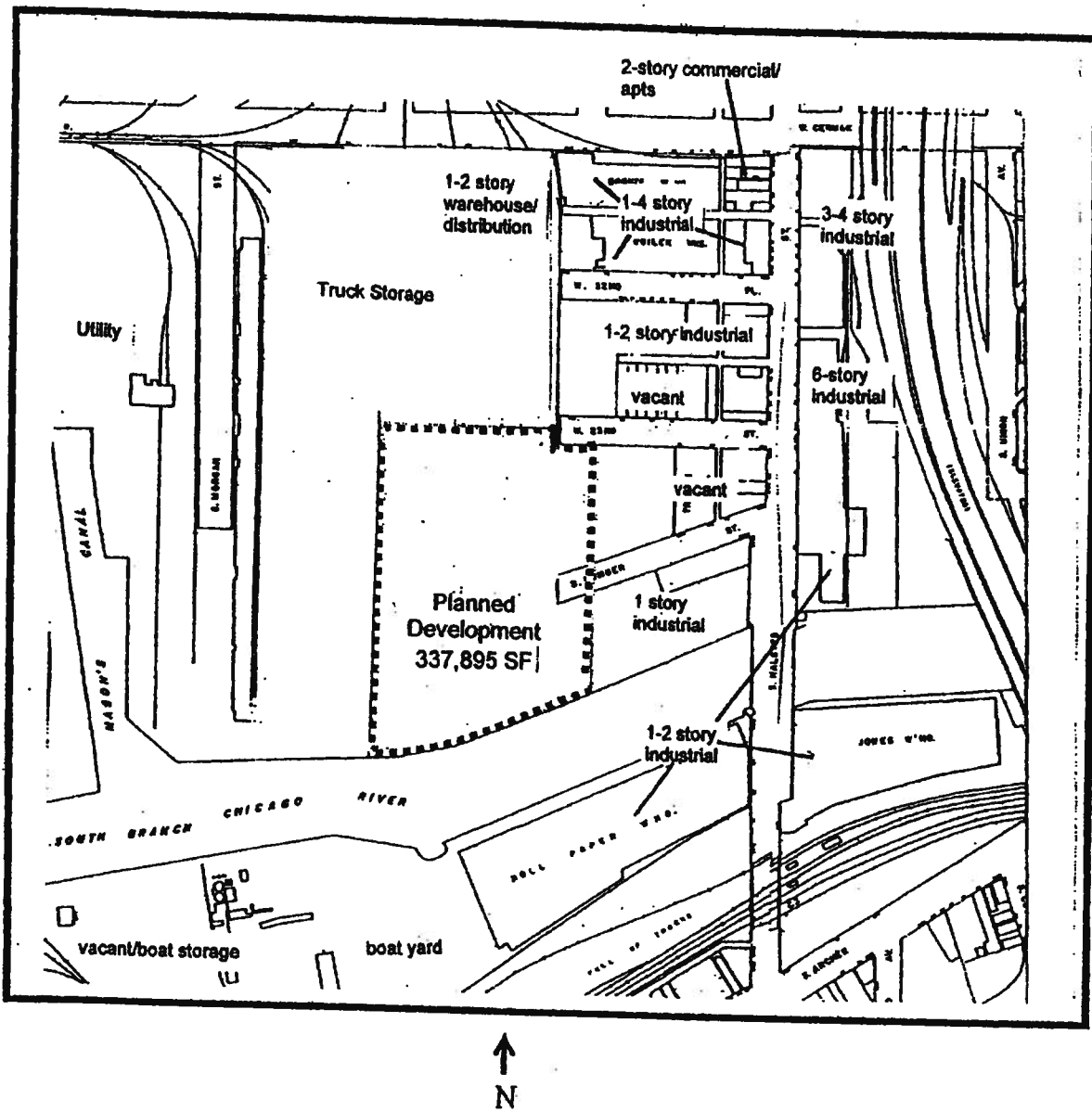
74057

	Square Feet	Acres
+Public Rights-of-Way to Remain:	2,903	0.07
= Gross Site Area:	340,798	7.82
Maximum Permitted Floor Area Ratio:	0.60	
Maximum Percent of Land Coverage:	50%	
Minimum Number of Parking Spaces:	100	
Minimum Number of Off-Street Loading Spaces:	3	
Minimum Building Setbacks:		
East:	70 feet	
North:	25 feet	
South:	55 feet	
West:	110 feet	
Permitted Uses:	Copying and reproduction; office; electronic data storage center; high technology office; artisan, limited and general manufacturing, production and industrial service; warehousing and freight movement; distribution and storage; and accessory uses.	
Maximum Permitted Height:	42 feet	

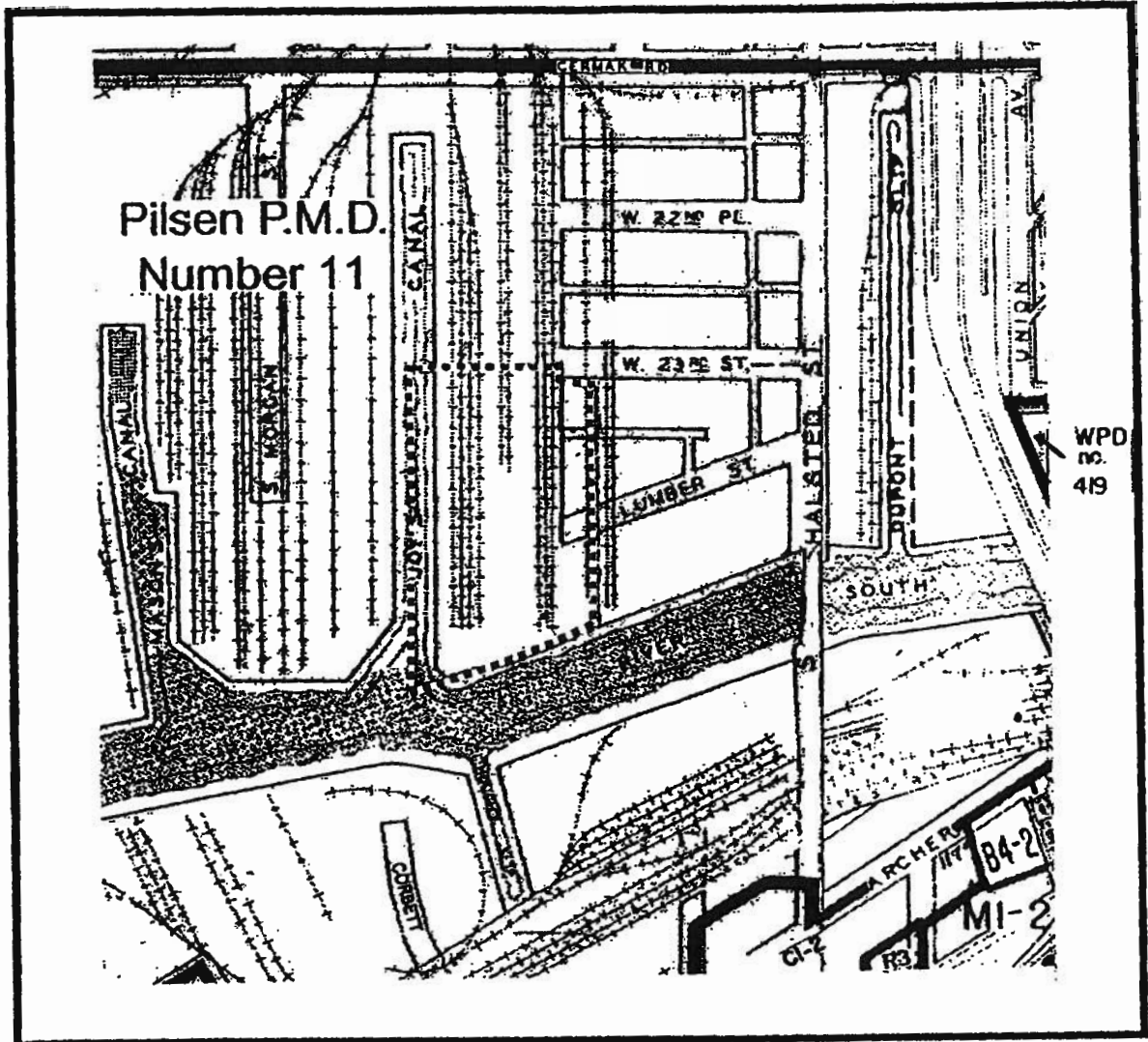
Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.



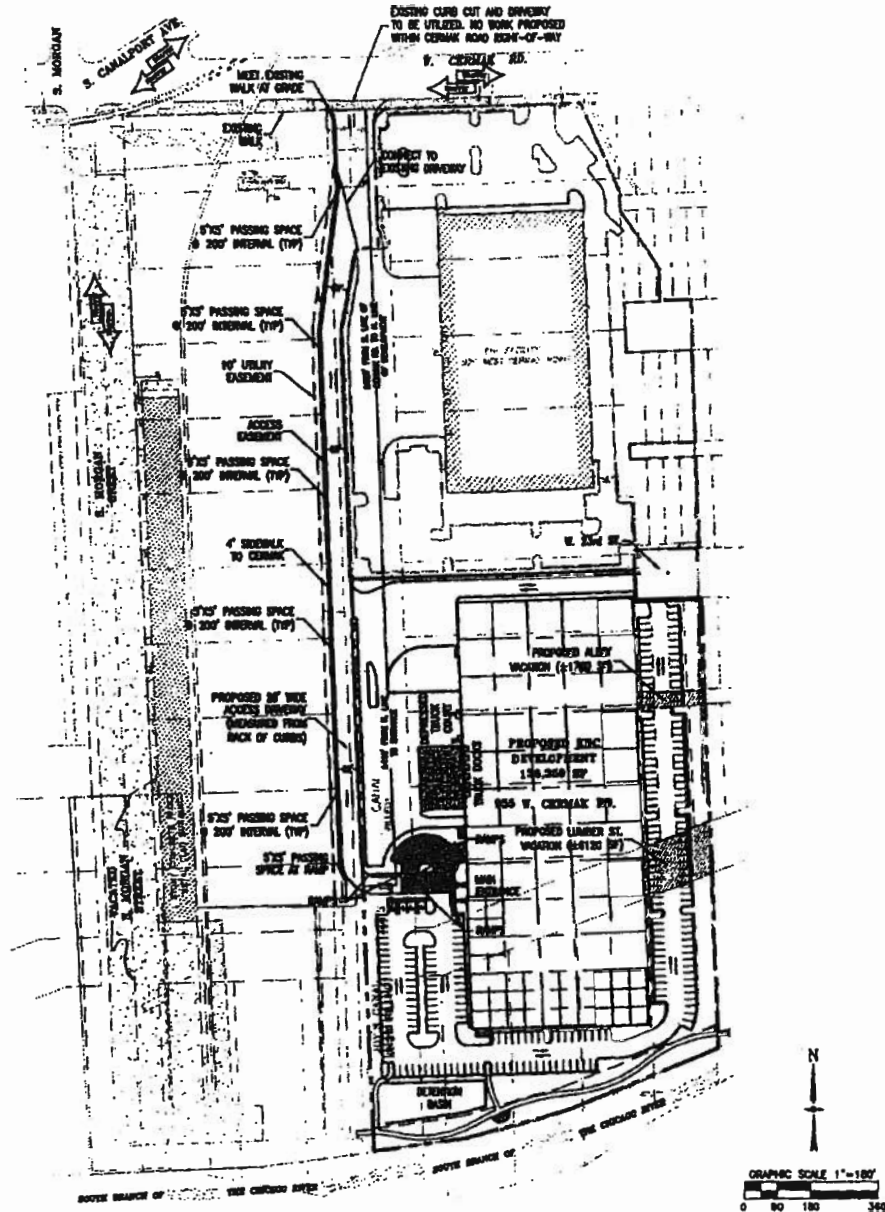
Existing Land-Use Map.



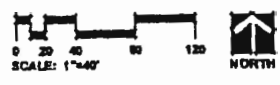
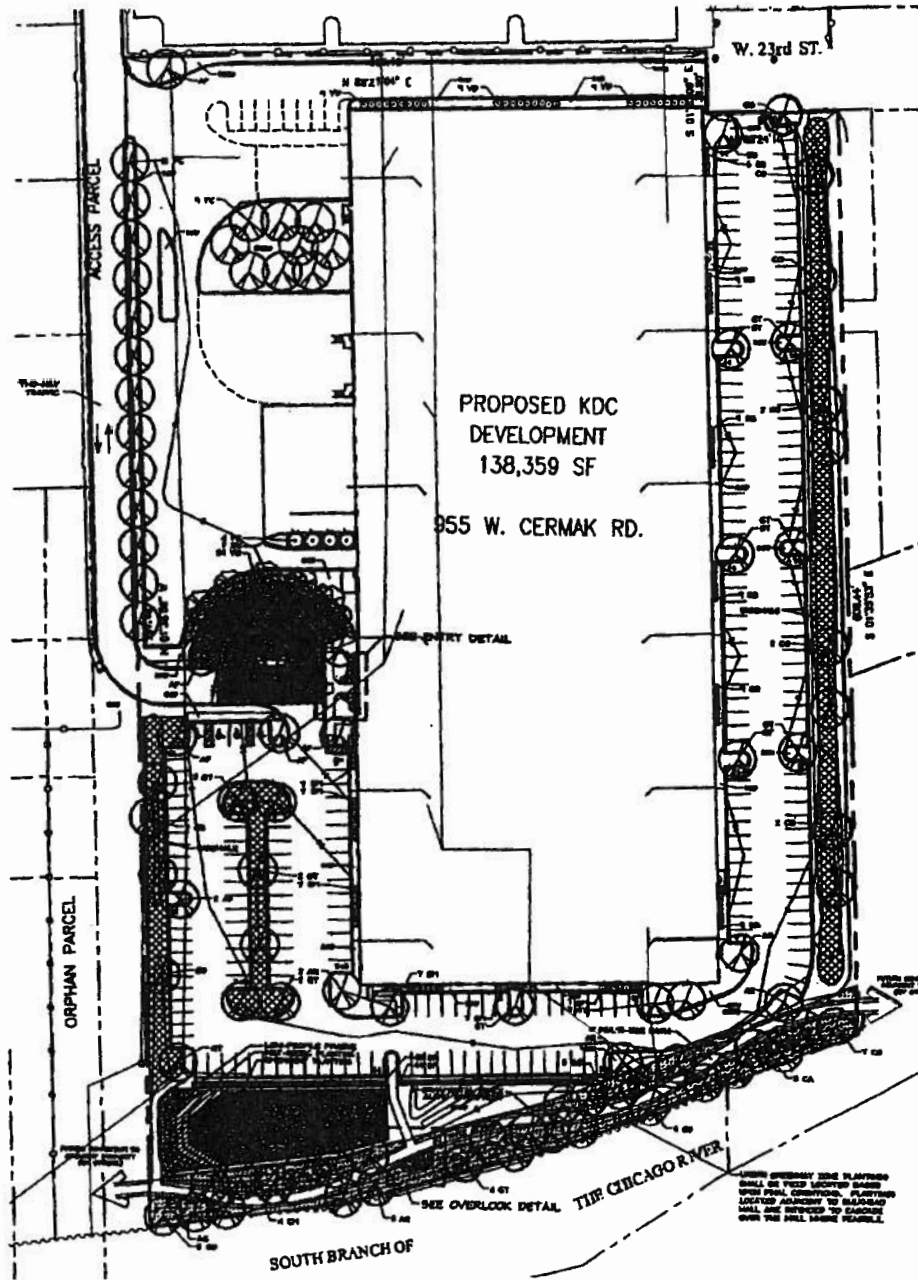
Existing Zoning Map.



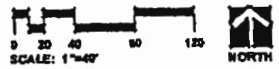
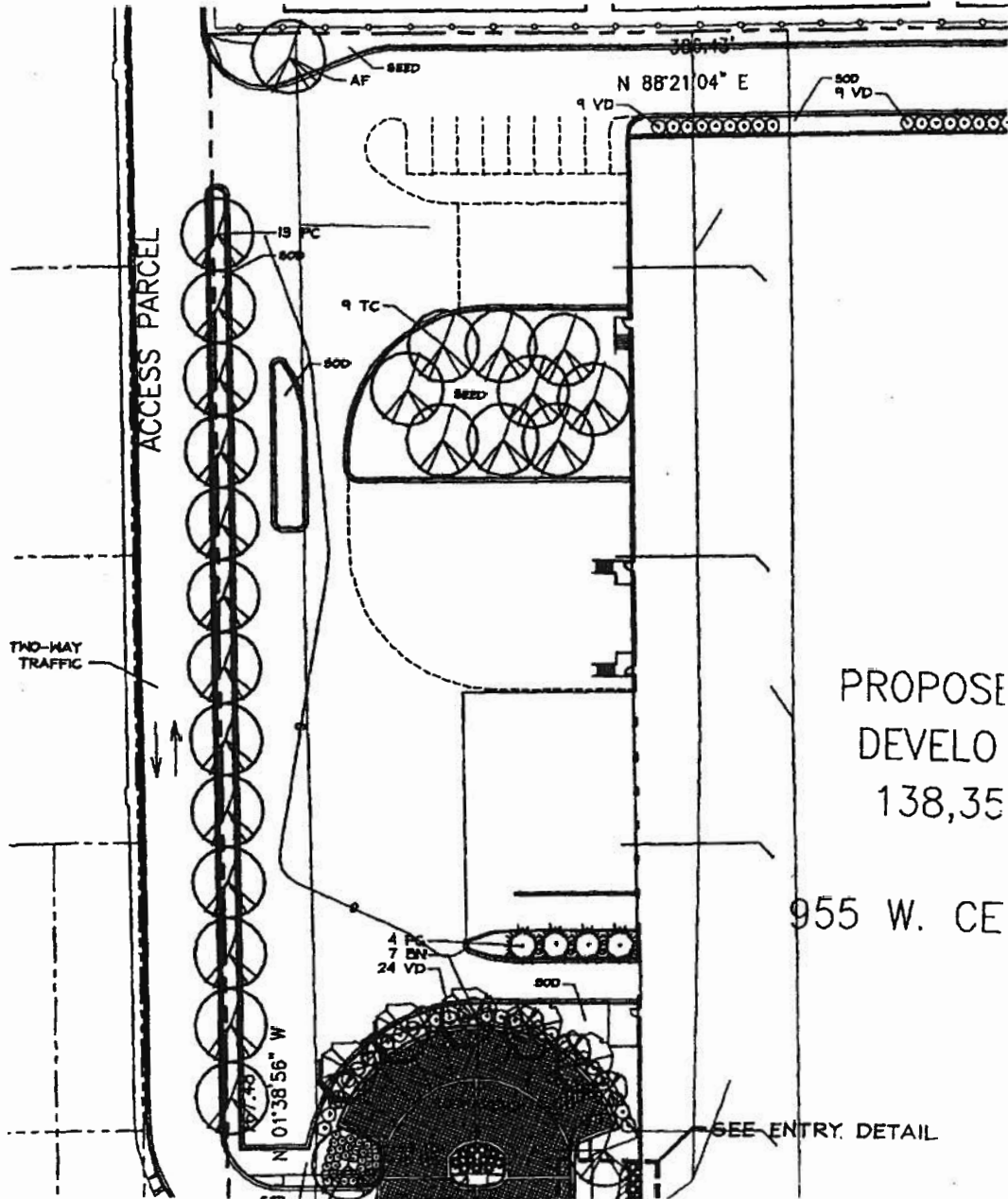
Overall Site Plan.



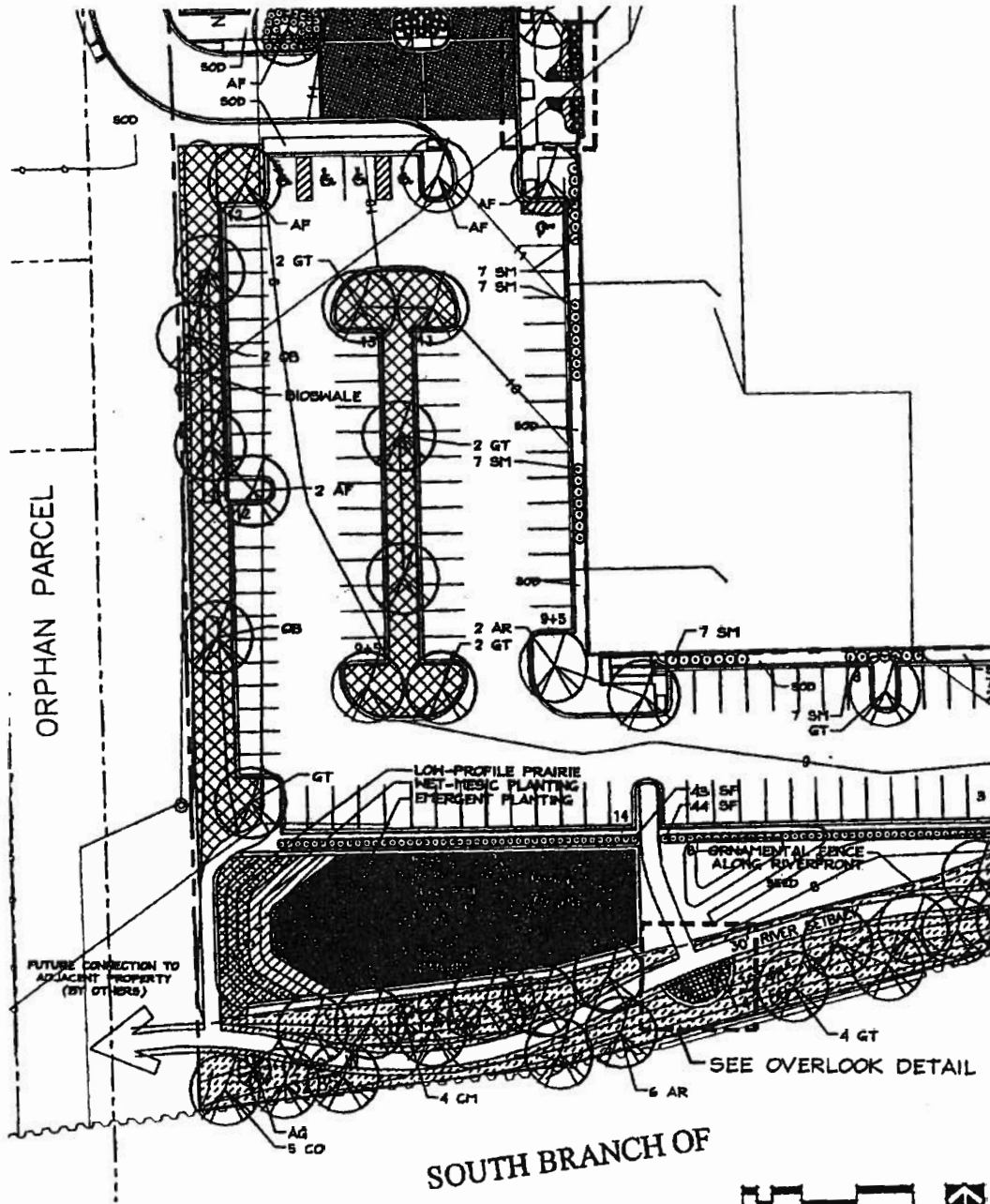
Landscape Plan.



Landscape Plan -- Northwest Corner.









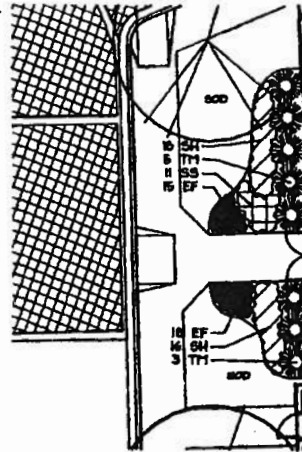
Landscape Plan -- Southwest Corner.



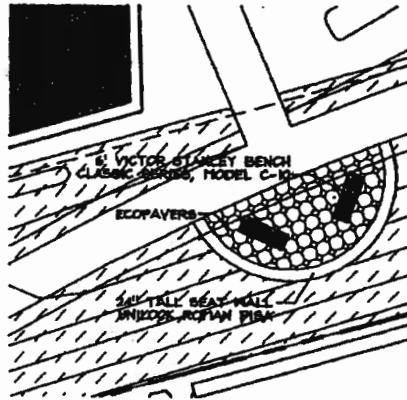
Landscape Plan -- Southeast Corner.

PLANT LIST

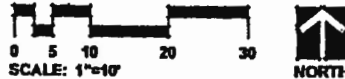
Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AF	8	Acer freemanii 'Autumn Blaze' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
AR	11	Acer rubrum RED MAPLE	2 1/2" Cal.	
CO	20	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
GT	20	Gleditsia triacanthos 'Imperial City/Im' SICILIAN MONETLOCUST	2 1/2" Cal.	
PC	15	Pyrus edulis 'Autumn Blaze' AUTUMN BLAZE PEAR	2 1/2" Cal.	
CB	8	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
TC	4	Tilia cordata 'Greenstar' GREENSTAR LINDEN	2 1/2" Cal.	
ORNAMENTAL TREES				
AG	4	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Tall	Clamp Fern
BH	7	Betula nigra RYDER BIRCH	6' Tall	Clamp Fern
CA	3	Cornus alternifolia PAGODA DOGWOOD	6' Tall	Clamp Fern
CH	4	Cornus rosm. CORNUS CORNELLAN CHERRY DOGWOOD	6' Tall	Clamp Fern
EVERGREEN TREES				
PG	4	Picea glauca var. strobus BLACK HILLS SPRUCE	6' Tall	
DECIDUOUS SHRUBS				
RA	88	Rosa carolina 'Wm. Leno' GRAND-LADY ROSE	24" Tall	3' O.C.
SB	60	Spiraea berancti 'Anthony Waterer' ANTHONY WATERER SPIREA	24" Wide	3' O.C.
SP	87	Spiraea berancti 'Proctor's' PROCTOR'S SPIREA	24" Wide	3' O.C.
SP	61	Spiraea praecox 'Palmer' DWARF ROSEAE LILAC	24" Tall	4' O.C.
VD	51	Viburnum dentatum ARBORESCENT VIBURNUM	24" Tall	3' O.C.
EVERGREEN SHRUBS				
JK	11	Juniperus chinensis 'Vollaya Compact' KALLAY COMPACT PYRAMID JUNIPER	24" Wide	4' O.C.
TH	8	Thuja occidentalis 'Danforth's' DANFORTH'S THUJA	24" Wide	4' O.C.
PERENNIALS AND ORNAMENTAL GRASSES				
LS	15	Limonium carolinianum 'Mills de Gr' DAYLILY	1 Gal.	18" O.C.
SH	54	Sporobolus heterolepis PRINCE'S FEATHER	1 Gal.	18" O.C.
SP	11	Sedum x spectabile 'Red Frostland' EAST FRESLAND SEDUM	1 Gal.	18" O.C.
GROUNDCOVERS				
EF	60	Eurythra perfoliata PURPLE-LEAF HINTERCREEPER	Quart	12" O.C.
LN	200	Lonicera maackii 'White Honey' SPOTTED DEAD NETTLE	Quart	12" O.C.
MISCELLANEOUS				
	0.25	Soil	Acres	
	1,400	Soil	S.F.	
	0.25	Shrubbery Mix	Acres	w/ SCS
	100	Low Profile Plant Mix	S.F.	w/ SCS
	70	Mid-Mix Mix	S.F.	w/ SCS
	0.5	Emergent Plantings	Acres	
	0.30	Hard Scenery/Open Meadow Plantings	Acres	
	1,015	Pavers (Unback Estimate)	S.F.	
	66	Mulch	C.Y.	



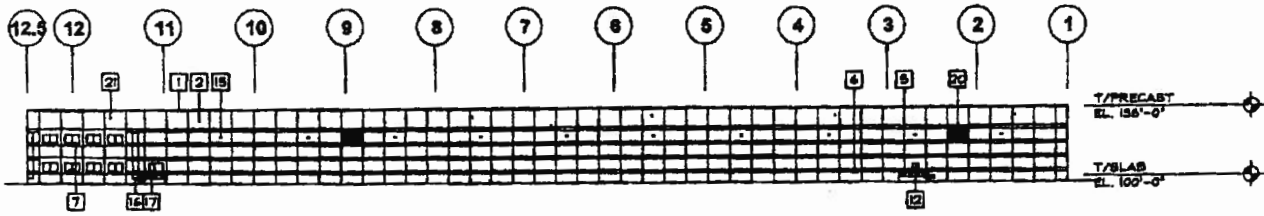
ENTRY PLANTING DETAIL



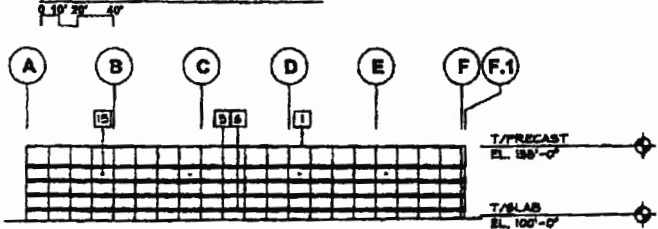
OVERLOOK DETAIL



Landscape Plan -- Northeast Corner.



EAST ELEVATION



NORTH ELEVATION

EXTERIOR MATERIAL LEGEND	
1	PREFINISHED 24 GA GALVANIZED STEEL FACIA/GRAVEL STOP
2	INSULATED PRECAST CONCRETE PANEL - STAINED (COLORS T.B.D.)
3	FUTURE DOCK DOOR
4	PRECAST PANEL JOINT
5	PRECAST PANEL REVEAL
7	ALUMINUM STOREFRONT FRAMING SYSTEM WITH INSULATING GLASS UNITS
8	INSULATED STEEL OVERHEAD SECTIONAL DOOR
9	DOCK SEAL
10	DOCK BUMPER
11	DOCK LEVELER
12	INSULATED HOLLOW METAL DOOR & FRAME
14	CONCRETE FILLED STEEL PIPE BUMPER POST
16	HALL MOUNTED LIGHT FIXTURE
17	GROUND MOUNTED LIGHT FIXTURE
18	ALUMINUM & GLASS ENTRANCE DOOR
19	RETAINING WALL
20	CANOPY
22	AIR IN-TAKE LOUVER
23	ROOF DRAIN OVERFLOW PIPE

Building Elevations.
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