

PD 1485

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JOURNAL--CITY COUNCIL--CHICAGO

12/16/2020

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NO. 6-G.

(As Amended)
(Application No. 20438)
(Common Address: 2424 S. Halsted St.)

WIPD 1485

[SO2020-3724]

(Committee Meeting Held December 1, 2020)

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

CHICAGO, December 16, 2020.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on December 1, 2020, the following items were passed by a majority of the members present:

Page 1 contains a text amendment of Municipal Code Section 16-8-070 to further regulate rezoning in conversion areas.

Pages 1 through 13 contain various map amendments in the 1st, 2nd, 3rd, 11th, 12th, 17th, 21st, 24th, 25th, 26th, 27th, 28th, 35th, 38th, 40th, 41st, 42nd, 43rd, 44th, 46th, 47th, 48th and 50th Wards, noting that Alderman Sigcho-Lopez and Alderman Rodriguez-Sanchez would like to be recorded as voting "No" on Document Number O2020-3724 for the property commonly known as 2424 South Halsted Street.

Page 13 contains (two) 2 demolition orders for non-contributing buildings in the 46th Ward Uptown Square Historical District.

Page 14 contains various large signs over 100 square feet in area and 24 feet above grade in the 3rd, 13th, 18th, 20th, 22nd, 25th, 27th, 31st, 35th, 41st, 42nd, 43rd, 44th, 45th and 50th Wards.

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

Respectfully submitted,

(Signed) THOMAS TUNNEY,
Chairman.

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

Yeas -- Aldermen La Spata, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Brookins, Rodriguez, Tabares, Scott, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Cardona, Waguespack, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Smith, Tunney, Gardiner, Cappleman, Martin, Osterman, Hadden, Silverstein -- 48.

Nays -- Aldermen Sigcho-Lopez, Rodriguez-Sanchez -- 2.

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

The following is said ordinance as passed:

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Waterway-Heliport Planned Development Number 1236 symbols as shown on Map Number 6-G in the area bounded by:

beginning at the centerline of the Chicago River south branch; a line 15 feet west of and parallel to South Halsted Street; a line 19.85 feet south of the Southerly Dock Line of the Chicago River south branch (Dock Line established by Sanitary District of Chicago Engineers April 9, 1945 by warranty deed recorded as Document Number 3341377) and perpendicular to South Halsted Street; South Halsted Street; the centerline of the vacated West 25th Street (per Document Number 14369923); the west right-of-way line of South Green Street (vacated and recorded on May 11, 1945 (per Document Number 13505371)) or the line thereof if extended where no street exists; a point located at the west right-of-way line of vacated South Green Street or the line thereof if extended where no street exists and 383.42 feet north of West Archer Avenue measured along the west right-of-way line of vacated South Green Street; a line from a point located at the west right-of-way line of vacated South Green Street if extended and 383.42 feet north of West Archer Avenue measured along the west right-of-way line of vacated South Green Street to a point 197.12 feet northeasterly of the east right-of-way line of South Corbett Street and perpendicular thereto and 324.12 feet south of the Southerly Dock Line of the Chicago River south branch and perpendicular thereto; a line from a point 197.12 feet northeasterly of the east right-of-way line of South Corbett Street and perpendicular thereto and 324.12 feet south of the Southerly Dock Line of the Chicago River south branch and perpendicular thereto; to a point 196.29 feet northeasterly of the east right-of-way line of South Corbett Street and perpendicular thereto and 257.40 feet

south of the Southerly Dock Line of the Chicago River south branch and perpendicular thereto; a line from 196.29 feet northeasterly of the east right-of-way line of South Corbett Street and perpendicular thereto and 257.40 feet south of the Southerly Dock Line of the Chicago River south branch and perpendicular thereto; to a point 809.85 feet southwesterly of South Halsted Street as measured along the Southerly Dock Line of the Chicago River south branch and the Southerly Dock Line of the Chicago River south branch and returning to the centerline of the Chicago River south branch,

to those of Planned Manufacturing District Number 11(A).

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the Planned Manufacturing District Number 11(A) symbols and indications as shown on Map Number 6-G in the area bounded by:

beginning at the centerline of the Chicago River south branch; a line 15 feet west of and parallel to South Halsted Street; a line 19.85 feet south of the Southerly Dock Line of the Chicago River south branch (Dock Line established by Sanitary District of Chicago Engineers April 9, 1945 by warranty deed recorded as Document Number 3341377) and perpendicular to South Halsted Street; South Halsted Street; the centerline of the vacated West 25th Street (per Document Number 14369923); the west right-of-way line of South Green Street (vacated and recorded on May 11, 1945 (per Document Number 13505371)) or the line thereof if extended where no street exists; a point located at the west right-of-way line of vacated South Green Street or the line thereof if extended where no street exists and 383.42 feet north of West Archer Avenue measured along the west right-of-way line of vacated South Green Street; a line from a point located at the west right-of-way line of vacated South Green Street if extended and 383.42 feet north of West Archer Avenue measured along the west right-of-way line of vacated South Green Street to a point 197.12 feet northeasterly of the east right-of-way line of South Corbett Street and perpendicular thereto and 324.12 feet south of the Southerly Dock Line of the Chicago River south branch and perpendicular thereto; a line from a point 197.12 feet northeasterly of the east right-of-way line of South Corbett Street and perpendicular thereto and 324.12 feet south of the Southerly Dock Line of the Chicago River south branch and perpendicular thereto; to a point 196.29 feet northeasterly of the east right-of-way line of South Corbett Street and perpendicular thereto and 257.40 feet south of the Southerly Dock Line of the Chicago River south branch and perpendicular thereto; a line from 196.29 feet northeasterly of the east right-of-way line of South Corbett Street and perpendicular thereto and 257.40 feet south of the Southerly Dock Line of the Chicago River south branch and perpendicular thereto; to a point 809.85 feet southwesterly of South Halsted Street as measured along the Southerly Dock Line of the Chicago River south branch and the Southerly Dock Line of the Chicago River south branch and returning to the centerline of the Chicago River south branch; and

Parcel 1:

That part of Commonwealth Edison Company's Block "C", being a consolidation of sundry lots and vacated streets in Canal Trustees' Subdivision of blocks in the south fraction of Section 29, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded June 26, 1913 in Book 125 of Plats, page 1, as Document Number 5215238, more particularly described as follows: commencing at the intersection of the easterly line of Quarry Street as vacated by ordinance passed by the City of Chicago on December 16, 1912 and recorded February 5, 1913 as Document Number 5125272 with the northerly line of Block "C" aforesaid; thence south 78 degrees, 54 minutes, 02 seconds west (assumed) along said northerly line of Block "C", a distance of 62.95 feet to a point of intersection with a line drawn parallel with and 62.81 feet westerly from (measured perpendicular to) the aforementioned easterly line of vacated Quarry Street, said point being the point of beginning for this description; thence south 07 degrees, 15 minutes, 56 seconds east along said parallel line, a distance of 66.53 feet to a point; thence south 32 degrees, 54 minutes, 44 seconds west, a distance of 17.10 feet to an intersection with a line drawn parallel with and 73.84 feet westerly from (measured perpendicular to) the easterly line of vacated Quarry Street: thence south 07 degrees, 15 minutes, 56 seconds east along said parallel line, a distance of 43.57 feet; thence south 16 degrees, 06 minutes, 47 seconds west, a distance of 127.40 feet to a point; thence south 88 degrees, 19 minutes, 55 seconds west, a distance of 189.73 feet to an intersection with a line having a southerly terminus at the intersection of the northwestward extension of the easterly line of South Senour Avenue with a southerly line of that part of West 25th Street vacated by the aforementioned ordinance recorded February 5, 1913 as Document Number 5125272; thence north 06 degrees, 40 minutes, 02 seconds west along said line, a distance of 213.44 feet to an intersection with a northerly line of Block "C"; thence south 79 degrees, 00 minutes, 49 seconds east along said northerly line of Block "C", a distance of 42.22 feet to an angle in said northerly line; thence north 76 degrees, 50 minutes, 05 seconds east along said northerly line, a distance of 205.94 feet to an intersection with the westerly line of vacated Quarry Street; thence north 78 degrees, 54 minutes, 02 seconds east along said northerly line of Block "C", a distance of 3.24 feet to the point of beginning, in Cook County, Illinois.

Parcel 2:

That part of Commonwealth Edison Company's Block "C", being a consolidation of sundry lots and vacated streets in Canal Trustees' Subdivision of blocks in the south fraction of Section 29, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded June 26, 1913 in Book 125 of Plats,

page 1, as Document Number 5215238, more particularly described as follows: beginning at the intersection of the easterly line of Quarry Street as vacated by ordinance passed by the City of Chicago on December 16, 1912 and recorded February 5, 1913 as Document Number 5125272 with the northerly line of Block "C" aforesaid; thence south 07 degrees, 15 minutes, 56 seconds east (assumed) along said easterly line of vacated Quarry Street, a distance of 252.28 feet to a point; thence south 34 degrees, 53 minutes, 06 seconds west, a distance of 143.15 feet to a point; thence north 21 degrees, 12 minutes, 27 seconds west, a distance of 117.57 feet to a point; thence north 16 degrees, 06 minutes, 47 seconds east, a distance of 127.40 feet to an intersection with a line drawn parallel with and 73.84 feet westerly from (measured perpendicular to) the aforementioned easterly line of vacated Quarry Street; thence north 07 degrees, 15 minutes, 56 seconds west along said parallel line, a distance of 43.57 feet to a point; thence north 32 degrees, 54 minutes, 44 seconds east, a distance of 17.10 feet to an intersection with a line drawn parallel with and 62.81 feet westerly from (measured perpendicular to) the easterly line of vacated Quarry Street; thence north 07 degrees, 15 minutes, 56 seconds west along said parallel line, a distance of 66.53 feet to an intersection with the aforementioned northerly line of Block "C"; thence north 78 degrees, 54 minutes, 02 seconds east along said northerly line, a distance of 62.95 feet to the point of beginning, in Cook County, Illinois.

Parcel 3:

That part of Commonwealth Edison Company's Block "C", being a consolidation of sundry lots and vacated streets in Canal Trustees' Subdivision of blocks in the south fraction of Section 29, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded June 26, 1913 in Book 125 of Plats, page 1, as Document Number 5215238, more particularly described as follows: commencing at the intersection of the easterly line of Quarry Street as vacated by ordinance passed by the City of Chicago on December 16, 1912 and recorded February 5, 1913 as Document Number 5125272 with the northerly line of Block "C" aforesaid; thence south 07 degrees, 15 minutes, 56 seconds east (assumed) along said easterly line of vacated Quarry Street, a distance of 252.28 feet to the point of beginning; thence continuing south 07 degrees, 15 minutes, 56 seconds east along said easterly line, a distance of 37.48 feet to an angle in said easterly line; thence south 31 degrees, 50 minutes, 05 seconds east along said easterly line, a distance of 109.42 feet to an intersection with the northerly line of South Senour Avenue; thence south 57 degrees, 53 minutes, 14 seconds west along said northerly line, a distance of 115.39 feet to a point; thence north 32 degrees, 10 minutes, 34 seconds west, a distance of 87.49 feet to a point; thence north 34 degrees, 53 minutes, 06 seconds east, a distance of 143.15 feet to the point of beginning, in Cook County, Illinois.

Parcel 4:

That part of Commonwealth Edison Company's Block "C", being a consolidation of sundry lots and vacated streets in Canal Trustees' Subdivision of blocks in the south fraction of Section 29, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded of said subdivision recorded June 26, 1913 in Book 125 of Plats, page 1, as Document Number 5215238, more particularly described as follows: commencing at the intersection of the easterly line of Quarry Street as vacated by ordinance passed by the City of Chicago on December 16, 1912 and recorded February 5, 1913 as Document Number 5125272 with the northerly line of Block "C" aforesaid; thence south 78 degrees, 54 minutes, 02 seconds west (assumed) along said northerly line of Block "C", a distance of 62.95 feet to an intersection with a line drawn parallel with and 62.81 feet westerly from (measured perpendicular to) the aforementioned easterly line of vacated Quarry Street; thence south 07 degrees, 15 minutes, 56 seconds east along said parallel line a distance of 66.53 feet to a point; thence south 32 degrees, 54 minutes, 44 seconds west a distance of 17.10 feet to an intersection with a line drawn parallel with and 73.84 feet westerly from (measured perpendicular to) the easterly line of vacated Quarry Street; thence south 07 degrees, 15 minutes, 56 seconds east along said parallel line, a distance of 43.57 feet to a point; thence south 16 degrees, 06 minutes, 47 seconds west, a distance of 127.40 feet to the point of beginning; thence south 21 degrees, 12 minutes, 27 seconds east, a distance of 117.57 feet to a point; thence south 32 degrees, 10 minutes, 34 seconds east, a distance of 87.49 feet to a point on the northerly line of South Senour Avenue, said point being 115.39 feet southwesterly from (as measured along said northerly line) the intersection of said northerly line with an easterly line of vacated Quarry Street; thence south 57 degrees, 53 minutes, 14 seconds west along said northerly line, a distance of 150.70 feet to an angle in said line; thence north 77 degrees, 00 minutes, 19 seconds west along a northerly line of South Senour Avenue, a distance of 21.17 feet to an angle in said line; thence north 31 degrees, 53 minutes, 53 seconds west along an easterly line of said South Senour Avenue and the northwestward extension of said easterly line thereof, a distance of 235.02 feet to an intersection with a southerly line of that part of West 25th Street vacated by the aforementioned ordinance recorded February 5, 1913 as Document Number 5125272; thence north 06 degrees, 40 minutes, 02 seconds west, a distance of 54.32 feet to a point; thence north 88 degrees, 19 minutes, 55 seconds east, a distance of 189.73 feet to the point of beginning.

Parcel 5:

All that part of the Commonwealth Edison Company's Block "C" being a consolidation of sundry lots and vacated streets in Canal Trustees' Subdivision of blocks in the south

fraction of Section 29, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded June 26, 1913 in Book 125 of Plats, page 1 as Document Number 5215238, lying easterly of the easterly line of Quarry Street (now Senour Avenue) and the easterly line of Quarry Street as vacated by an ordinance passed by the City of Chicago on December 16, 1912 and recorded on February 5, 1913, as Document Number 5125272 in Cook County, Illinois. Also, that portion of the parcel or lot of real estate known as Evans' Slip and lying between Lots 2 and 3 and northwesterly of the right-of-way of the Chicago and Alton Railroad (now known as the Gulf, Mobile and Ohio Railroad) as now located over said lots in Brainard and Evans' Subdivision of Lots 1, 2, 3, 4, 5 and 6 in Block 2 in the Canal Trustees' Subdivision of blocks in the south fractional half of Section 29, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at the intersection of the northerly line of said right-of-way of the Chicago and Alton Railroad (now known as the Gulf, Mobile and Ohio Railroad) and the westerly line of that part of said Lot 2 of said Brainard and Evans' Subdivision lying north of said right-of-way (said point of intersection being the southeasterly corner of said Evans' Slip) and running thence in a northwesterly direction along the westerly line of said Lot 2 (being the easterly line of said Evans' Slip), a distance of 14 feet; thence westerly along a curved line, which is an arc of a circle whose radius is 193.18 feet and whose center is northwesterly of the southeasterly corner of said Evans' Slip, to a point in the centerline of said Evans' Slip, 25 feet (measured along said centerline) northwesterly of the northerly line of said right-of-way of the Chicago and Alton Railroad (now known as the Gulf, Mobile and Ohio Railroad); thence northwesterly along the centerline of said Evans' Slip to the intersection of said centerline with the present south dock line of the Chicago River extended across said slip; thence southwestwardly along the said dock line extended across said slip to the easterly line of said Lot 3 of Brainard and Evans' Subdivision; thence southeasterly along said easterly line of said Lot 3 (being the westerly line of said Evans' Slip) to the intersection of said easterly line of said Lot 3 with the northerly line of said right-of-way of the Chicago and Alton Railroad (now known as the Gulf, Mobile and Ohio Railroad) (said point of intersection being the southwest corner of said Evans' Slip); thence northeasterly along the northerly line of said right-of-way (being the southerly line of said Evans' Slip) 71 feet and 1¼ inches, more or less, to the point of beginning, in Cook County, Illinois.

Parcel 6:

A parcel of land situated in Block 2 of the Canal Trustees' Subdivision of the blocks in the south fractional half of Section 29, Township 39 North, Range 14, East of the Third Principal Meridian described as follows: beginning at a point on the east line of said Block 2, which is identical with the southwest corner of 5 in Block 1 of said Canal Trustees' Subdivision, and running thence south 17 degrees east along the easterly line

of said Block 2, being also a northward extension of the westerly line of Lot 6 in Block 1 of said Canal Trustees' Subdivision, a distance of 63.40 feet to its intersection with the northerly line of the land conveyed to the Chicago and Alton Railroad by warranty deed recorded June 22, 1886 as Document Number 728491; thence south 61 degrees, 09 minutes, 18 seconds west along the northerly line of the land so conveyed, a distance of 463.35 feet to the northeasterly line of a tract of land conveyed to the Commonwealth Edison Company by quitclaim deed recorded December 31, 1909 as Document Number 4489645; thence north 24 degrees, 51 minutes, 26 seconds west along the northeasterly line of the tract conveyed by Document Number 4489645, a distance of 14 feet; thence southwestwardly along the northerly line of the tract conveyed by Document Number 4489645, being the arc of a circle (the chord of which bears 80 degrees, 54 minutes, 02 seconds west) convex southerly and having a radius of 193.18 feet, a distance of 38.59 feet to the most westerly corner of said tract and the westerly line of the tract conveyed to the Peoples Gas Light and Coke Company by quitclaim deed recorded November 4, 1913 as Document Number 5298104; thence north 26 degrees, 06 minutes, 10 seconds west along said westerly line, a distance of 223.88 feet; thence continuing along said westerly line north 20 degrees, 01 minute 07 seconds west, a distance of 56.13 feet; thence continuing along said westerly line north 12 degrees, 53 minutes, 36 seconds west, a distance of 54.86 feet; thence continuing along said westerly line north 8 degrees, 30 minutes, 20 seconds west, a distance of 199.02 feet to its intersection with the southerly line of the land taken by the Sanitary District of Chicago by condemnation proceedings in the Circuit Court of Cook County, Illinois, Case Number 228790; thence north 80 degrees, 39 minutes, 30 seconds east along said southerly line of lands of the Sanitary District, a distance of 314.84 feet to the southerly dock line of the south branch of the Chicago River; thence south 79 degrees, 52 minutes east along said southerly dock line, a distance of 53.64 feet; thence south 83 degrees, 36 minutes east along said southerly dock line, a distance of 165.95 feet to its intersection with the easterly line of said Block 2 of Canal Trustees' Subdivision, said easterly line being identical with the westerly line in Lot 5 in Block 1 in said Canal Trustees' Subdivision; thence south 14 degrees east along the easterly line of said Block 2 and the westerly line of said Lot 5 in Block 1, a distance of 257.40 feet to the point of beginning, in Cook County, Illinois.

Corbett Parcel:

All that part of South Corbett Street, formerly known as Salt Street and Hough Place, being 60.00 feet wide in the east half of the northeast quarter of Section 29, Township 39 North, Range 14, East of the Third Principal Meridian, lying north of and adjoining the northerly line of the Chicago and Alton Railroad, conveyed by warranty deed recorded June 22, 1886 as Document Number 728491, in the City of Chicago, Cook County, Illinois,

to those of a Waterway-Industrial Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. 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-Industrial Planned Development No. 1485.

Planned Development Statements.

1. The area delineated herein as Waterway Planned Development Number 1485 (the "Planned Development") consists of approximately 772,106 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). 2420 South Halsted LLC is the "Applicant" for this Planned Development.
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 "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, 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, assigns or grantees.

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

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

The Applicant commits to fully fund and implement the following infrastructure improvements prior to issuance of a Certificate of Occupancy. All infrastructure improvements will be subject to review and approval by the Department of Transportation and 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:

- Installation of a traffic signal at the intersection of Halsted Street and the main entrance to the Property prior to any Certificate of Occupancy. In the case that a Certificate of Occupancy is ready to be issued and the permanent traffic signal is not already installed, the Applicant shall install a temporary traffic signal at Halsted Street and the main entrance prior to issuance of the Certificate of Occupancy. In the event that a temporary traffic signal is installed, the permanent signal must be installed and fully operational within 12 months following issuance of the initial Certificate of Occupancy.
- Installation of camera-actuated left turn signal arrows on Halsted Street at South Archer Avenue, facing southbound traffic.
- Upgrade existing left turn signals at Halsted Street and South Archer Avenue for video actuation.
- Upgrade traffic signals at Halsted Street and South Archer Avenue to accommodate pedestrian countdown signals, including associated electrical equipment such as cabinet, controller, junction boxes, foundation and conduit.
- Replacement of current traffic signal controller with ATC controller at Halsted Street and South Archer Avenue.
- Reconstruction of curb and installation of sidewalk along the site frontage on the east and north side of Senour Avenue.
- Resurfacing of South Corbett Street, from South Archer Avenue to the Property line.
- Installation of 6 foot-wide sidewalk on the east side of South Corbett Street, from South Archer Avenue to the Property line.
- Installation of continental crosswalks on South Corbett Street at South Archer Avenue.
- Installation of LED lighting below rail bridge at South Corbett Street.
- Installation of pavement markings and signage in accordance with CDOT approved pavement marking and signage plan.
- Installation of a headache bar on the south end of the South Corbett Street rail bridge and clearance signage to warn of the lowered clearance at the north end of the rail bridge over South Corbett Street.

The Applicant acknowledges that the development of the Property will have unique traffic-generation characteristics. The Applicant shall mitigate the impact in accordance with the operational controls set forth below:

- Ingress and egress for commercial trucks shall be exclusively from the Halsted Street driveway.
 - Ingress and egress for other vehicles serving a commercial purpose, including delivery vans and passenger vehicles, shall be exclusively from Halsted Street and South Corbett Street.
 - The Hillock Street entrance shall be gated so as to limit its use to fire and emergency ingress and egress only.
 - The Applicant shall install and maintain signage directing any employee or visitor traffic at the Senour Street driveway toward South Archer Avenue and away from the residential streets to the north and west.
4. This Planned Development consists of these 17 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment Exhibit; a Site Plan; an Open Space Plan; and a Landscape Plan prepared by Kimley Horn and dated November 19, 2020; and Building Elevations (four pages including North Elevation, South Elevation, East Elevation, and West Elevation), prepared by Progressive Architects and dated November 19, 2020. 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 thereof, 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 are permitted in the area delineated herein as a Waterway-Industrial Planned Development: office, retail, warehouse and freight movement, container storage, outdoor storage, fleet storage and maintenance, accessory and non-accessory parking, accessory and related uses, postal service; co-located wireless communication facilities.
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 DPD. Off-premises signs are permitted within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions 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 Property 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 overall FAR identified in the Bulk Regulations Table has been determined using a net site area of 772,106 square feet, which includes to-be-vacated Corbett Street.
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 DPD. 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 Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. 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 of Chicago, 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 Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy, and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the

planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contained in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Design Guidelines. The Applicant also acknowledges the desirability to include wildlife habitat and other natural features in or near the water's edge. To further these goals, the Applicant agrees to:
 - a) provide and maintain a landscaped river setback on the northern Property boundary as indicated on the Site Plan, which setback shall be a minimum of 30'-wide (except at certain pinch points where the geometry of the Property requires a slight narrowing of the setback, and for which the Applicant has provided additional mitigating open space as depicted on the Open Space Plan);

- b) permit connection of such setback to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved;
- c) permit un-gated public access to the river setback and provide informational and wayfinding signage following the Chicago River Brand and Sign Guidelines at all entries at which the riverwalk is open to the public, free of charge, during normal park hours; and
- d) provide the items from the menu of improvement items identified in the Chicago River Design Guidelines checklist, including:
 - i. a 10-foot paved path for the length of the river frontage, with 2-foot gravel shoulders;
 - ii. Floating wetlands to provide habitat for aquatic wildlife;
 - iii. Interpretive signage providing information about the floating wetland and regarding the history of the site and/or surrounding area;
 - iv. Riverfront overlook at the midpoint of the Riverwalk;
 - v. Benches and trash receptacles every 250 linear feet;
 - vi. Seating areas every 500 linear feet;
 - vii. Pedestrian scale lighting along path;
 - viii. Wayfinding and identity signage along path, including directional signage to the CTA Orange Line Station and other nearby transit;
 - ix. Bioinfiltration trench with native plantings installed along riverwalk to intercept all stormwater runoff;
 - x. Bicycle repair station; and
 - xi. Mural to be installed on a central segment of the retaining wall.

The Applicant shall provide the menu of improvement items identified on the Landscape Plan with supporting documentation necessary to meet the requirements of the Chicago River Design Guidelines, in effect at the time of the Part II Review process. All improvements within the river setback must substantially be completed prior to receipt of Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

- 17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the Planned Manufacturing District Number 11(A).

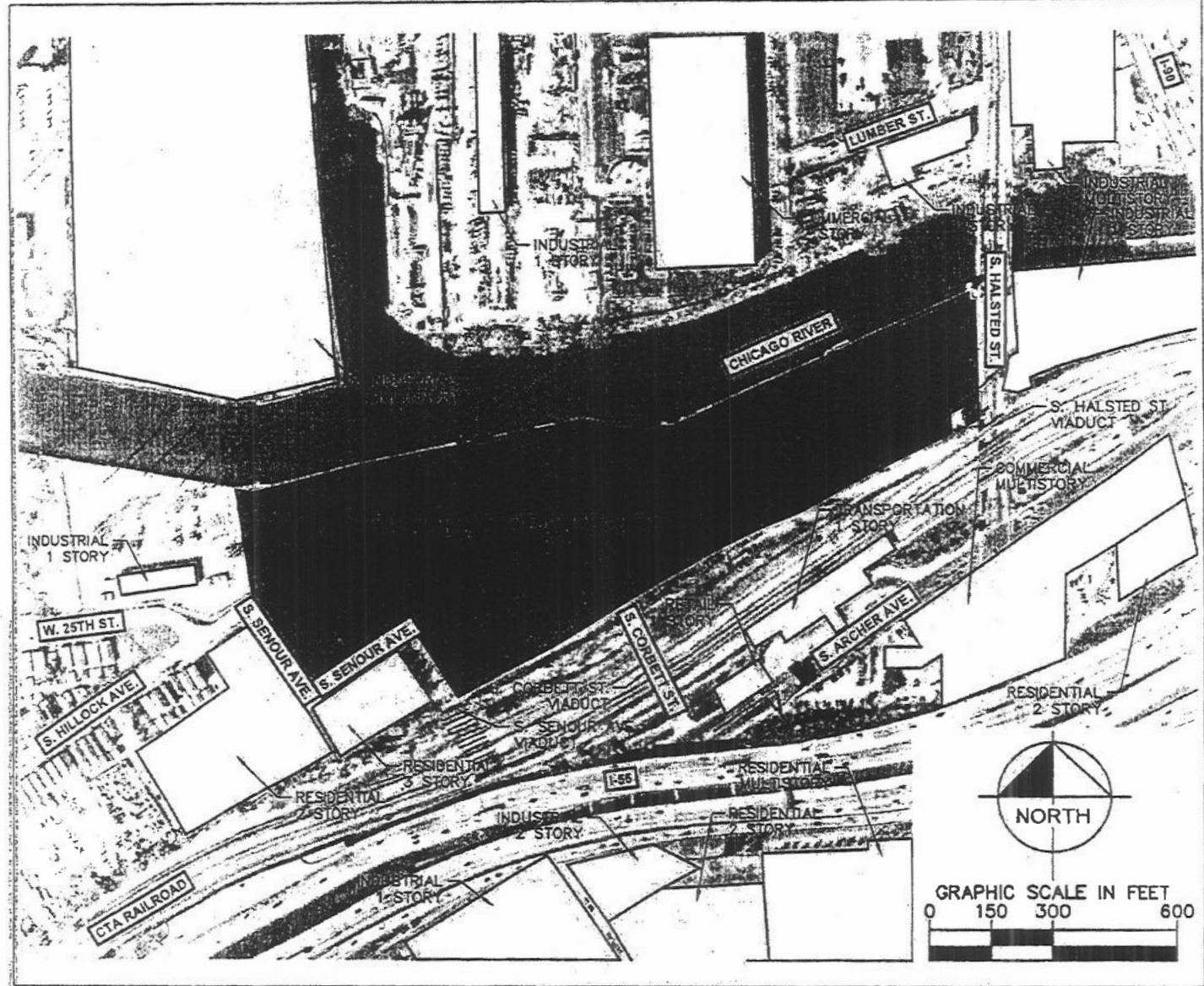
[Existing Land-Use Map; Existing Zoning Map; Boundary and Property Line Map; Site Plan; Right-of-Way Adjustment Map; Open Space Plan; and Landscape Plan referred to in these Plan of Development Statements printed on pages 25722 through 25728 of this *Journal*.]

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

Waterway-Industrial Planned Development No. 1485.

Bulk Regulations And Data Table.

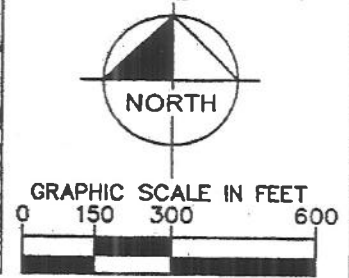
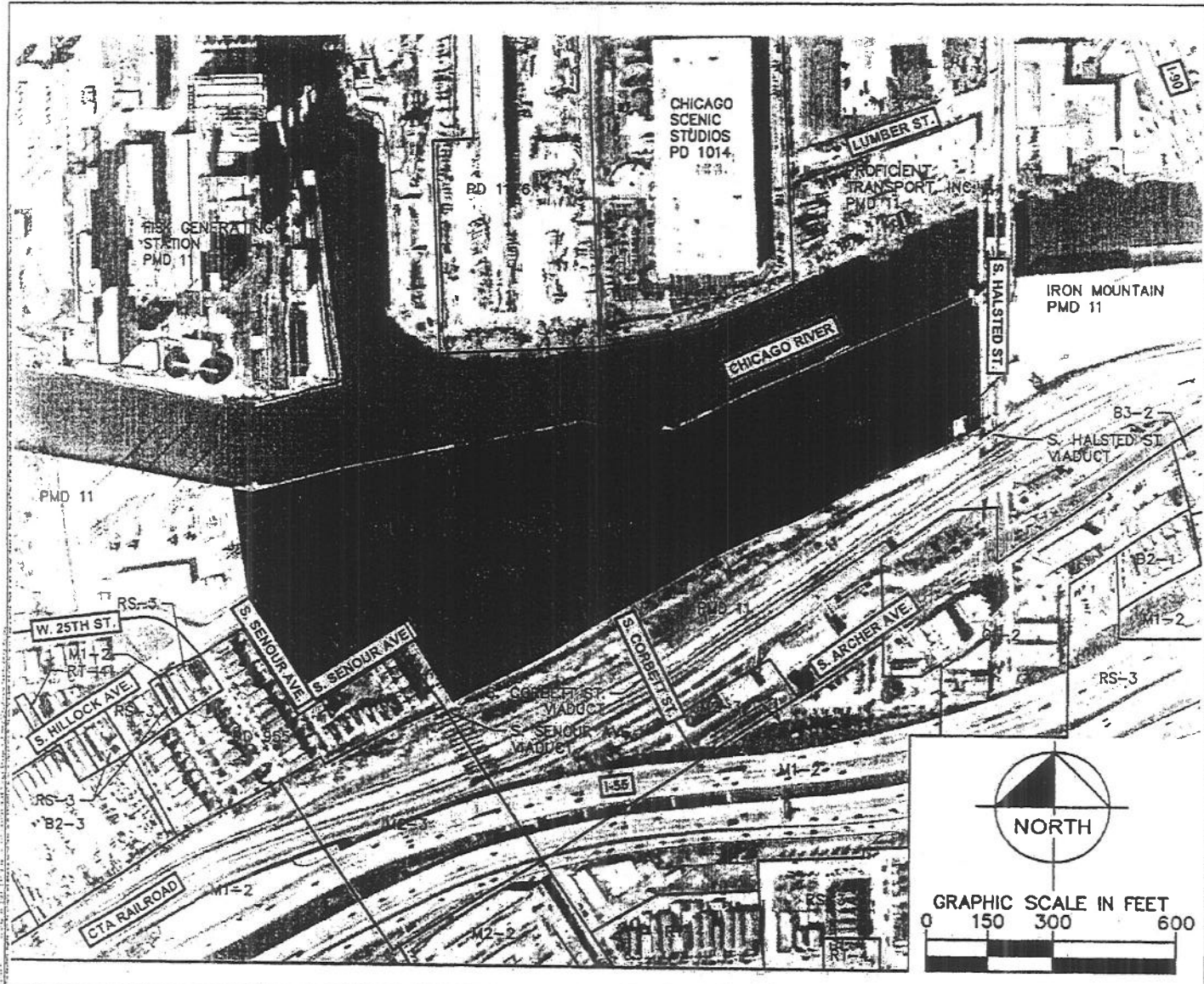
Gross Site Area:	998,616 square feet
Area of Public Rights-of-Way:	226,510 square feet
Net Site Area:	772,106 square feet
Maximum Floor Area Ratio:	1.0
Minimum Accessory Off-Street Parking Spaces:	480
Minimum Off-Street Loading Spaces:	15 (10 feet by 50 feet)
Maximum Building Height:	45 feet
Minimum Setbacks:	In conformance with the Plans
Dwelling Units:	0



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EXISTING LAND USE MAP Final for Publication

APPLICANT: 2420 S HALSTED LLC
 ADDRESS: 2424 SOUTH HALSTED STREET
 INTRODUCED: JULY 23, 2020
 PLAN COMMISSION: NOVEMBER 19, 2020

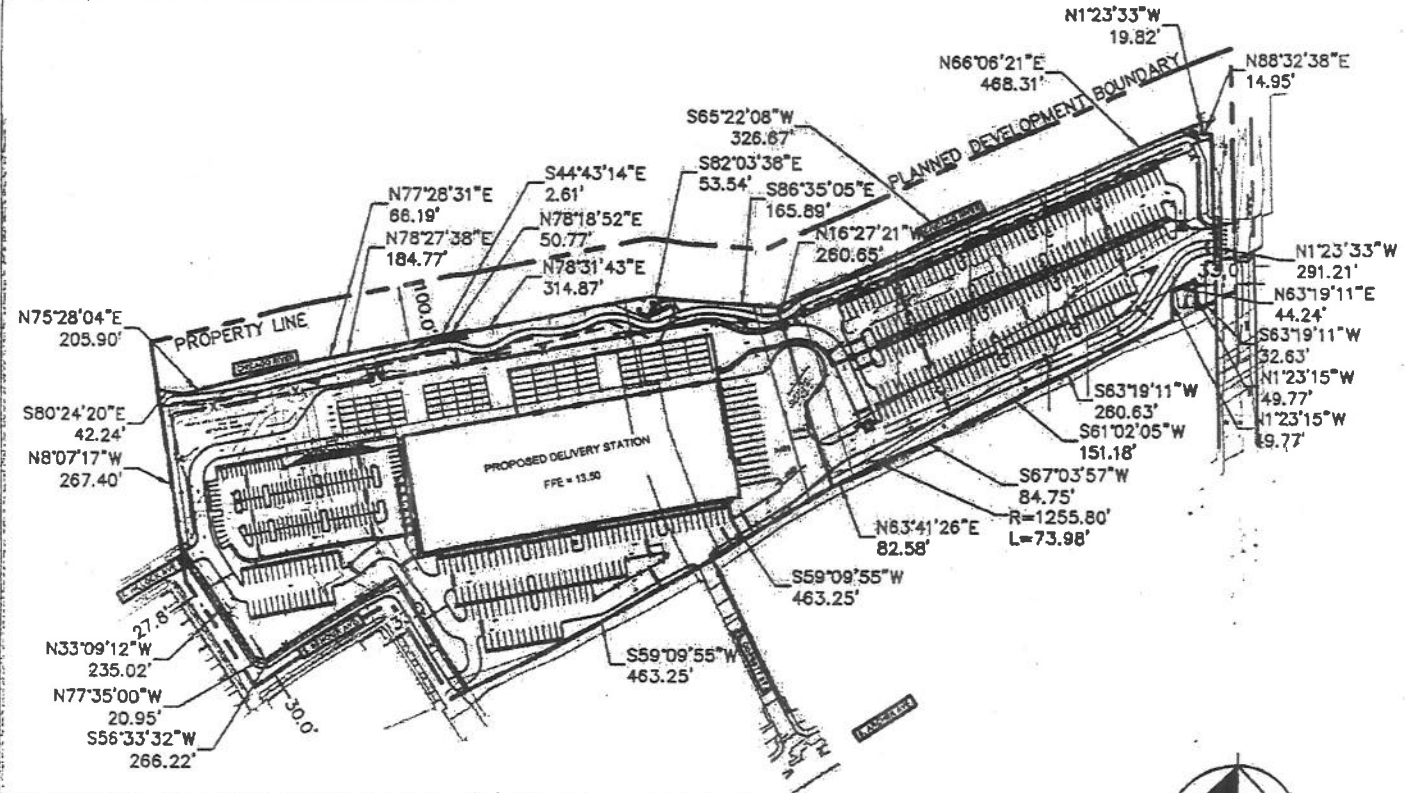


EXISTING ZONING MAP Final for Publication

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APPLICANT: 2420 S HALSTED LLC
 ADDRESS: 2424 SOUTH HALSTED STREET
 INTRODUCED: JULY 22, 2020
 PLAN COMMISSION: NOVEMBER 19, 2020

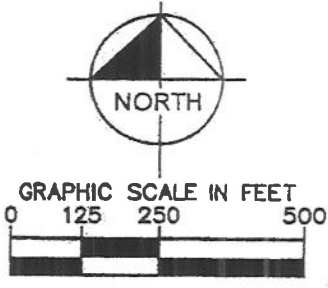
Final for Publication



LEGEND

----- PLANNED DEVELOPMENT BOUNDARY LINE

_____ PROPERTY BOUNDARY LINE

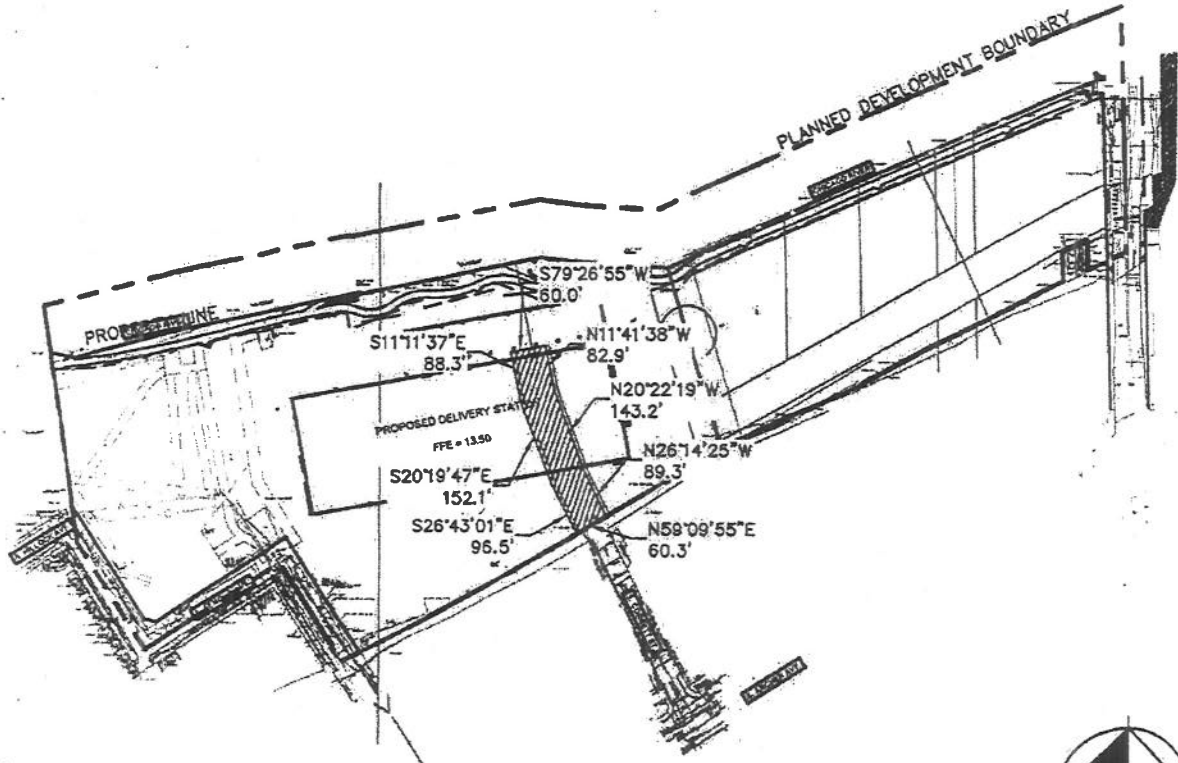


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PD BOUNDARY AND PROPERTY LINE MAP

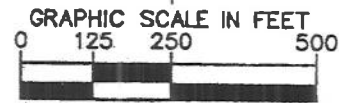
APPLICANT: S. HALSTED, LLC
ADDRESS: 2424 SOUTH HALSTED STREET
INTRODUCED: JULY 22, 2020
PLAN COMMISSION: NOVEMBER 19, 2020

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LEGEND

- PLANNED DEVELOPMENT BOUNDARY LINE
- PROPERTY BOUNDARY LINE
- ▨ EXISTING S. CORBETT STREET ROW TO BE VACATED

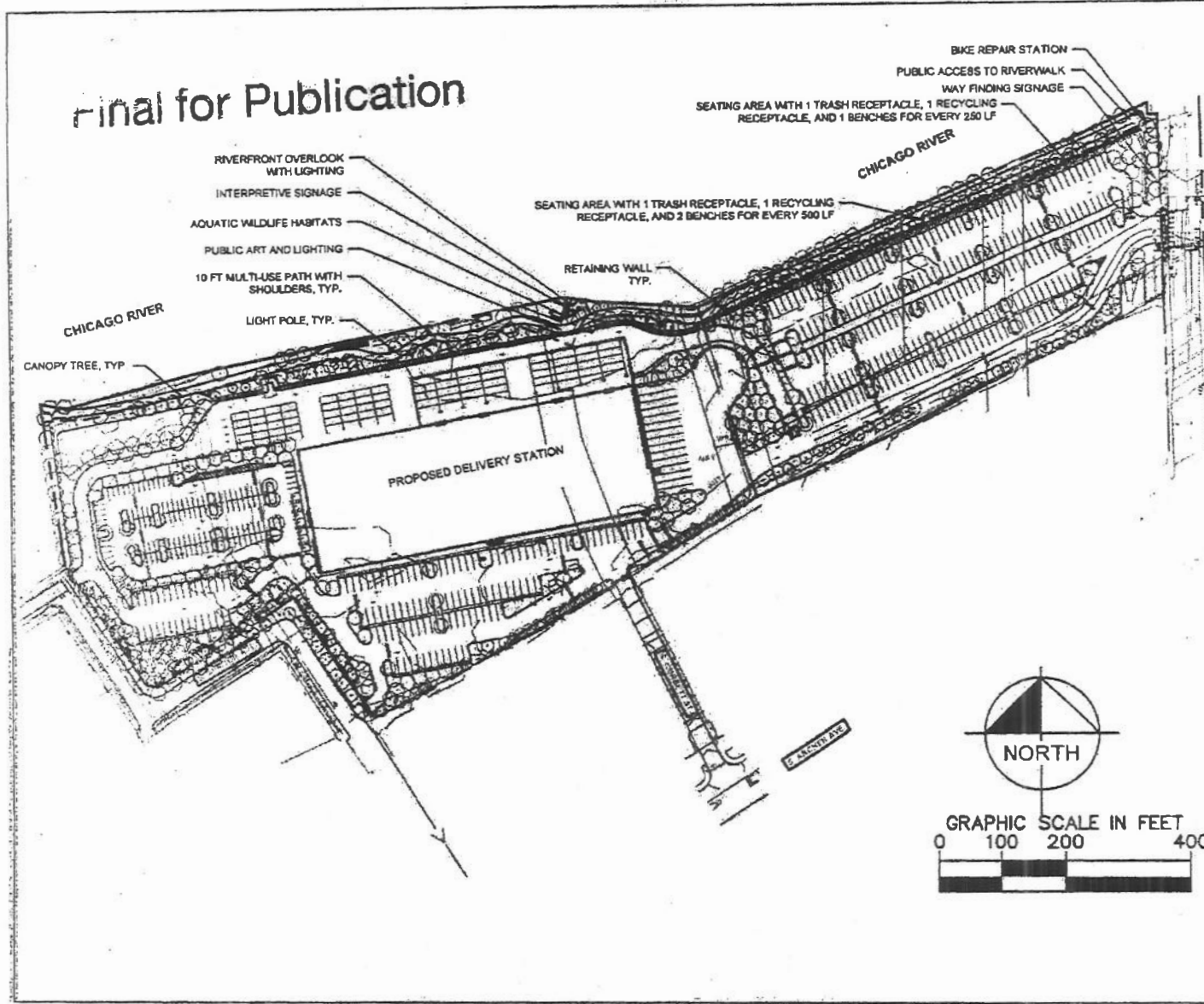


RIGHT OF WAY ADJUSTMENT EXHIBIT

APPLICANT: 2420 S HALSTED LLC
 ADDRESS: 2424 SOUTH HALSTED STREET
 INTRODUCED: JULY 22, 2020
 PLAN COMMISSION: NOVEMBER 18, 2020

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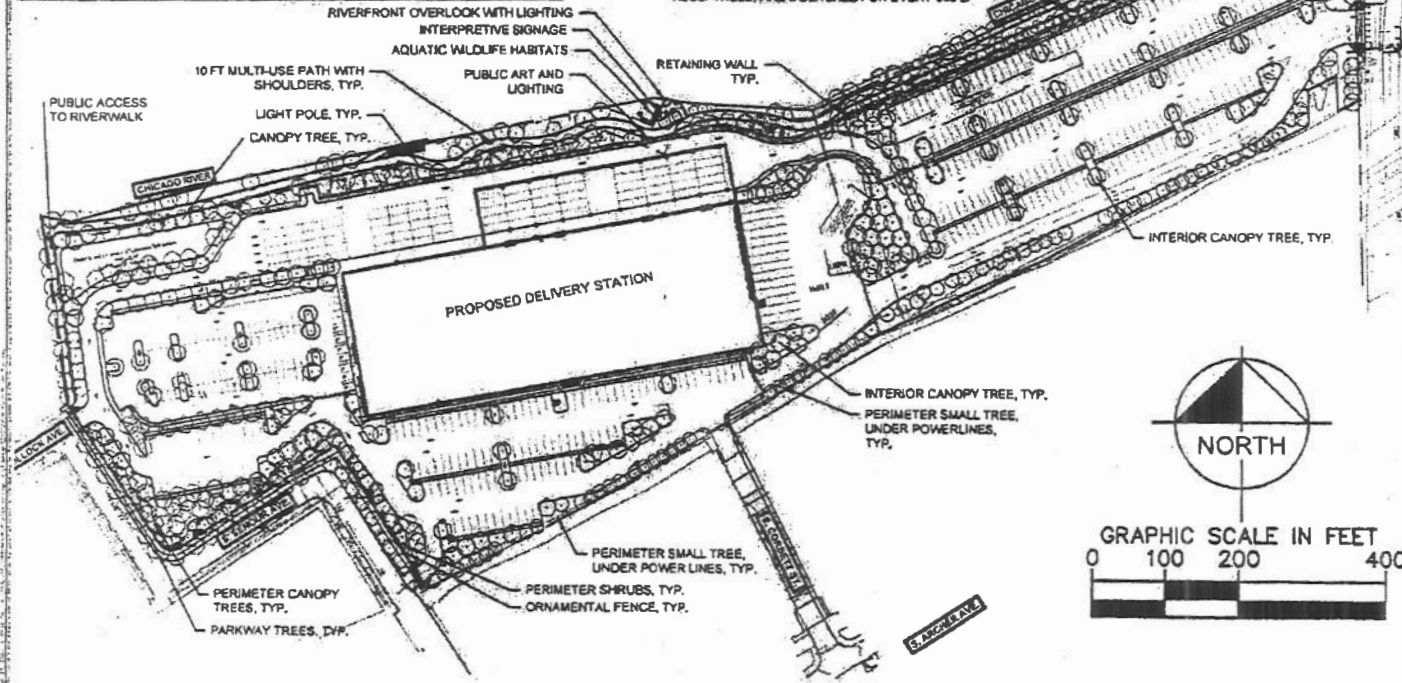
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OPEN SPACE PLAN

APPLICANT: 2420 S HALSTED LLC
 ADDRESS: 2424 SOUTH HALSTED STREET
 INTRODUCED: JULY 22, 2020
 PLAN COMMISSION: NOVEMBER 19, 2020

CODE	REQUIREMENT	PROPOSED
SECTION 12-01-001 - STREET TREES		
STREET TREES EVERY 25' OF STREET FRONTAGE PLANTED 25' ON EACH SIDE	1 CANOPY TREE EVERY 25'	DIRECT REPLY PROVIDED WHERE SPEC. CAN BE MADE ALLOWED
SECTION 12-01-002 - VEHICULAR USE AREAS		
PERMANENTLY PLANTED TREES SHALL BE PLANTED IN ALL VEHICULAR AREAS TO BE PLANTED BY THE DEVELOPER. PLANTINGS SHALL BE 25' ON EACH SIDE.	SHRUBS ALONG VEHICULAR USE AREAS	SHRUBS BOW PROVIDED
SECTION 12-01-003 - PUBLIC SPACE AND PUBLIC STREET FRONTAGE		
SHRUBS SHALL BE PLANTED ALONG PUBLIC STREET FRONTAGE AND PUBLIC SPACE. PLANTINGS SHALL BE 25' ON EACH SIDE.	SIGNIFICANT ORNAMENTAL FENCE AND/OR PUBLIC STREET FRONTAGE ALONG VEHICULAR USE AREAS	ORNAMENTAL FENCE PROVIDED
SECTION 12-01-004 - STREET LIGHTS		
STREET LIGHTS SHALL BE PROVIDED AT A MINIMUM OF 1 PER 100' OF STREET FRONTAGE.	5 STREET LIGHTS 30' HIGHER THAN 30' OR 30' PERMANENT TREES	STREET LIGHTS
SECTION 12-01-005 - PUBLIC SPACE AND PUBLIC STREET FRONTAGE		
STREET LIGHTS SHALL BE PROVIDED AT A MINIMUM OF 1 PER 100' OF STREET FRONTAGE.	1 SIGNATURE TREE 25' HIGHER THAN 25' OR 25' PERMANENT TREES	STREET LIGHTS
SECTION 12-01-006 - PUBLIC SPACE AND PUBLIC STREET FRONTAGE		
STREET LIGHTS SHALL BE PROVIDED AT A MINIMUM OF 1 PER 100' OF STREET FRONTAGE.	1 SIGNATURE TREE 25' HIGHER THAN 25' OR 25' PERMANENT TREES	STREET LIGHTS
SECTION 12-01-007 - PUBLIC SPACE AND PUBLIC STREET FRONTAGE		
STREET LIGHTS SHALL BE PROVIDED AT A MINIMUM OF 1 PER 100' OF STREET FRONTAGE.	1 SIGNATURE TREE 25' HIGHER THAN 25' OR 25' PERMANENT TREES	STREET LIGHTS
SECTION 12-01-008 - PUBLIC SPACE AND PUBLIC STREET FRONTAGE		
STREET LIGHTS SHALL BE PROVIDED AT A MINIMUM OF 1 PER 100' OF STREET FRONTAGE.	1 SIGNATURE TREE 25' HIGHER THAN 25' OR 25' PERMANENT TREES	STREET LIGHTS
SECTION 12-01-009 - PUBLIC SPACE AND PUBLIC STREET FRONTAGE		
STREET LIGHTS SHALL BE PROVIDED AT A MINIMUM OF 1 PER 100' OF STREET FRONTAGE.	1 SIGNATURE TREE 25' HIGHER THAN 25' OR 25' PERMANENT TREES	STREET LIGHTS
SECTION 12-01-010 - PUBLIC SPACE AND PUBLIC STREET FRONTAGE		
STREET LIGHTS SHALL BE PROVIDED AT A MINIMUM OF 1 PER 100' OF STREET FRONTAGE.	1 SIGNATURE TREE 25' HIGHER THAN 25' OR 25' PERMANENT TREES	STREET LIGHTS

Final for Publication



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LANDSCAPE PLAN
 APPLICANT: 2420 S HALSTED, LLC
 ADDRESS: 2424 SOUTH HALSTED STREET
 INTRODUCED: JULY 22, 2020
 PLAN COMMISSION: NOVEMBER 19, 2020