

PD 1165

Table of Contents

12/10/2014 PD Amendment	2
Ordinance	2
Statements	10
Bulk Table	13
Exhibits	14
60/30/2010 PD Adoption	28
Ordinance	28
Statements	34
Bulk Table	37
Exhibits	38

18164

Reclassification Of Area Shown On Map Nos. 6-H And 8-H.

(As Amended)

(Application No. 18164)

(Common Address: 3000 And 3001 S. Damen Ave.)

WI PD 1165,09

[SO2014-6808]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Waterway-Industrial Planned Development Number 1165 symbols as shown on Map Numbers 6-H and 8-H in the area legally described as:

Parcel 1:

A tract of land in the southeast quarter of Section 30, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

commencing on the east line of said Section 30, at a point 606.10 feet north from the southeast corner of said section and running; thence southwestwardly, making a southwesterly angle of 63 degrees, 14 minutes, 30 seconds, with the said east line of Section 30, a distance of 75.03 feet to an intersection with the west line of the east 67.00 feet of said Section 30; thence southwestwardly along a line deflecting 05 degrees, 08 minutes, 57 seconds to the right from the last described course extended, a distance of 379.11 feet; thence westwardly along a line deflecting 24 degrees, 42 minutes, 00 seconds to the right from the last described course extended, a distance of 629.58 feet to the point of beginning for said hereinafter described tract of land; thence westwardly, continuing along a westward extension of said last described course, a distance of 513.10 feet; thence northwardly along a line deflecting 87 degrees, 04 minutes, 00 seconds to the right from the last described course extended (said line being a southward extension of the east line of the parcel of land conveyed to the state of Illinois by deed dated October 25, 1928 and recorded November 15, 1928, as Document 10206804), a distance of 173.51 feet to an intersection with the northwesterly line of the parcel of land conveyed to Peter Cooper Corporations by deed dated January 2, 1935 and recorded January 8, 1935, as Document 11540678; thence south 60 degrees, 17 minutes, 45 seconds west along said northwesterly line, a distance of 98.32 feet to the most westerly corner of said parcel of land conveyed to Peter Cooper Corporations; thence south 30 degrees, 56 minutes, 20 seconds east along the southwesterly line of said parcel of land conveyed to Peter Cooper Corporations, a distance of 545.40 feet to a point which is 17.10 feet (measured along a southeastward extension of said southwesterly line) northwest from a southwestward extension of the southeasterly line of said parcel of land; thence north 83 degrees, 56 minutes, 29 seconds east, a distance of 43.19 feet to a point on said southeasterly line which is 39.20 feet (measured along said southwestward extension of said southeasterly line) northeast from said southeastward extension of said southwesterly line; thence north 60 degrees, 37 minutes, 45 seconds east along said southeasterly line, a distance of 394.60 feet to the most easterly corner of said parcel of land; and thence north 30 degrees, 49 minutes, 15 seconds west,

along the northeasterly line of said parcel of land, a distance of 136.54 feet to the point of beginning, in Cook County, Illinois.

Parcel 2:

A tract of land in the south half of Section 30 and in the northwest quarter of Section 31, both in Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

commencing on the east line of said Section 30, at a point 606.10 feet north from the southeast corner thereof, and running; thence southwesterly along the northerly line of the right-of-way of the Illinois Central Gulf Railroad Company, making a southwesterly angle of 63 degrees, 14 minutes, 30 seconds with said east line of Section 30, a distance of 75.03 feet to an intersection with the west line of the east 67.00 feet of said Section 30, and the point of beginning for said hereinafter described tract of land; thence southwesterly, continuing along said northerly right-of-way line and along said last described course extended, a distance of 333.81 feet; thence continuing southwesterly along said northerly right-of-way line, being a curve to the right with a radius of 2,824 feet, a distance of 529.03 feet; thence continuing southwesterly along said northerly right-of-way line, tangent to the last described course, a distance of 21.85 feet; thence continuing southwesterly along said northerly right-of-way line on a curve to the right with a radius of 2,742.68 feet, a distance of 503.35 feet, more or less, to an intersection with a line drawn from a point on the east line of said section, 133 feet north from the southeast corner thereof to a point on the west line of the east half of the southwest quarter of said section, 133 feet north of the south line of said section; thence westerly along said last described line, said line being the northerly line of said right-of-way of the Illinois Central Gulf Railroad Company, a distance of 1,985.62 feet to an intersection with the northwesterly line of the northwesterly reserve of the Illinois and Michigan Canal, as said northwesterly line has been monumented by the State of Illinois Transportation Department, Division of Waterways; thence southwestwardly along said northwesterly line, a distance of 14.88 feet to an intersection with the northerly right-of-way line of the Illinois Central Gulf Railroad Company (as defined in deed dated August 1, 1898, and recorded July 3, 1900, as Document 2981685) at a point 360.00 feet, measured along said northwesterly line, northeast from the point of intersection of said northwesterly line with the south line of the southwest quarter of said Section 30; thence westwardly along said northerly right-of-way line, said northerly line being here the arc of a circle, convex to the north and having a radius of 1,433 feet, a distance of 410.59 feet to a point 100 feet, measured perpendicularly northwest from the northwesterly line of said northwesterly reserve of the Illinois and Michigan Canal, and distant 240.00 feet (measured along a line 100 feet northwesterly from and parallel with the northwesterly line of said northwesterly reserve) northeasterly from the point of intersection of said parallel line with the east line of the northwest quarter of the northwest quarter of said Section 31; thence westwardly, continuing along said northerly right-of-way line, which is here a straight line, a distance of 230.35 feet to a point on the east line of the southwest quarter of the southwest quarter of the southwest quarter of said Section 30, distant 42.00 feet, measured along said east line and southward extension thereof, north from the Midway Monument Line, so called, marking the line between the lands of the Atchison, Topeka and Santa Fe Railway Company and those

of the Illinois Central Gulf Railroad Company, as defined in said deed recorded as Document 2981685; thence westwardly, continuing along said northerly right-of-way line, which is here a straight line, a distance of 927.03 feet to a point 32.00 feet, normally distant, northerly from said Midway Monument Line; thence westwardly, continuing along said northerly right-of-way line, which is here the arc of a circle, convex to the north and having a radius of 2,900.00 feet, a distance of 94.50 feet to the most westerly corner of Parcel "C" of the land conveyed to Chicago Produce Terminal Company by deed dated December 24, 1928, and recorded September 10, 1929 as Document 10476076; thence northeasterly along the northwesterly line of said parcel of land conveyed by said deed recorded as Document 10476076, and along the northwesterly line of the parcel of land conveyed to Chicago Produce Terminal Company by deed dated June 12, 1929, and recorded September 10, 1929 as Document 10476074, a distance of 889.58 feet; thence continuing northeasterly on a curve to the right, tangent to the last described course, with a radius of 459.28 feet, a distance of 109.016 feet; thence continuing northeasterly on a straight line, tangent to the last described course, a distance of 1,009.52 feet; thence easterly on a curve to the right, tangent to the last described course, with a radius of 600.00 feet, a distance of 227.29 feet; thence continuing easterly on a straight line, tangent to the last described course, a distance of 342.48 feet to a point on the north and south centerline of said Section 30, which is 771.50 feet (measured along said north and south centerline) north of the south line of said Section 30, said point being at the southwest corner of a parcel of land conveyed to the State of Illinois by deed dated October 25, 1928, and recorded November 15, 1928 as Document 10206804; thence easterly along the southerly line of said parcel of land conveyed to the State of Illinois (said southerly line being a straight line making a southeasterly angle of 89 degrees, 56 minutes, 15 second with said north and south centerline of said Section 30), a distance of 236.69 feet; thence northeasterly along said southerly line, on a curve to the left, tangent to the last described line, with a radius of 800 feet, a distance of 302.81 feet; thence continuing northeasterly along said southerly line along a straight line tangent to the last described course, a distance of 520.84 feet; thence continuing easterly along said southerly line along a straight line making an angle to the right of 21 degrees, 48 minutes, 25 seconds, with the last described course extended, a distance of 89.14 feet to the southeast corner of said parcel of land conveyed to the State of Illinois; thence south 00 degrees, 09 minutes, 27 seconds west along a southward extension of the east line of said parcel of land conveyed to the State of Illinois, a distance of 327.65 feet to an intersection with the northwesterly line of the parcel of land conveyed to Peter Cooper Corporations by deed dated January 2, 1935 and recorded January 8, 1935 as Document 11540678; thence south 60 degrees, 17 minutes, 45 seconds west along said northwesterly line, a distance of 98.32 feet to the most westerly corner of said parcel of land conveyed to Peter Cooper Corporations; thence south 30 degrees, 56 minutes, 20 seconds east along the southwesterly line of said parcel of land conveyed to Peter Cooper Corporations, a distance of 545.40 feet to a point which is 17.10 feet (measured along a southeastward extension of said southwesterly line) northwest from a southwestward extension of the southeasterly line of said parcel of land; thence north 83 degrees, 56 minutes, 29 seconds east, a distance of 43.19 feet to a point on said southeasterly line which is 39.20 feet (measured along said southwestward extension of said southeasterly line) northeast from said southeastward extension of said southwesterly line; thence north 60 degrees, 37 minutes, 45 seconds east along said southeasterly line, a distance of 394.60 feet to the southeasterly corner

of said parcel of land; thence north 30 degrees, 49 minutes, 15 seconds west along the northeasterly line of said parcel of land, a distance of 136.54 feet; thence south 86 degrees, 54 minutes, 33 seconds east, a distance of 629.58 feet; and thence north 68 degrees, 23 minutes, 27 seconds east, a distance of 379.11 feet to the point of beginning, in Cook County, Illinois.

Parcel 3:

A tract of land in the south half of Section 30 and in the northwest quarter of Section 31, both in Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

commencing on the east line of said Section 30, at a point 606.10 feet north from the southeast corner thereof, and running thence southwesterly along the northerly line of the right-of-way of the Illinois Central Gulf Railroad Company, making a southwesterly angle of 63 degrees, 14 minutes, 30 seconds, with said east line of said Section 30, a distance of 75.03 feet to an intersection with the west line of the east 67.00 feet of said Section 30, and the point of beginning for said hereinafter described tract of land; thence southwesterly, continuing along said northerly right-of-way line and along said last described course extended, a distance of 333.81 feet; thence continuing southwesterly along said northerly right-of-way line, being a curve to the right with a radius of 2,824 feet, a distance of 529.03 feet; thence continuing southwesterly along said northerly right-of-way line, tangent to the last described course, a distance of 21.85 feet; thence continuing southwesterly along said northerly right-of-way line on a curve to the right with a radius of 2,742.68 feet, a distance of 503.35 feet, more or less, to an intersection with a line drawn from a point on the east line of said section, 133 feet north from the southeast corner thereof to a point on the west line of the east half of the southwest quarter said section, 133 feet north from the south line of said section; thence westerly along said last described line, said line being the northerly line of said right-of-way of the Illinois Central Gulf Railroad Company, a distance of 1,985.62 feet to an intersection with the northwesterly line of the northwesterly reserve of the Illinois and Michigan Canal, as said northwesterly line has been monumented by the State of Illinois Transportation Department, Division of waterways; thence southwestwardly along said northwesterly line, a distance of 14.88 feet to an intersection with the northerly right-of-way line of the Illinois Central Gulf Railroad Company (as defined in deed dated August 1, 1898 and recorded July 3, 1900 as Document 2981685) at a point 360.00 feet, measured along said northwesterly line, northeast from the point of intersection of said northwesterly line with the south line of the southwest quarter of said Section 30; thence westerly along said northerly right-of-way line, said northerly line being here the arc of a circle, convex to the north and having a radius of 1,433 feet, a distance of 410.59 feet to a point 100 feet, measured perpendicular, northwest from the northwesterly line of said northwesterly reserve of the Illinois and Michigan Canal, and distant 240.00 feet (measured along a line 100 feet northwesterly from and parallel with the northwesterly line of said northwesterly reserve) northeasterly from the point of intersection of said parallel line with the east line of the northwest quarter of the northwest quarter of said Section 31; thence westwardly, continuing along said northerly right-of-way line, which is here a straight line, a distance of 230.35 feet to a point on the east line of the southwest quarter of the southwest quarter of said Section 30,

distant 42.00 feet, measured along said east line and southward extension thereof, north from the Midway Monument line, so called, marking the line between the lands of the Atchison, Topeka and Santa Fe Railway Company and those of the Illinois Central Gulf Railroad Company, as defined in said deed recorded as Document 2981685; thence westwardly, continuing along said northerly right-of-way line (which is here a straight line and defined as being 927.03 feet in length and drawn to a point 32.00 feet, normally distant, northerly from said Midway Monument Line) for a distance of 445.61 feet to a point 898.74 feet east of (as measured at right angles) the west line of the northwest quarter of the aforesaid Section 31; thence south 15 degrees, 06 minutes, 33 seconds east, at right angles to the above described line, 8.03 feet to a point 98.52 feet south of (as measured at right angles) the south line of the southwest quarter of the aforesaid Section 30 and 900.61 feet east of the west line of the northwest quarter of the aforesaid Section 31; thence north 75 degrees, 25 minutes, 08 seconds east, 630.84 feet to a point 50.65 feet north of (as measured at right angles) the aforesaid south line of the southwest quarter of Section 30, and 1,148.78 feet east of (as measured at right angles) the west line of the southwest quarter of the aforesaid Section 30, said point being on a circle convex northwesterly and having a radius of 2,353.33 feet; thence northeasterly along the arc of said circle, 276.11 feet, the chord of which bears north 78 degrees, 46 minutes, 48 seconds east, for 275.96 feet, to a point 100.07 feet north of (as measured at right angles) the south line of the southwest quarter of the aforesaid Section 30, and 876.74 feet west of (as measured at right angles) the east line of the aforesaid southwest quarter of said Section 30; thence north 88 degrees, 08 minutes, 41 seconds east 876.75 feet to the aforesaid east line of the southwest quarter of Section 30, at a point 114.65 feet north of the southeast corner of said southwest quarter of Section 30; thence continuing north 88 degrees, 08 minutes, 41 seconds east 1,053.78 feet to a point 110.98 feet north of (as measured at right angles) the south line of the southeast quarter of the aforesaid Section 30; thence north 01 degree, 51 minutes, 19 seconds west (as measured radially to the following described circle) 2.60 feet to a point on a circle convex southerly and having a radius of 2,678.74 feet; thence easterly along the arc of said circle 655.04 feet, the chord of which bears north 81 degrees, 08 minutes, 22 seconds east for 653.41 feet to a point 191.01 feet north of (as measured at right angles) the aforesaid south line of the southeast quarter of Section 30 and 962.40 feet west of the east line of (as measured at right angles) the aforesaid southeast quarter of Section 30; thence north 74 degrees, 08 minutes, 03 seconds east 23.64 feet to a point 196.66 feet north of (as measured at right angles) the aforesaid south line of the southeast quarter of Section 30 and 939.50 feet west of (as measured at right angles) the east line of the aforesaid southeast quarter of Section 30, said point being on a circle convex southeasterly and having a radius of 2,870.42 feet; thence easterly along the arc of said circle 586.27 feet, the chord of which bears north 68 degrees, 16 minutes, 58 seconds east, for 585.25 feet to a point 393.59 feet north of (as measured at right angles) the south line of the aforesaid southeast quarter of Section 30, and 390.17 feet west of (as measured at right angles) the east line of the aforesaid southeast quarter of Section 30; thence north 62 degrees, 25 minutes, 54 seconds east 359.66 feet to a point on the west line of the east 67.00 feet of the southeast quarter of the aforesaid Section 30 and distant 548.53 north of (as measured along said parallel line) the south line of the aforesaid southeast quarter of Section 30; thence north 01 degree, 32 minutes, 14 seconds west, along the aforesaid west line of the east 67.00 feet of Section 30, for a distance of 24.15 feet to the hereinabove designated point of beginning, in Cook County, Illinois.

Excepting therefrom that land of the land conveyed in special warranty deed recorded July 31, 2013 as Document Number 1321239079 legally described as follows:

A tract of land in the southeast quarter of Section 30, in Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

commencing on the east line of said Section 30, at a point 606.10 feet north from the southeast corner of said section and running; thence southwestwardly, making a southwesterly angle of 63 degrees, 14 minutes, 30 seconds, with the said east line of Section 30, a distance of 75.03 feet to an intersection with the west line of the east 67.00 feet of said Section 30, said point being the southeast corner of property conveyed by special warranty deed recorded March 17, 2000 as Document 00192953 and a northeasterly corner of property conveyed by special warranty deed recorded December 16, 2005 as Document 0535003091, said point also being the point of beginning for said hereinafter described tract of land; thence southwestwardly along a line deflecting 05 degrees, 08 minutes, 57 seconds to the right from the last described course extended, said line being a common line between said property conveyed by Documents 00192953 and 0535003091, a distance of 379.11 feet to a bend point; thence westwardly along a line deflecting 24 degrees, 42 minutes, 00 seconds to the right from the last described course extended, said line also being a common line between by said property conveyed by Documents 00192953 and 0535003091, a distance of 254.75 feet to the southwest corner of property conveyed by special warranty deed recorded March 17, 2000 as Document 00192953, also the southeast corner of property described in Exhibit A of declaration of condominium ownership and of easements, restriction and covenants for the Damen I-55 Commercial Condominium recorded March 20, 2002 as Document 0020316711 and on a northerly line of property conveyed by special warranty deed recorded December 16, 2005 as Document 0535003091; thence westwardly, continuing along a westward extension of said last described course, also being a common line between said property described in Document 0020316711 and said property conveyed by Document 0535003091, a distance of 887.93 feet to a point on the southward extension of the east line of the parcel of land conveyed to the State of Illinois by deed dated October 25, 1928 and recorded November 15, 1928 as Document 10206804; thence southwardly along a line deflecting 92 degrees, 56 minutes, 00 seconds to the left from the last described course extended, said line also being the southward extension of the east line of the parcel of land conveyed to the State of Illinois by deed dated October 25, 1928 and recorded November 15, 1928 as Document 10206804, a distance of 224.73 feet; thence eastwardly along a line perpendicular to the last described course, a distance of 65.00 feet to a point on a line 65.00 feet east of and parallel with the southward extension of said east line; thence southwardly, along said parallel line, a distance of 167.49 feet to a point on a circle convex southerly and having a radius of 2,678.74 feet, said point also being on a southerly line of property conveyed in special warranty deed recorded December 16, 2005 as Document 0535003091; thence easterly, northeasterly and northerly along the southerly, southeasterly and easterly lines of said property for the next five courses: (1) thence easterly along the arc of said circle, 540.98 feet, the chord of which bears north 79 degrees, 55 minutes, 11 seconds east, for 540.06 feet, to a point 191.01 feet north of (as measured at right angles) the aforesaid south line of the southeast quarter of Section 30, and 962.40 feet west of the east line of (as measured at right angles) the aforesaid southeast quarter of Section 30; (2) thence

north 74 degrees, 08 minutes, 03 seconds east, 23.64 feet to a point 196.66 feet north of (as measured at right angles) the aforesaid south line of the southeast quarter of Section 30 and 939.50 feet west of (as measured at right angles) the east line of the aforesaid southeast quarter of Section 30, said point being on a circle convex southeasterly and having a radius of 2,870.42 feet; (3) thence easterly along the arc of said circle, 586.27 feet, the chord of which bears north 68 degrees, 16 minutes, 58 seconds east, for 585.25 feet, to a point 393.59 feet north of (as measured at right angles) the south line of the aforesaid southeast quarter of Section 30, and 390.17 feet west of (as measured at right angles) the east line of the aforesaid southeast quarter of Section 30; (4) thence north 62 degrees, 25 minutes, 54 seconds east, 359.66 feet to a point on the west line of the east 67.00 feet of the southeast quarter of the aforesaid Section 30 and distance 548.53 north of (as measured along said parallel line) the south line of the aforesaid southeast quarter of Section 30; (5) thence north 01 degree, 32 minutes, 14 seconds west along the aforesaid west line of the east 67.00 feet of Section 30 for a distance of 24.15 feet to the hereinabove designated point of beginning, in Cook County, Illinois,

to the designation of Waterway-Industrial Planned Development Number 1165, as amended, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Waterway-Industrial Planned Development Number 1165 symbols as shown on Map Numbers 6-H and 8-H in the area legally described as:

a tract of land in the southeast quarter of Section 30, in Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

commencing on the east line of said Section 30 at a point 606.10 feet north from the southeast corner of said section, and running thence southwestwardly, making a southwesterly angle of 63 degrees, 14 minutes, 30 seconds with the said east line of Section 30, a distance of 75.03 feet to an intersection with the west line of the east 67.00 feet of said Section 30, said point being the southeast corner of property conveyed by special warranty deed recorded March 17, 2000 as Document 00192953 and a northeasterly corner of property conveyed by Special Warranty Deed recorded December 16, 2005 as Document 0535003091, said point also being the point of beginning for said hereinafter described tract of land; thence southwestwardly along a line deflecting 05 degrees, 08 minutes, 57 seconds to the right from the last described course extended, said line being a common line between said property conveyed by Documents 00192953 and 0535003091, a distance of 379.11 feet to a bend point; thence westwardly along a line deflecting 24 degrees, 42 minutes, 00 seconds to the right from the last described course extended, said line also being a common line between said property conveyed by Documents 00192953 and 0535003091, a distance of 254.75 feet to the southwest corner of property conveyed by Special Warranty Deed recorded March 17, 2000 as Document 00192953, also the southeast corner of property described in Exhibit A of Declaration of Condominium Ownership and of Easements, Restriction and Covenants for the Damen I-55 Commercial Condominium recorded

March 20, 2002 as Document 0020316711 and on a northerly line of property conveyed by Special Warranty Deed recorded December 16, 2005 as Document 0535003091; thence westwardly, continuing along a westward extension of said last described course, also being a common line between said property described in Document 0020316711 and said property conveyed by Document 0535003091, a distance of 887.93 feet to a point on the southward extension of the east line of the parcel of land conveyed to the State of Illinois by deed dated October 25, 1928 and recorded November 15, 1928 as Document 10206804; thence southwardly along a line deflecting 92 degrees, 56 minutes, 00 seconds to the left from the last described course extended, said line also being the southward extension of the east line of the parcel of land conveyed to the State of Illinois by deed dated October 25, 1928 and recorded November 15, 1928 as Document 10206804, a distance of 224.73 feet; thence eastwardly along a line perpendicular to the last described course, a distance of 65.00 feet to a point on a line 65.00 feet east of and parallel with the southward extension of said east line; thence southwardly, along said parallel line, a distance of 167.49 feet to a point on a Circle convex southerly and having a radius of 2,678.74 feet, said point also being on a southerly line of property conveyed in Special Warranty Deed recorded December 16, 2005 as Document 0535003091; thence easterly, northeasterly and northerly along the southerly, southeasterly and easterly lines of said property for the next five courses: (1) thence easterly along the arc of said circle 540.98 feet, the chord of which bears north 79 degrees, 55 minutes, 11 seconds east for 540.06 feet to a point 191.01 feet north of (as measured at right angles) the aforesaid south line of the southeast quarter of Section 30 and 962.40 feet west of the east line of (as measured at right angles) the aforesaid southeast quarter of Section 30; thence north 74 degrees, 08 minutes, 03 seconds east 23.64 feet to a point 196.66 feet north of (as measured at right angles) the aforesaid south line of the southeast quarter of Section 30 and 939.50 feet west of (as measured at right angles) the east line of the aforesaid southeast quarter of Section 30, said point being on a circle convex southeasterly and having a radius of 2,870.42 feet; (3) thence easterly along the arc of said circle 586.27 feet the chord of which bears north 68 degrees, 16 minutes, 58 seconds east, for 585.25 feet, to a point 393.59 feet north of (as measured at right angles) the south line of the aforesaid southeast quarter of Section 30 and 390.17 feet west of (as measured at right angles) the east line of the aforesaid southeast quarter of Section 30; (4) thence north 62 degrees, 25 minutes, 54 seconds east 359.66 feet to a point on the west line of the east 67.00 feet of the southeast quarter of the aforesaid Section 30 and distance 548.53 north of (as measured along said parallel line) the south line of the aforesaid southeast quarter of Section 30; (5) thence north 01 degree, 32 minutes, 14 seconds west, along the aforesaid west line of the east 67.00 feet of Section 30 for a distance of 24.15 feet to the hereinabove designated point of beginning, in Cook County, Illinois.

to the designation of Planned Manufacturing District Number 11, Subdistrict A.

SECTION 3. This ordinance takes effect after its passage and approval.

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

Waterway-Industrial Planned Development No. 1165, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Waterway-Industrial Planned Development Number 1165, as amended ("Planned Development") consists of approximately 1,802,800 square feet (approximately 41.387 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, ProLogis Park Chicago, LLLP.
2. 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, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or 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, assign or grantees and approval by the City Council.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans 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 the City 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 these fifteen (15) Statements; a Bulk Regulations and Data Table, an Existing Zoning Map, an Existing Land-Use Map, a Planned Development Boundary and Property Line Map, and Site Plans 1 and 2 prepared by Spaceco and dated November 20, 2014; a Landscape Plan prepared by Norris Design

and dated November 20, 2014; and Building Elevations prepared by Scannell Properties and dated November 20, 2014. Full-sized copies of the Site Plans, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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 this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses shall be permitted within the area delineated herein as Waterway-Industrial Planned Development Number 1165, as amended: any Permitted Use (as defined in §17-17-02119 of the Chicago Zoning Ordinance) in Planned Manufacturing District Number 11, Subdistrict A, including warehousing and distribution activities, vehicle storage and towing (including fleet storage yards), accessory parking, and accessory and related uses. Portions of the Property may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development. The City acknowledges that there is a freestanding off-premises sign located on the Property on the west side of, and adjacent to Damen Avenue. This sign is a nonconforming sign and may remain in use subject to the regulations of Section 17-15-0500 of the Chicago Zoning Ordinance and all other applicable requirements of the Municipal Code.
7. For purposes or height measurement, the definition in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 1,802,800 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, 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.

10. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Site Plans, Landscape Plan and Building Elevations attached hereto and made a part of this Planned Development. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. A 20-foot landscaped buffer shall be installed along the Property line where it faces the Sanitary and Ship Canal. 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.
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 13-32-125 of the Municipal Code or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, 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 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.
14. 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 principal building to be constructed on the site shall be LEED certified. A green roof is not required.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to Planned Manufacturing District Number 11, Subdistrict A.

[Boundary and Property Line Map; Existing Zoning Map; Existing Land-Use Map; Site Plans; Landscape Plans; and Building Elevations referred to in these Plan of Development Statements printed on pages 100932 through 100945 of this *Journal*.]

18164

12/10/2014

REPORTS OF COMMITTEES

100931

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

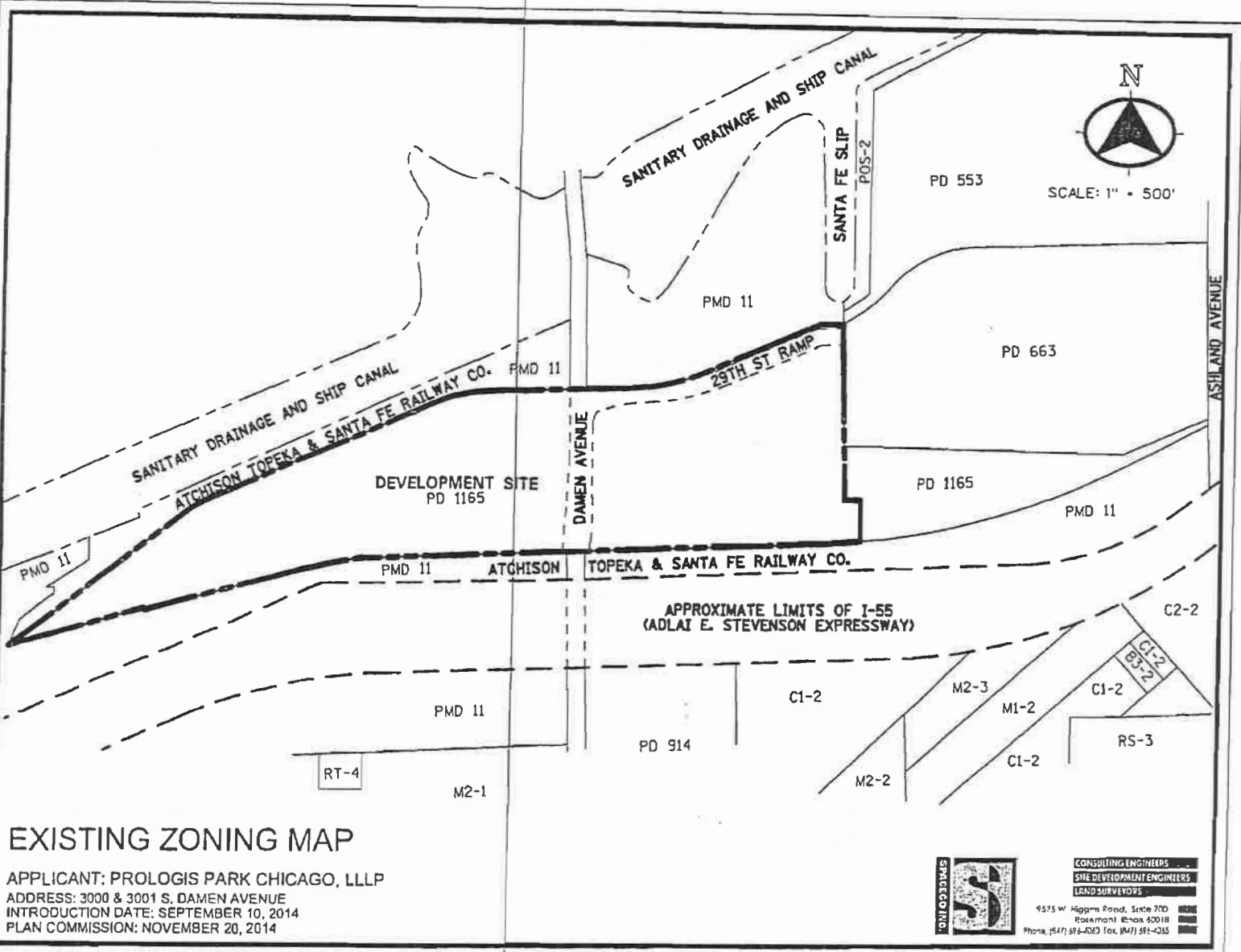
Waterway-Industrial Planned Development No. 1165, As Amended.

Bulk Regulation And Data Table.

Net Site Area:	1,802,800 square feet (41.387 acres)
Area in Public Way:	0 square feet
Gross Site Area:	1,802,800 square feet (41.387 acres)
Maximum Floor Area Ratio:	1.0
Minimum Number of Parking Spaces:	452 spaces or 1 space per 4 employees, whichever is greater
Minimum Bicycle Parking:	46 spaces or 1 space per 10 automobile spaces, whichever is greater, up to a maximum of 50 spaces
Minimum Number of Loading Spaces/Loading Docks:	2 at 10 feet by 50 feet plus 1 per 100,000 square feet above 100,000 square feet
Maximum Building Height:	60 feet
Minimum Periphery Setbacks:	In accordance with Site Plan



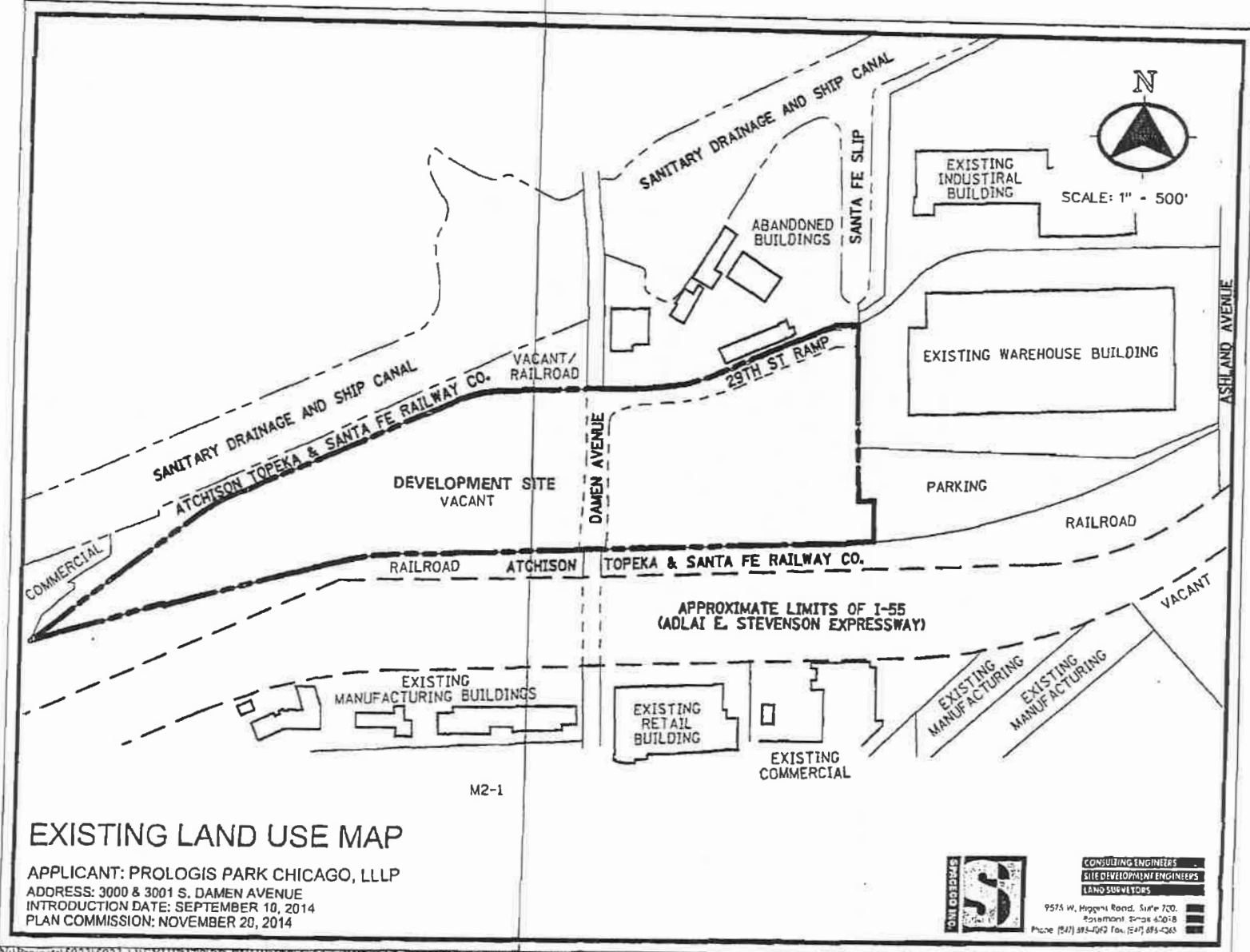
SCALE: 1" = 500'



EXISTING ZONING MAP
 APPLICANT: PROLOGIS PARK CHICAGO, LLLP
 ADDRESS: 3000 & 3001 S. DAMEN AVENUE
 INTRODUCTION DATE: SEPTEMBER 10, 2014
 PLAN COMMISSION: NOVEMBER 20, 2014



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
 9575 W. Higgins Road, Suite 700
 Rosemont, IL 60018
 Phone: (617) 886-0623 Fax: (617) 886-0345



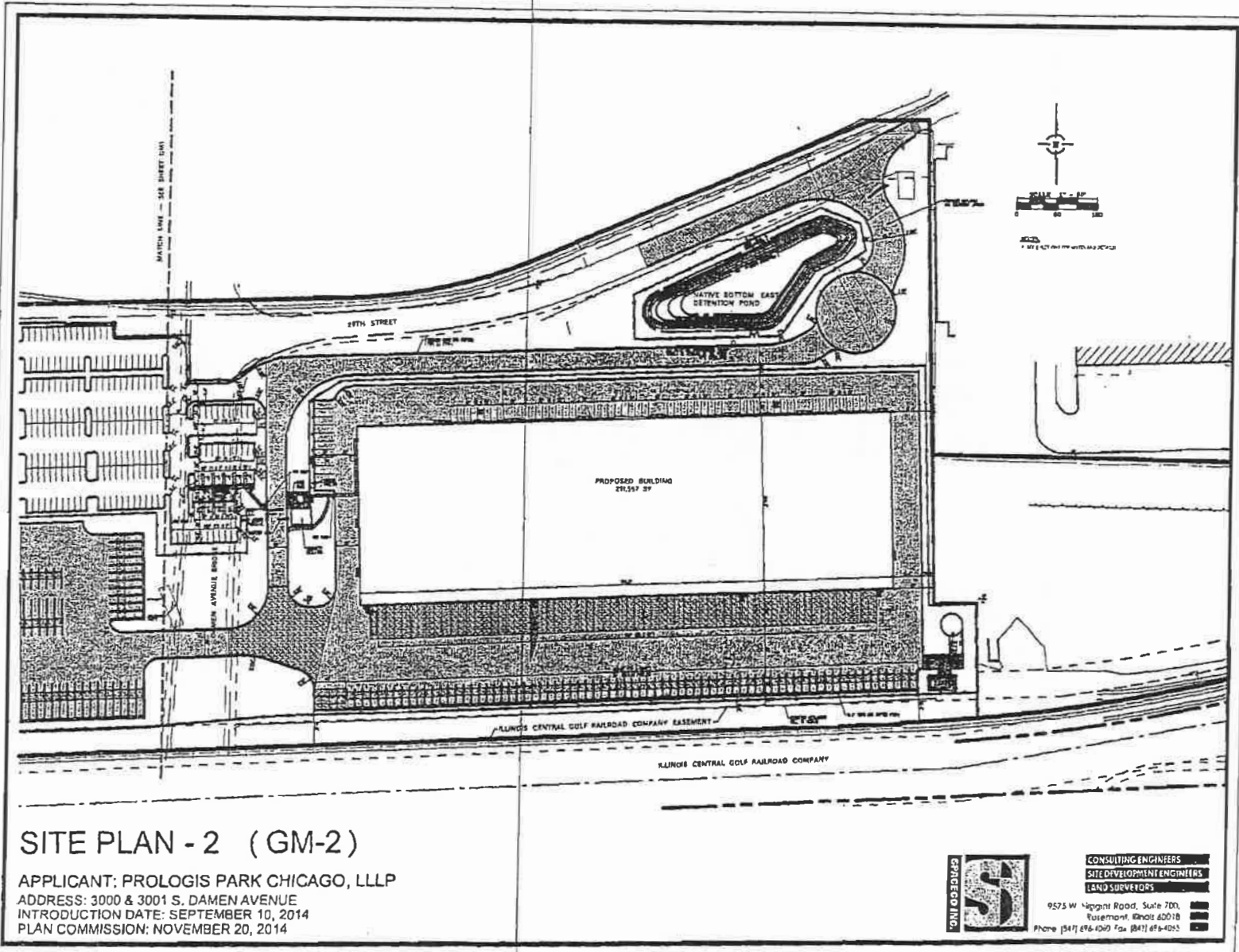
EXISTING LAND USE MAP

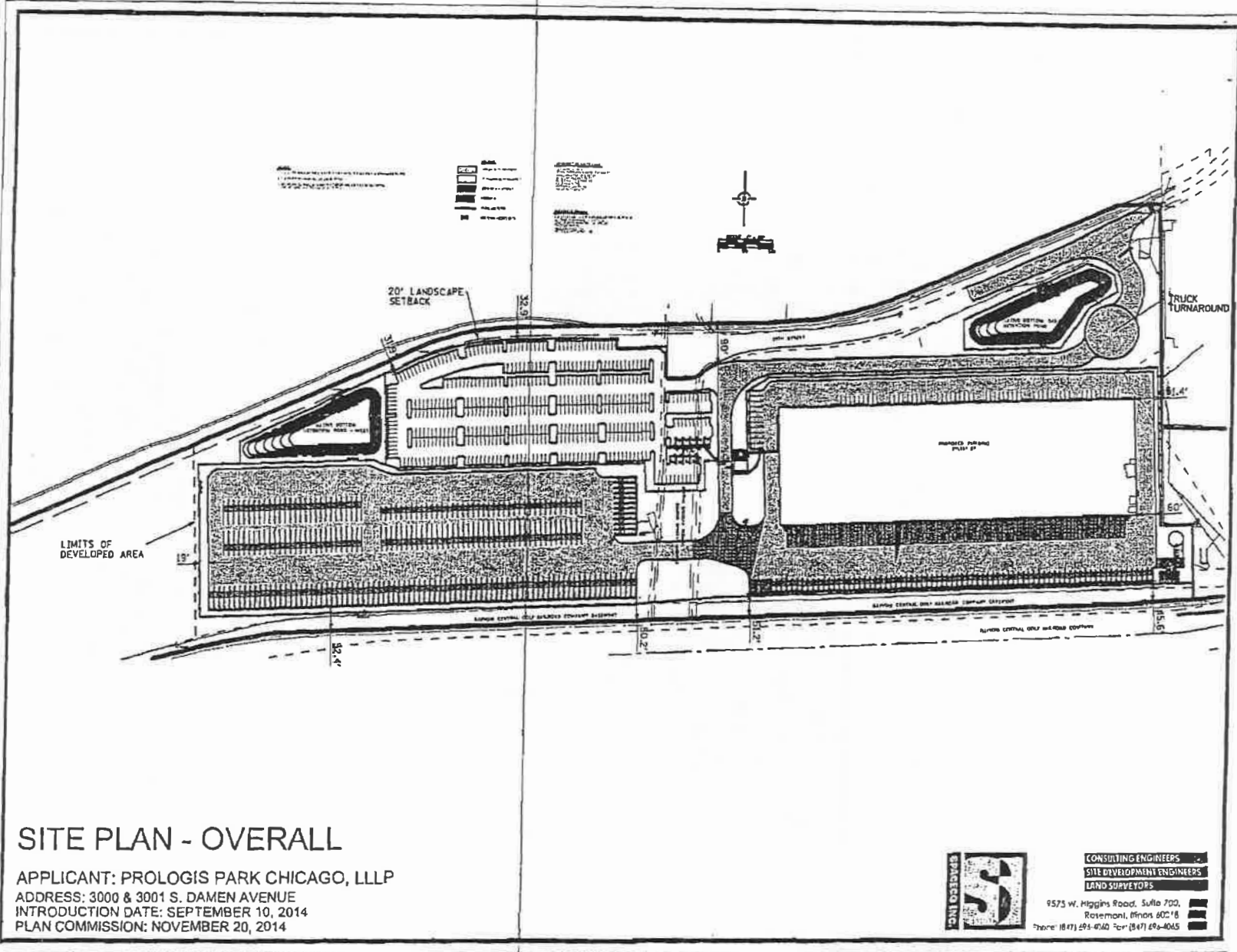
APPLICANT: PROLOGIS PARK CHICAGO, LLLP
 ADDRESS: 3000 & 3001 S. DAMEN AVENUE
 INTRODUCTION DATE: SEPTEMBER 10, 2014
 PLAN COMMISSION: NOVEMBER 20, 2014



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
 9574 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone (847) 895-0262 Fax (847) 895-0263

N:\Projects\15023\15023.1\EXHIBITS\PD EXHIBITS\15023.1\EXB-03 LAND USE ZONING.dgn Default User=mkusper





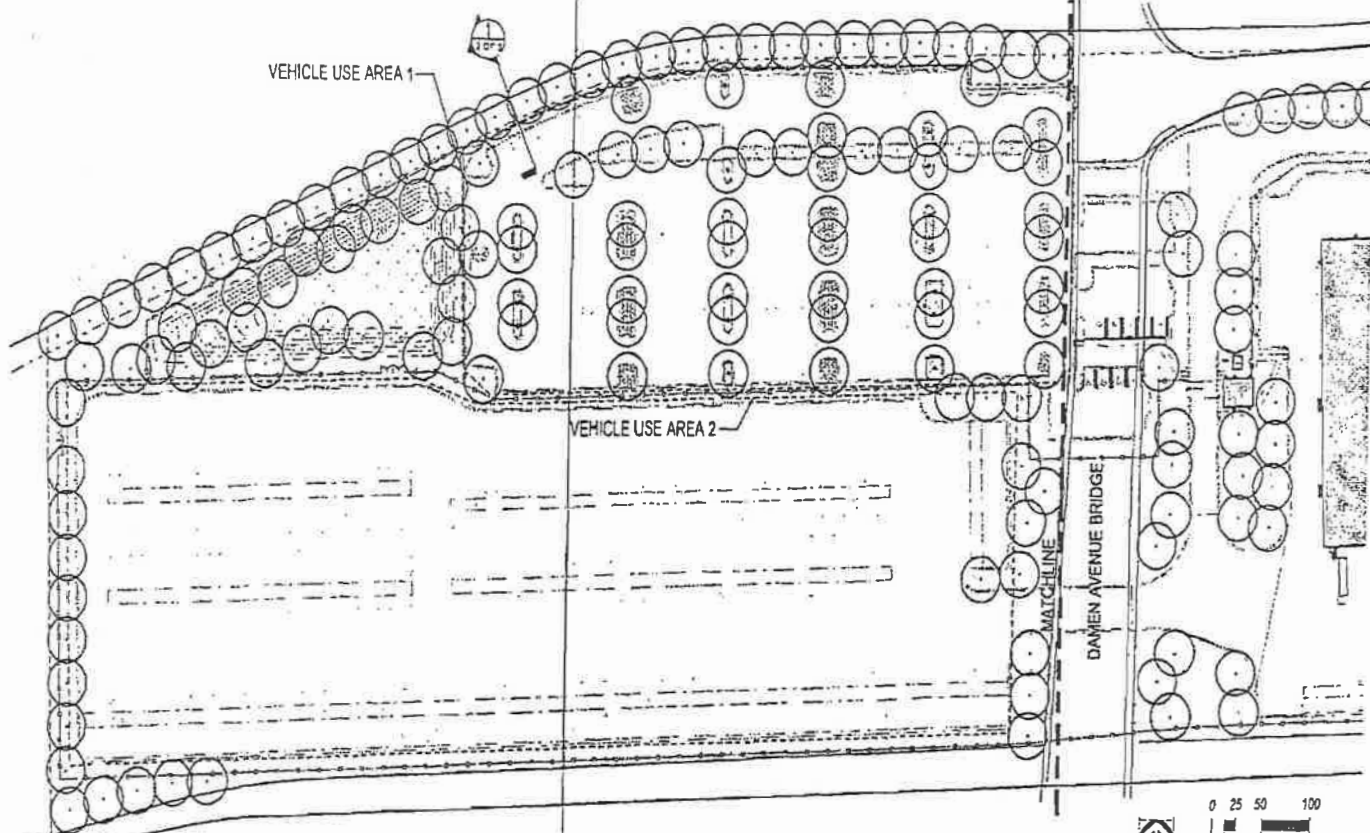
SITE PLAN - OVERALL

APPLICANT: PROLOGIS PARK CHICAGO, LLLP
 ADDRESS: 3000 & 3001 S. DAMEN AVENUE
 INTRODUCTION DATE: SEPTEMBER 10, 2014
 PLAN COMMISSION: NOVEMBER 20, 2014



CONSULTING ENGINEERS
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 LAND SURVEYORS

9573 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 695-4700 Fax: (847) 695-4045



LANDSCAPE LEGEND

- CANOPY TREE
- SHRUBS / PERENNIAL PLANTINGS
- TURF GRASS
- NATIVE DETENTION BASIN SEED

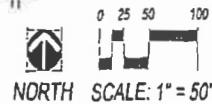
LANDSCAPE CALCULATIONS

VEHICLE USE AREA 1
 TOTAL AREA = 157,725 SF
 REQUIRED INTERNAL LANDSCAPE AREA (ILA) (10%) = 15,773 SF
 REQUIRED TREES (1 TREE PER 125 SF OF ILA) = 126 TREES

VEHICLE USE AREA 2
 TOTAL AREA = 284,972 SF
 REQUIRED INTERNAL LANDSCAPE AREA (ILA) (10%) = 28,497 SF
 REQUIRED TREES (1 TREE PER 125 SF OF ILA) = 228 TREES

VEHICLE USE AREA 3
 TOTAL AREA = 214,158 SF
 REQUIRED INTERNAL LANDSCAPE AREA (ILA) (10%) = 21,416 SF
 REQUIRED TREES (1 TREE PER 125 SF OF ILA) = 171 TREES

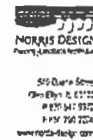
TOTAL VUA TREES REQUIRED = 525 TREES
 TOTAL VUA TREES PROVIDED = 221 TREES

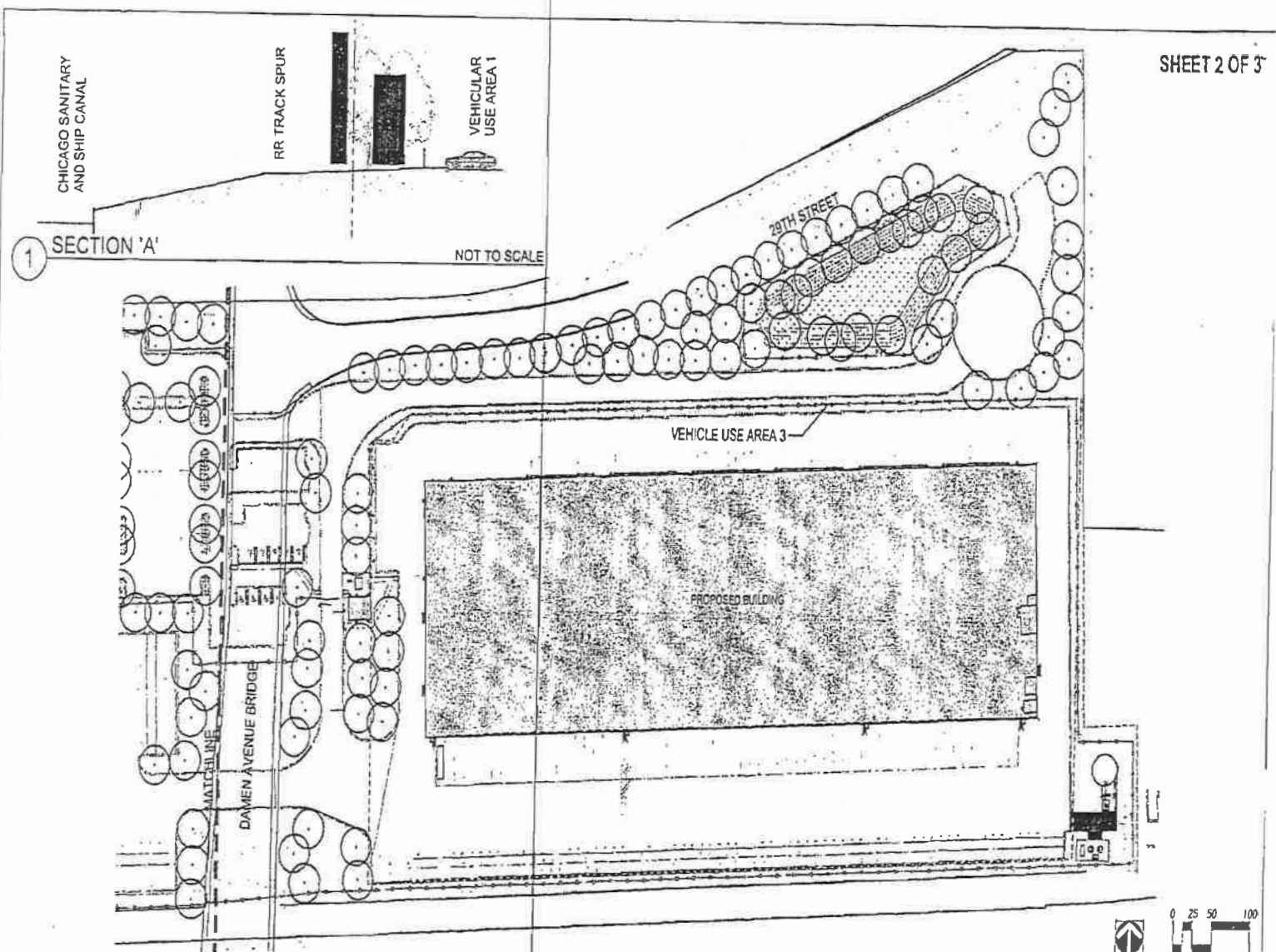


PLANNED DEVELOPMENT LANDSCAPE PLAN

APPLICANT: PROLOGIS PARK CHICAGO, LLLP
 ADDRESS: 3000 & 3001 S. DAMEN AVENUE
 INTRODUCTION DATE: SEPTEMBER 10, 2014
 PLAN COMMISSION: NOVEMBER 20, 2014

SEE SHEET 3 OF 3
 FOR PROPOSED
 LANDSCAPE
 MATERIAL LIST



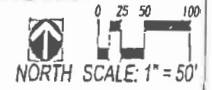


PLANNED DEVELOPMENT LANDSCAPE PLAN

APPLICANT: PROLOGIS PARK CHICAGO, LLLP
 ADDRESS: 3000 & 3001 S. DAMEN AVENUE
 INTRODUCTION DATE: SEPTEMBER 10, 2014
 PLAN COMMISSION: NOVEMBER 20, 2014

LANDSCAPE LEGEND

- CANOPY TREE
- TURF GRASS
- SHRUBS / PERENNIAL PLANTINGS
- NATIVE DETENTION BASIN SEED



SEE SHEET 3 OF 3
 FOR PROPOSED
 LANDSCAPE
 MATERIAL LIST

NOARIS DESIGN
 3333
 300 South Street
 Chicago, IL 60607
 P 312.541.8272
 F 312.755.2254
 www.noarisdesign.com

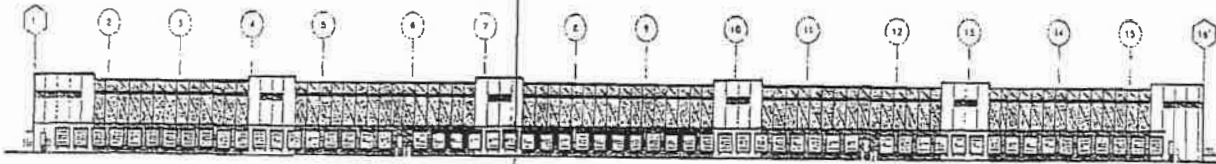
LANDSCAPE MATERIALS LIST

SYM.	COMMON NAME	BOTANICAL NAME	
— DECIDUOUS CANOPY TREES			
COC	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL. B&B
GBA	AUTUMN GOLD GINKGO	GINKGO BILOBA 'AUTUMN GOLD'	2 1/2" CAL. B&B
QRU	NORTHERN RED OAK	QUERCUS RUBRA	2 1/2" CAL. B&B
PMT	MORTON CIRCLE LONDON PLANETREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	2 1/2" CAL. B&B
ULM	ACCOLADE ELM	ULMUS 'MORTON'	2 1/2" CAL. B&B
— DECIDUOUS SHRUBS			
RHG	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	18" HT.
— GRASSES			
SHE	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	1 GAL. CONT.
— PERENNIALS			
PLS	LITTLE SPIRE RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	1 GAL. CONT.

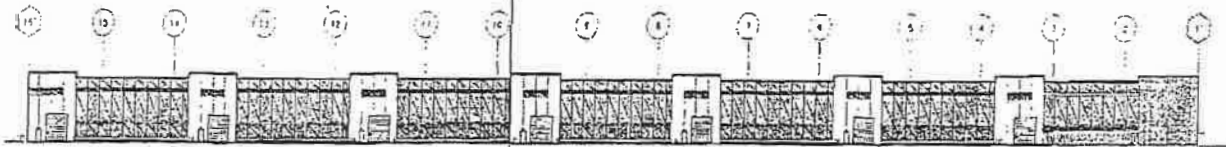
PLANNED DEVELOPMENT LANDSCAPE PLAN

APPLICANT: PROLOGIS PARK CHICAGO, LLLP
 ADDRESS: 3000 & 3001 S. DAMEN AVENUE
 INTRODUCTION DATE: SEPTEMBER 10, 2014
 PLAN COMMISSION: NOVEMBER 20, 2014

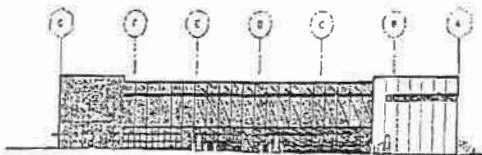




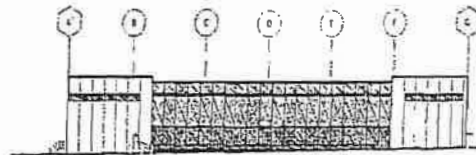
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

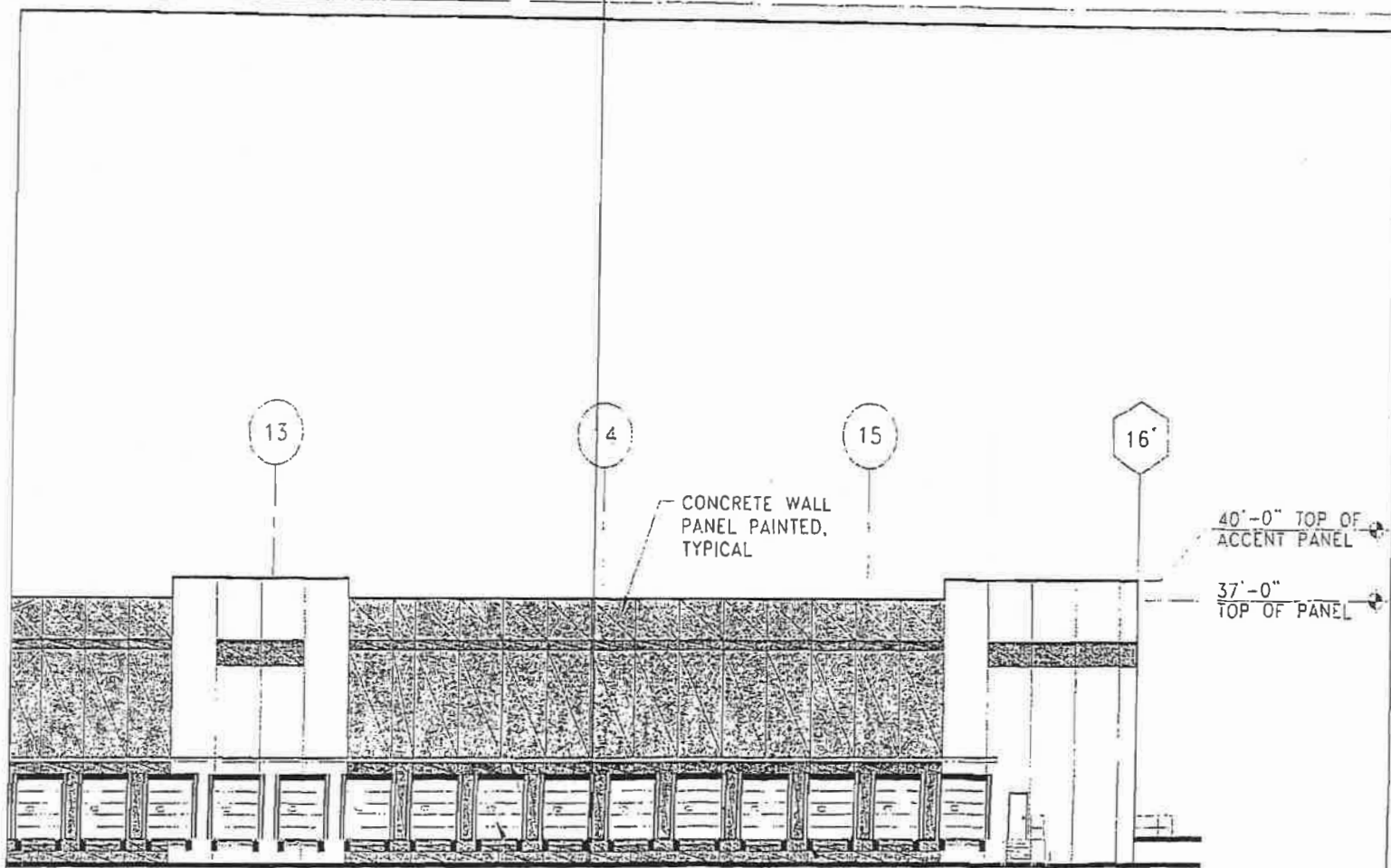
PLAN DEVELOPMENT ELEVATIONS

APPLICANT: PROLOGIS PARK CHICAGO, LLLP
 ADDRESS: 3000 & 3001 S. DAMEN AVENUE
 INTRODUCTION DATE: SEPTEMBER 10, 2014
 PLAN COMMISSION: NOVEMBER 20, 2014



SCANNELL
 PROPERTIES

800 E. 66TH ST., SUITE 175 PHOENIX, (617) 843-5959
 INDIANAPOLIS, IN 46240 FAX (317) 743-5857



ENLARGED SOUTH ELEVATION

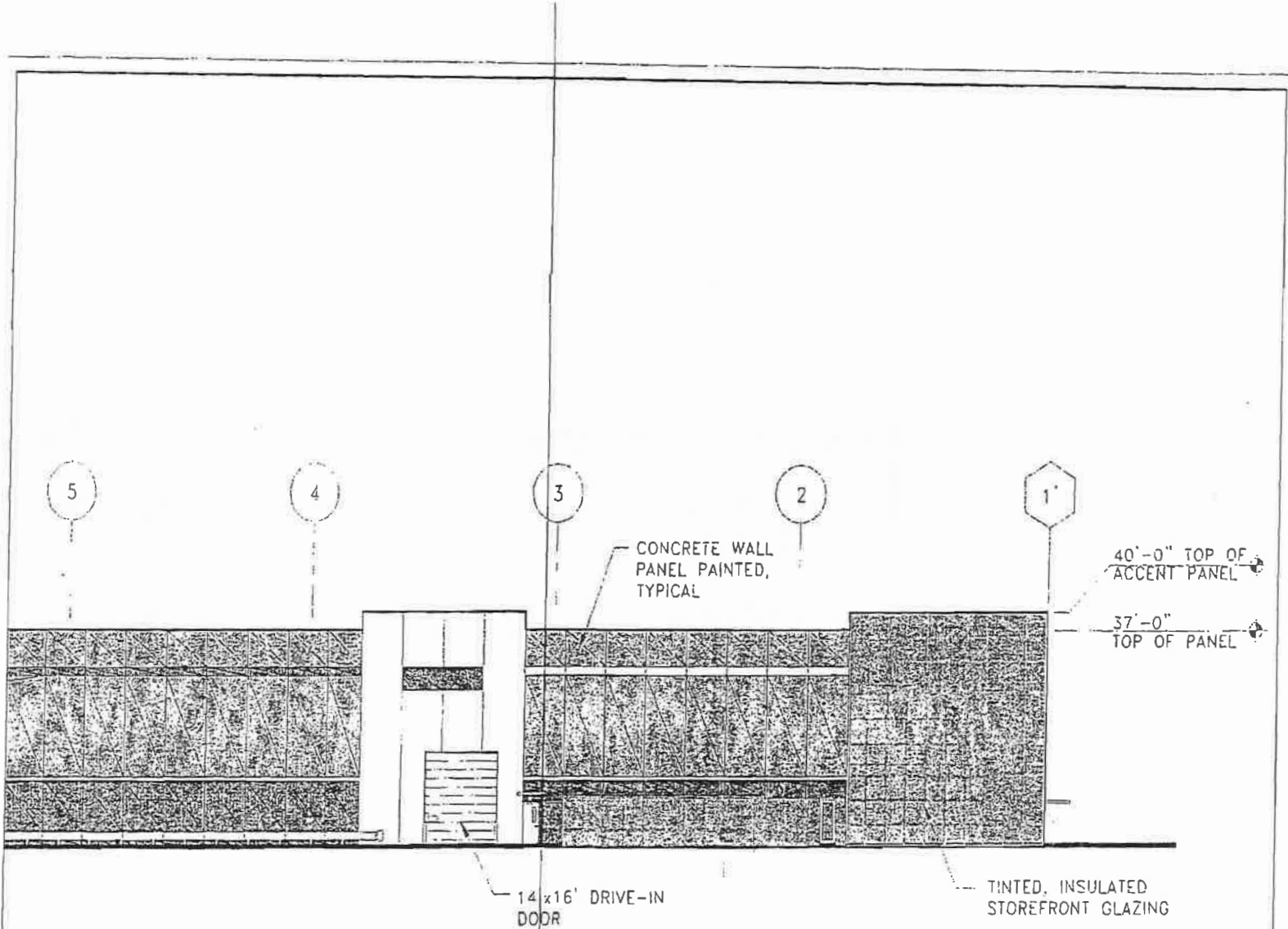
PLAN DEVELOPMENT ELEVATIONS

APPLICANT: PROLOGIS PARK CHICAGO, LLLP
 ADDRESS: 3000 & 3001 S. DAMEN AVENUE
 INTRODUCTION DATE: SEPTEMBER 10, 2014
 PLAN COMMISSION: NOVEMBER 20, 2014



SCANNELL
 PROPERTIES

800 E 90TH ST, SUITE 175 PHONE 317.843.5559
 INDIANAPOLIS, IN 46240 FAX 317.743.5957



ENLARGED NORTH ELEVATION

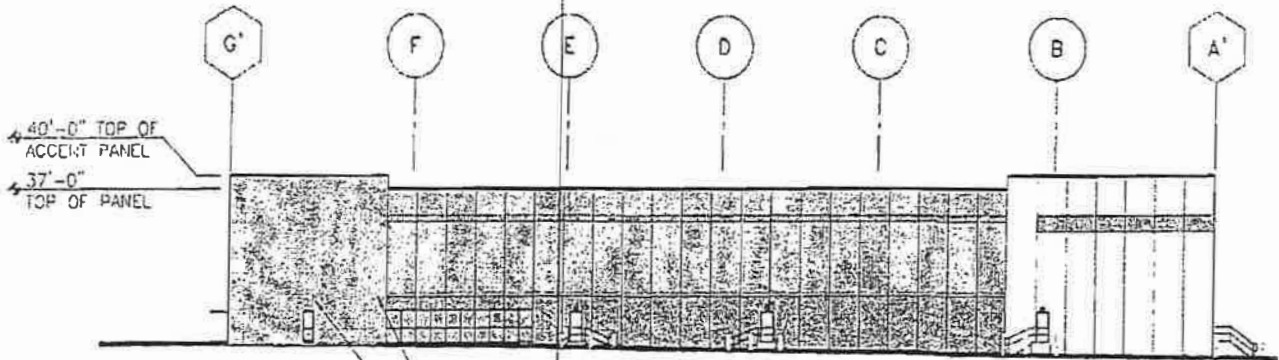
PLAN DEVELOPMENT ELEVATIONS

APPLICANT: PROLOGIS PARK CHICAGO, LLLP
 ADDRESS: 3000 & 3001 S. DAMEN AVENUE
 INTRODUCTION DATE: SEPTEMBER 10, 2014
 PLAN COMMISSION: NOVEMBER 20, 2014



SCANNELL
 PROPERTIES

810 E 16TH ST, SUITE 125 PHONE: (317) 843-5959
 INDIANAPOLIS, IN 46240 FAX: (317) 743-5957



TINTED, INSULATED STOREFRONT
GLAZING
GLASS ENTRANCE CANOPY TO MATCH
STOREFRONT GLAZING

WEST ELEVATION

PLAN DEVELOPMENT ELEVATIONS

APPLICANT: PROLOGIS PARK CHICAGO, LLLP
 ADDRESS: 3000 & 3001 S. DAMEN AVENUE
 INTRODUCTION DATE: SEPTEMBER 10, 2014
 PLAN COMMISSION: TBD



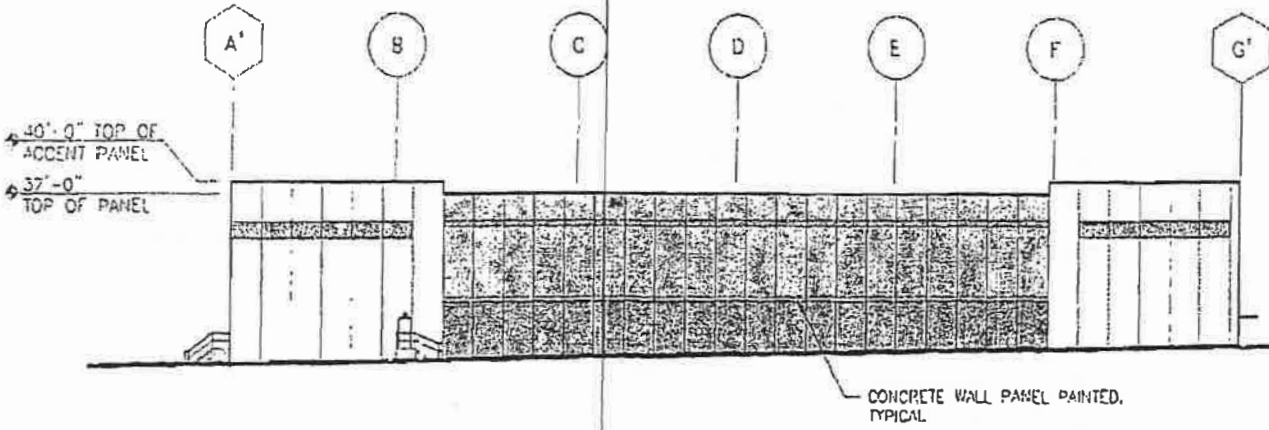
SCANNELL
 PROPERTIES

800 E. SIXTH ST., SUITE 1100 PHOENIX 617.843.9999
 INDIANAPOLIS, IN 46240 FAX 617.743.2107

12/10/2014

REPORTS OF COMMITTEES

100945



EAST ELEVATION

PLAN DEVELOPMENT ELEVATIONS

APPLICANT: PROLOGIS PARK CHICAGO, LLLP
ADDRESS: 3000 & 3001 S. DAMEN AVENUE
INTRODUCTION DATE: SEPTEMBER 10, 2014
PLAN COMMISSION: TBD



SCANNELL
PROPERTIES

600 E. 96TH ST., SUITE 102
CHICAGO, IL 60643
PHONE (312) 843-8999
FAX (312) 743-3967

15614

95650

JOURNAL--CITY COUNCIL--CHICAGO

6/30/2010

~~Reclassification Of Area Shown On Map No 5-I.
(Application No. 17068)
(Common Address: 2630 W. Cortland St.)~~

[O2010-3121]

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

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 5-I in the area bounded by:~~

~~the public alley next north of and parallel to West Cortland Street; a line 300 feet east of and parallel to North Washtenaw Avenue; West Cortland Street; and a line 275 feet east of and parallel to North Washtenaw Avenue,~~

~~to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.~~

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

Reclassification Of Area Shown On Map Nos. 6-H And 8-H.

(As Amended)

(Application No. 15614)

(Common Address: 3000 S. Damen Ave.)

WIPD 1165

[O2010-3122]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the PMD Number 11, Planned Manufacturing District symbols as shown on Map Numbers 6-H and 8-H in the area legally described as:

Parcel 1:

A tract of land in the southeast quarter of Section 30, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

commencing on the east line of said Section 30, at a point 606.10 feet north from the southeast corner of said section, and running thence southwesterwardly, making a southwesterly angle of 63 degrees, 14 minutes, 30 seconds with the said east line of Section 30, a distance of 75.03 feet to an intersection with the west line of the east 67.00 feet of said Section 30; thence southwestwardly along a line deflecting 05 degrees, 08 minutes, 57 seconds to the right from the last described course

extended, a distance of 379.11 feet; thence westwardly along a line deflecting 24 degrees, 42 minutes, 00 seconds to the right from the last described course extended, a distance of 629.58 feet to the point of beginning for said hereinafter described tract of land; thence westwardly, continuing along a westward extension of said last described course, a distance of 513.10 feet; thence northwardly along a line deflecting 87 degrees, 04 minutes, 00 seconds to the right from the last described course extended (said line being a southward extension of the east line of the parcel of land conveyed to the State of Illinois by deed dated October 25, 1928, and recorded November 15, 1928, as Document 10206804), a distance of 173.51 feet to an intersection with the northwesterly line of the parcel of land conveyed to Peter Cooper Corporations by deed dated January 2, 1935, and recorded January 8, 1935, as Document 11540678; thence south 60 degrees, 17 minutes, 45 seconds west, along said northwesterly line, a distance of 98.32 feet to the most westerly corner of said parcel of land conveyed to Peter Cooper Corporations; thence south 30 degrees, 56 minutes, 20 seconds east, along the southwesterly line of said parcel of land conveyed to Peter Cooper Corporations, a distance of 545.40 feet to a point which is 17.10 feet (measured along a southeastward extension of said southwesterly line) northwest from a southwestward extension of the southeasterly line of said parcel of land; thence north 83 degrees, 56 minutes, 29 seconds east, a distance of 43.19 feet to a point on said southeasterly line which is 39.20 feet (measured along said southwestward extension of said southeasterly line) northeast from said southeastward extension of said southwesterly line; thence north 60 degrees, 37 minutes, 45 seconds east, along said southeasterly line, a distance of 394.60 feet to the most easterly corner of said parcel of land; and thence north 30 degrees, 49 minutes, 15 seconds west, along the northeasterly line of said parcel of land, a distance of 136.54 feet to the point of beginning; in Cook County, Illinois;

Parcel 2:

A tract of land in the south half of Section 30 and in the northwest quarter of Section 31, both in Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

commencing on the east line of said Section 30, at a point 606.10 feet north from the southeast corner thereof, and running; thence southwesterly along the northerly line of the right-of-way of the Illinois Central Gulf Railroad Company, making a southwesterly angle of 63 degrees, 14 minutes, 30 seconds with said east line of Section 30, a distance of 75.03 feet to an intersection with the west line of the east 67.00 feet of said Section 30 and the point of beginning for said hereinafter described tract of land; thence southwesterly, continuing along said northerly right-of-way line and along said last described course extended, a distance of 333.81 feet; thence continuing southwesterly along said northerly right-of-way line, being a curve to the right with a radius of 2,824 feet, a distance of 529.03 feet; thence continuing southwesterly along said northerly right-of-way line, tangent to the last described course, a distance of 21.85 feet; thence continuing southwesterly along said northerly

right-of-way line, on a curve to the right with a radius of 2,742.68 feet, a distance of 503.35 feet, more or less, to an intersection with a line drawn from a point on the east line of said section, 133 feet north from the southeast corner thereof, to a point on the west line of the east half of the southwest quarter of said section, 133 feet north of the south line of said section; thence westerly along said last described line, said line being the northerly line of said right-of-way of the Illinois Central Gulf Railroad Company, a distance of 1,985.62 feet to an intersection with the northwesterly line of the northwesterly reserve of the Illinois and Michigan Canal as said northwesterly line has been monumented by the State of Illinois Transportation Department, Division of Waterways; thence southwestwardly along said northwesterly line, a distance of 14.88 feet to an intersection with the northerly right-of-way line of the Illinois Central Gulf Railroad Company (as defined in deed dated August 1, 1898, and recorded July 3, 1900, as Document 2981685) at a point 360.00 feet, measured along said northwesterly line, northeast from the point of intersection of said northwesterly line with the south line of the southwest quarter of said Section 30; thence westwardly along said northerly right-of-way line, said northerly line being here the arc of a circle, convex to the north and having a radius of 1,433 feet, a distance of 410.59 feet to a point 100 feet, measured perpendicularly, northwest from the northwesterly line of said northwesterly reserve of the Illinois and Michigan Canal and distant 240.00 feet (measured along a line 100 feet northwesterly from and parallel with the northwesterly line of said northwesterly reserve) northeasterly from the point of intersection of said parallel line with the east line of the northwest quarter of the northwest quarter of said Section 31; thence westwardly, continuing along said northerly right-of-way line, which is here a straight line, a distance of 230.35 feet to a point on the east line of the southwest quarter of the southwest quarter of said Section 30, distant 42.00 feet, measured along said east line and southward extension thereof, north from the Midway Monument Line, so called, marking the line between the lands of the Atchison, Topeka and Santa Fe Railway Company and those of the Illinois Central Gulf Railroad Company, as defined in said deed recorded as Document 2981685; thence westwardly, continuing along said northerly right-of-way line, which is here a straight line, a distance of 927.03 feet to a point 32.00 feet, normally distant, northerly from said midway Monument Line; thence westwardly, continuing along said northerly right-of-way line, which is here the arc of a circle, convex to the north and having a radius of 2,900.00 feet, a distance of 94.50 feet to the most westerly corner of Parcel "C" of the land conveyed to Chicago Produce Terminal Company by deed dated December 24, 1928, and recorded September 10, 1929, as Document 10476076; thence northeastwardly along the northwesterly line of said parcel of land conveyed by said Deed recorded as Document 10476076, and along the northwesterly line of the parcel of land conveyed to Chicago Produce Terminal Company by deed dated June 12, 1929 and recorded September 10, 1929, as Document 10476074, a distance of 889.58 feet; thence continuing northeasterly on a curve to the right, tangent to the last described course, with a radius of 459.28 feet, a distance of 109.016 feet; thence continuing northeasterly on a straight line, tangent to the last described course, a distance of 1,009.52 feet; thence easterly on a curve to the right, tangent to the last described course, with a radius of 600.00 feet, a distance of 227.29 feet; thence continuing easterly on a straight line, tangent to the

last described course, a distance of 342.48 feet to a point on the north and south centerline of said Section 30, which is 771.50 feet (measured along said north and south centerline) north of the south line of said Section 30, said point being at the southwest corner of a parcel of land conveyed to the State of Illinois by deed dated October 25, 1928, and recorded November 15, 1928, as Document 10206804; thence easterly along the southerly line of said parcel of land conveyed to the State of Illinois (said southerly line being a straight line making a southeasterly angle of 89 degrees, 56 minutes, 15 seconds with said north and south centerline of said Section 30), a distance of 236.69 feet; thence northeasterly along said southerly line, on a curve to the left, tangent to the last described line with a radius of 800 feet, a distance of 302.81 feet; thence continuing northeasterly along said southerly line, along a straight line tangent to the last described course, a distance of 520.84 feet; thence continuing easterly along said southerly line, along a straight line making an angle to the right of 21 degrees, 48 minutes, 25 seconds with the last described course extended, a distance of 89.14 feet to the southeast corner of said parcel of land conveyed to the State of Illinois; thence south 00 degrees, 09 minutes, 27 seconds west, along a southward extension of the east line of said parcel of land conveyed to the State of Illinois, a distance of 327.65 feet to an intersection with the northwesterly lines of the parcel of land conveyed to Peter Cooper Corporations by deed dated January 2, 1935, and recorded January 8, 1935 as Document 11540678; thence south 60 degrees, 17 minutes, 45 seconds west, along said northwesterly line, a distance of 98.32 feet to the most westerly corner of said parcel of land conveyed to Peter Cooper Corporations; thence south 30 degrees, 56 minutes, 20 seconds east, along the southwesterly line of said parcel of land conveyed to Peter Cooper Corporations, a distance of 545.40 feet to a point which is 17.10 feet (measured along a southeastward extension of said southwesterly line) northwest from a southwestward extension of the southeasterly line of said parcel of land; thence north 83 degrees, 56 minutes, 29 seconds east, a distance of 43.19 feet to a point on said southeasterly line which is 39.20 feet (measured along said southwestward extension of said southeasterly line) northeast from said southeastward extension of said southwesterly line; thence north 60 degrees, 37 minutes, 45 seconds east, along said southeasterly line, a distance of 394.60 feet to the southeasterly corner of said parcel of land; thence north 30 degrees, 49 minutes, 15 seconds west, along the northeasterly line of said parcel of land, a distance of 136.54 feet; thence south 86 degrees, 54 minutes, 33 seconds east, a distance of 629.58 feet; and thence north 68 degrees, 23 minutes, 27 seconds east, a distance of 379.11 feet to the point of beginning; in Cook County, Illinois;

Parcel 3:

A tract of land in the south half of Section 30 and in the northwest quarter of Section 31, both in Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

commencing on the east line of said Section 30, at a point 606.10 feet north from the southeast corner thereof, and running; thence southwesterly along the northerly line

of the right-of-way of the Illinois Central Gulf Railroad Company, making a southwesterly angle of 63 degrees, 14 minutes, 30 seconds, with said east line of said Section 30, a distance of 75.03 feet to an intersection with the west line of the east 67.00 feet of said Section 30, and the point of beginning for said hereinafter described tract of land; thence southwesterly, continuing along said northerly right-of-way line, and along said last described course extended, a distance of 333.81 feet; thence continuing southwesterly along said northerly right-of-way line, being a curve to the right with a radius of 2,824 feet, a distance of 529.03 feet; thence continuing southwesterly along said northerly right-of-way line, tangent to the last described course, a distance of 21.85 feet; thence continuing southwesterly along said northerly right-of-way line, on a curve to the right with a radius of 2,742.68 feet, a distance of 503.35 feet, more or less, to an intersection with a line drawn from a point on the east line of said section, 133 feet north from the southeast corner thereof, to a point on the west line of the east half of the southwest quarter said section, 133 feet north from the south line of said section; thence westerly along said last described line, said line being the northerly line of said right-of-way of the Illinois Central Gulf Railroad Company, a distance of 1,985.62 feet to an intersection with the northwesterly line of the northwesterly reserve of the Illinois and Michigan Canal, as said northwesterly line has been monumented by the State of Illinois Transportation Department, Division of Waterways; thence southwestwardly along said northwesterly line a distance of 14.88 feet to an intersection with the northerly right-of-way line of the Illinois Central Gulf Railroad Company (as defined in deed dated August 1, 1898, and recorded July 3, 1900, as Document 2981685) at a point 360.00 feet, measured along said northwesterly line, northeast from the point of intersection of said northwesterly line with the south line of the southwest quarter of said Section 30; thence westerly along said northerly right-of-way line, said northerly line being here the arc of circle, convex to the north and having a radius of 1,433 feet, a distance of 410.59 feet to a point 100 feet, measured perpendicular, northwest from the northwesterly line of said northwesterly reserve of the Illinois and Michigan Canal, and distant 240.00 feet (measured along a line 100 feet northwesterly from and parallel with the northwesterly line of said northwesterly reserve) northeasterly from the point of intersection of said parallel line with the east line of the northwest quarter of the northwest quarter of said Section 31; thence westwardly, continuing along said northerly right-of-way line, which is here a straight line, a distance of 230.35 feet to a point on the east line of the southwest quarter of the southwest quarter of said Section 30, distant 42.00 feet, measured along said east line and southward extension thereof, north from the Midway Monument Line, so called, marking the line between the lands of the Atchison, Topeka and Santa Fe Railway Company and those of the Illinois Central Gulf Railroad Company, as defined in said Deed recorded as Document 2981685; thence westwardly, continuing along said northerly right-of-way line (which is here a straight line, and defined as being 927.03 feet in length and drawn to a point 32.00 feet, normally distant, northerly from said Midway Monument Line) for a distance of 445.61 feet to a point 898.74 feet east of (as measured at right angles) the west line of the northwest quarter of the aforesaid Section 31; thence south 15 degrees, 06 minutes, 33 seconds east, at right angles to the above described line, 8.03 feet to a point 98.52 feet south of (as measured at right angles) the south line

of the southwest quarter of the aforesaid Section 30, and 900.61 feet east of the west line of the northwest quarter of the aforesaid Section 31; thence north 75 degrees, 25 minutes, 08 seconds east, 630.84 feet to a point 50.65 feet north of (as measured at right angles) the foresaid south line of the southwest quarter of Section 30, and 1,148.78 feet east of (as measured at right angles) the west line of the southwest quarter of the foresaid Section 30, said point being on a circle convex northwesterly and having a radius of 2,353.33 feet; thence northeasterly along the arc of said circle, 276.11 feet, the chord of which bears north 78 degrees, 46 minutes, 48 seconds east, for 275.96 feet, to a point 100.07 feet north of (as measured at right angles) the south line of the southwest quarter of the aforesaid Section 30, and 876.74 feet west of (as measured at right angles) the east line of the aforesaid southwest quarter of said Section 30; thence north 88 degrees, 08 minutes, 41 seconds east, 876.75 feet to the aforesaid east line of the southwest quarter of Section 30, at a point 114.65 feet north of the southeast corner of said southwest quarter of Section 30; thence continuing north 88 degrees, 08 minutes, 41 seconds east, 1,053.78 feet to a point 110.98 feet north of (as measured at right angles) the south line of the southeast quarter of the aforesaid Section 30; thence north 01 degree, 51 minutes, 19 seconds west (as measured radially to the following described circle) 2.60 feet to a point on a circle convex southerly and having a radius of 2,678.74 feet; thence easterly along the arc of said circle, 655.04 feet, the chord of which bears north 81 degrees, 08 minutes, 22 seconds east for 653.41 feet, to a point 191.01 feet north of (as measured at right angles) the aforesaid south line of the southeast quarter of Section 30, and 962.40 feet west of the east line of (as measured at right angles) the aforesaid southeast quarter of Section 30; thence north 74 degrees, 08 minutes, 03 seconds east, 23.64 feet to a point 196.66 feet north of (as measured at right angles) the aforesaid south line of the southeast quarter of Section 30, and 939.50 feet west of (as measured at right angles) the east line of the aforesaid southeast quarter of Section 30, said point being on a circle convex southeasterly and having a radius of 2,870.42 feet; thence easterly along the arc of said circle, 586.27 feet, the chord of which bears north 68 degrees, 16 minutes, 58 seconds east, for 585.25 feet, to a point 393.59 feet north of (as measured at right angles) the south line of the aforesaid southeast quarter of Section 30 and 390.17 feet west of (as measured at right angles) the east line of the aforesaid southeast quarter of Section 30; thence north 62 degrees, 25 minutes, 54 seconds east, 359.66 feet to a point on the west line of the east 67.00 feet of the southeast quarter of the aforesaid Section 30 and distant 548.53 feet north of (as measured along said parallel line) the south line of the aforesaid southeast quarter of Section 30; thence north 01 degree, 32 minutes, 14 seconds west, along the aforesaid west line of the east 67.00 feet of Section 30, for a distance of 24.15 feet to the hereinabove designated point of beginning; in Cook County, Illinois,

to the designation of a Waterway-Industrial Planned Development, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 2. This ordinance takes effect after its passage and approval.

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

Waterway-Industrial Planned Development No. 1165

Plan Of Development Statements.

1. The area delineated herein as a Waterway-Industrial Planned Development ("Planned Development"), consists of approximately two million one hundred eleven thousand seven hundred (2,111,700) square feet (plus or minus forty-eight and forty-eighty hundredths (± 48.48) acres) of property as depicted on the attached Planned Development Boundary and Property Line Map ("Property"). The Property is under the single designated control and ownership of the applicant, ProLogis Park Chicago, L.L.P.
2. All applicable official reviews, approvals or permits that are required in connection with the Planned Development shall be obtained or authorized to be obtained by the applicant. Any dedication or vacation of streets, alleys or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal 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 of the Property. Pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time any application for an amendment, modification or change (administrative, legislative or otherwise) to this Planned Development is made, shall be under single ownership or single designated control. "Single designated control" is defined in Section 17-8-044 of the Chicago Zoning Ordinance.

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, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder. An agreement among the owners of the Property, or a covenant binding upon the owners of the Property, may designate the parties authorized to apply for future amendments, modifications or other changes to this Planned Development.

4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Green Roof Plan and typical Building Elevations prepared by Cornerstone Architects, Ltd. dated May 20, 2010. Full-sized copies of the Landscape Plan and the Building Elevations are on file with the Department of Zoning and Land Use Planning. 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 the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted within the area delineated herein as Waterway-Industrial Planned Development Number _____: any Permitted Use (as defined in §17-1702119 of the Chicago Zoning Ordinance) in Planned Manufacturing District Number 11, Subdistrict A, including warehousing and distribution activities, accessory parking, and accessory and related uses. Portions of the Property may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property.
6. Identification signs, on-premise signs, and temporary signs such as construction and marketing signs, shall be permitted within the Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning. Off-premise signs shall not be permitted in the Planned Development. The City acknowledges that there is a freestanding off-premise sign located on the Property on the west side of and adjacent to Damen Avenue. This sign is a nonconforming sign and may remain in use subject to the regulations of Section 17-15-0500 of the Chicago Zoning Ordinance and all other applicable requirements of the Municipal Code.
7. Any service drive or other ingress and egress shall be adequately designed and paved in accordance with the regulations of the Chicago Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of Chicago. Closure of all or part of any public street or alley during demolition or construction shall be subject to review and approval of the Chicago Department of Transportation.
8. For purposes of floor area, floor area ratio ("F.A.R.") and building height calculations, the definitions of the Chicago Zoning Ordinance shall apply.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations attached hereto and made a part of this Planned Development. Part II approval pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance shall be issued for each individual building provided that the proposed building substantially conforms to the Site Plan, Landscape Plan, Green Roof Plan and the typical Building Elevations prepared by Cornerstone Architects, Ltd. dated May 20, 2010, attached hereto as exhibits. A twenty (20) foot landscaped buffer shall be installed along the Property line where it faces the Sanitary and Ship canal, including along the north side of Building Number 1. If the applicant eventually chooses to install a rail siding along the north side of Building Number 1, the twenty (20) foot landscaped buffer shall be retained.

Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.

10. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
11. The terms, conditions, requirements and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning upon written application and a determination by the Commissioner of the Department of Zoning and Land Use Planning that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Planned Development by the Commissioner of the Department of Zoning and Land Use Planning shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. All new buildings located within the Planned Development shall be certified by the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The applicant shall provide a vegetated ("green") roof on at least fifty percent (50%) of the net roof area of each building to be constructed within the Planned Development (approximately three hundred sixty thousand eight hundred (360,800) square feet combined). "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures and roof-mounted equipment.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the improvements on the Property in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements 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.
14. Upon Part II Review, a Part II Review Fee shall be assessed by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance. The fee, as determined by the Department of Zoning and Land Use Planning staff at that time, is a final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

15614

- 15. This Planned Development contemplates the development of multiple buildings that will be constructed in phases. This Planned Development shall be in full force and effect upon completion of the first building. This Planned Development shall expire and the zoning of the Property shall revert to the pre-existing classification of Planned Manufacturing District Number 11, Subdistrict A only if no building is constructed as contemplated herein within six (6) years following adoption of the Planned Development.

[Existing Zoning Map; Existing Land-Use Area Map; Planned Development Boundary and Property Line Map; Overall Site Plan; Preliminary Landscape Plan; Green Roof Plan; Landscape Details; and Typical Elevations referred to in these Plan of Development Statements printed on pages 95660 through 95667 of this *Journal*.]

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

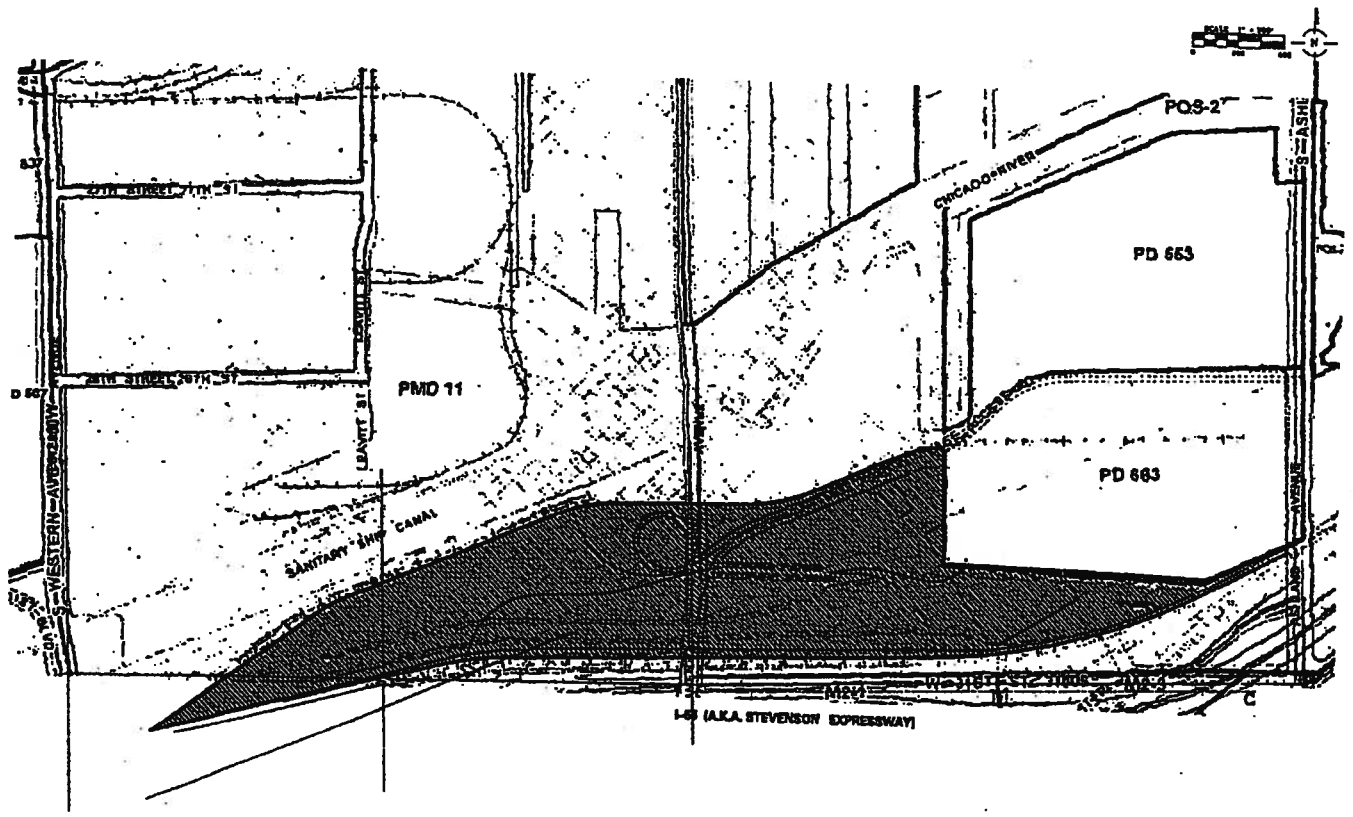
Waterway-Industrial Planned Development No. 1165

Bulk Regulations And Data Table.

Net Site Area:	2,111,700 square feet (48.48 acres)
Area in Public Way:	1,613 square feet (0.03 acre)
Gross Site Area:	2,113,313 square feet (48.51 acres)
Maximum Floor Area Ratio:	1.0
Maximum Number of Parking Spaces:	1,100
Maximum Number of Loading Berths:*	350
Maximum Building Height:	60 feet
Minimum Periphery Setbacks:	In accordance with Site Plan

* Exterior truck docks

Existing Zoning Map.

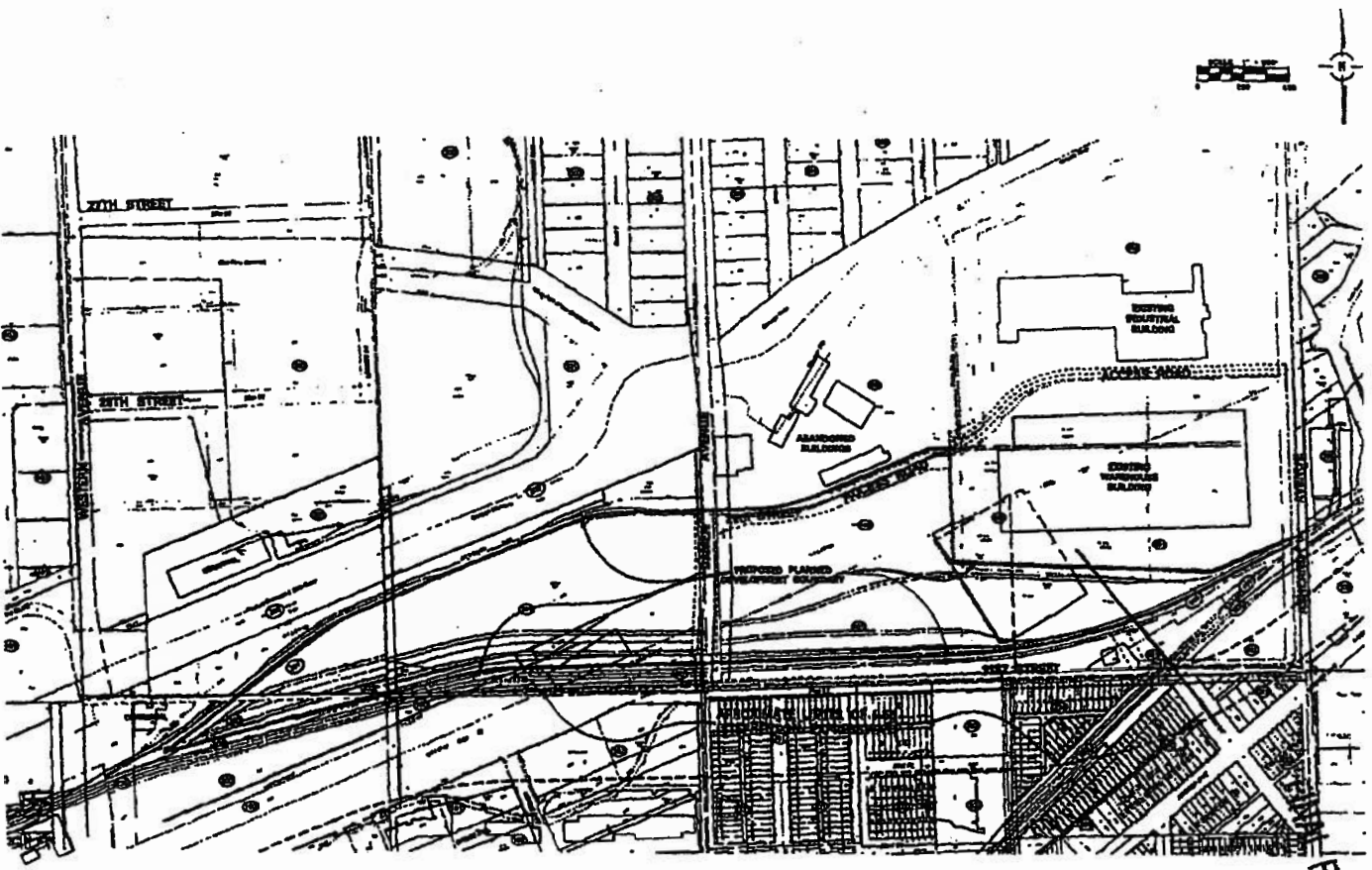


6/30/2010

REPORTS OF COMMITTEES

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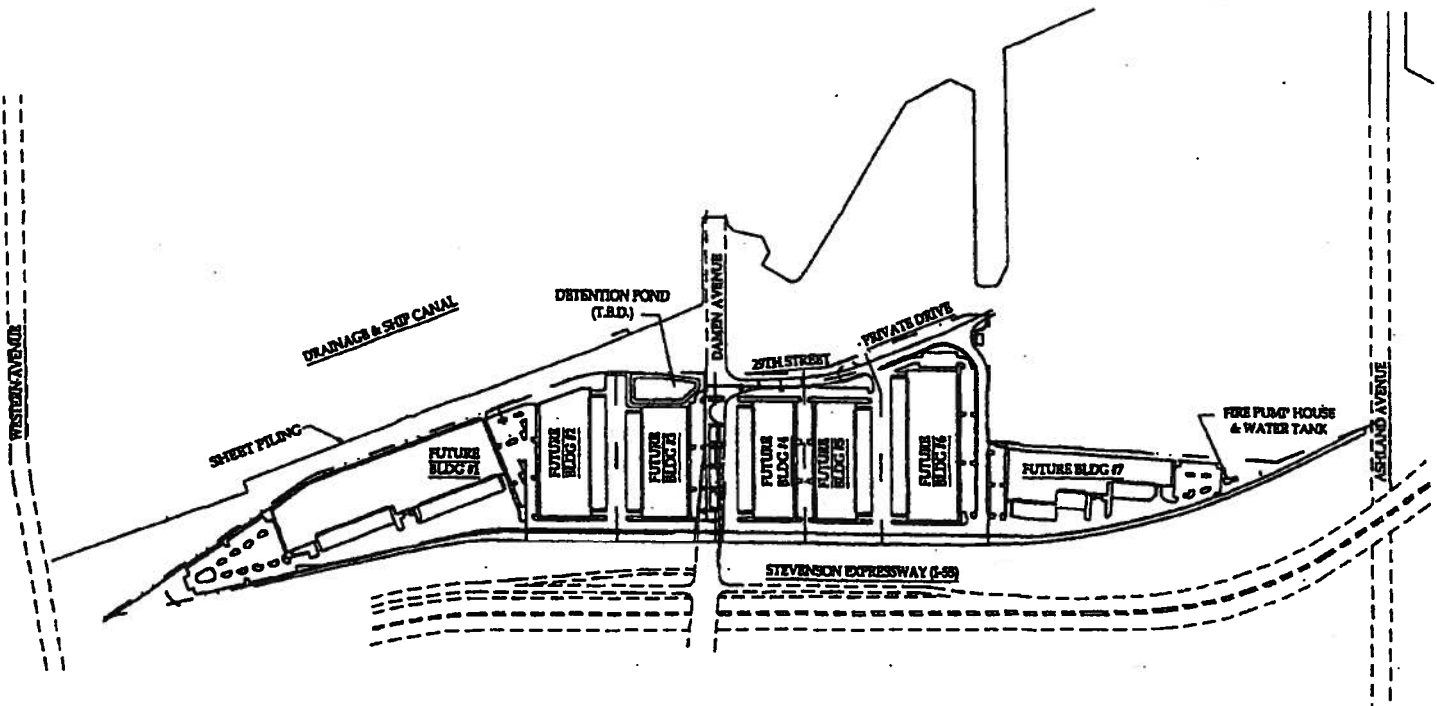
Existing Land-Use Area Map.

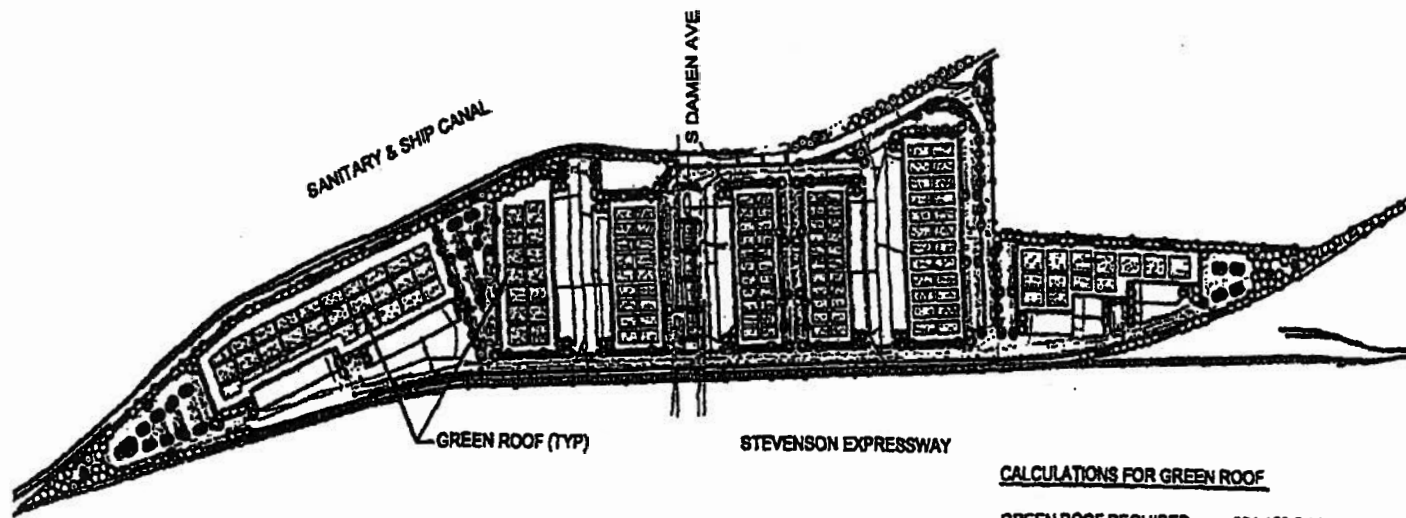


Planned Development Boundary And Property Line Map.



Overall Site Plan.





CALCULATIONS FOR GREEN ROOF

GREEN ROOF REQUIRED.....381,152 SF (50%)
GREEN ROOF PROVIDED.....381,158 SF (50%)

Green Roof Plan.

6/30/2010

REPORTS OF COMMITTEES

95667

Typical Elevations.

