

*Reclassification Of Area Shown On Map No. 12-J.
(As Amended)
(Application No. 19326)
(Common Address: 3507 W. 51st St.)*

MPD 545, 09

[SO2017-5519]

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 the Manufacturing Planned Development Number 545 District symbols and indications as shown on Map Number 12-J in the area bounded by:

the centerline of West 51st Street; the centerline of South St. Louis Avenue; a line 1,238 feet north of and parallel to the north line of West 55th Street; a line from a point 1,238 feet north of the north line of West 55th Street and 355.25 feet west of the west line of South St. Louis Avenue to a point 1,135.79 feet north of the north line of West 55th Street and 424 feet west of the west line of South St. Louis Avenue, said line running along a curved line having an arc length of 123.59 feet to the southwest with a radius of 435.42 feet; a line from a point 1,135.79 feet north of the north line of West 55th Street and 424 feet west of the west line of South St. Louis Avenue to a point 1,067.68 feet north of the north line of West 55th Street and 485.60 feet west of the west line of South St. Louis Avenue; a line from a point 1,067.68 feet north of the north line of West 55th Street and 485.60 feet west of the west line of South St. Louis Avenue to a point 893.63 feet north of the north line of West 55th Street and 585.23 feet west of the west line of South St. Louis Avenue, said line running along a curved line having an arc length of 204.07 feet to the southwest with a radius of 467.79 feet; and a line 585.58 feet west of the west line of South St. Louis Avenue,

to those of Manufacturing Planned Development Number 545 District, as amended which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

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

*Manufacturing Planned Development No. 545,
As Amended.*

Planned Development Statements.

1. The area delineated herein as Manufacturing Planned Development Number 545, as amended ("Planned Development") consists of a gross site area consisting of approximately 843,860 square feet (approximately 19.37 acres) which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is controlled by the Applicant, Conor Commercial Real Estate LLC.

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, 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.

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 seventeen (17) Statements; a Bulk Regulations Table; an Existing Zoning Map; a Boundary and Property Line Map; a Site Plan; Landscape Plan; Landscape Calculations; and Building Elevations (North, South, East and West) and Contextual Rendering submitted herein ("Plans"). Full-sized copies of the Site Plan 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 in the area delineated herein as Manufacturing Planned Development Number 545, as amended: warehousing, wholesaling and

freight movement; storage, whether open or enclosed, of lumber and other construction and building materials; wholesale establishments which may include incidental retail sales; off-street parking and off-street loading; rail sidings and related uses; railroad terminals, switching and classification yards; accessory parking; and earth station antenna exceeding eight (8) feet and diameter.

6. Business signs, including a pylon or monument sign at the north entrance to the Property shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. 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. No sign shall exceed thirty (30) feet in height. Off-premises signs are prohibited 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 site shall be in accordance with the attached Bulk Regulations 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 843,860 square feet (approximately 19.37 acres).
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 Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-800. 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 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 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

* Editor's note: numbering sequence error. No number (i) in original document.

project or any phase thereof, and evidence of such participation. In addition to the forgoing, 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. Subject to approval and final determination by the Department of Transportation, the Applicant shall fund the installation of a traffic signal with countdown pedestrian signals and high-visibility crosswalks on all four legs at the intersection of 51st Street and Lawndale Avenue. Signalization of this intersection, pursuant to final determination by CDOT at the time of Part II Submittal, per Section 17-13-0610 and Statement 3 shall be in operation concurrent with the initial occupancy of any use on this property.
- 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 the Department of Planning and Development shall initiate a zoning map amendment to rezone the property to Planned Development 545, as amended on July 9, 2008.

[Zoning Map; Boundary and Property Line Map; Conceptual Site Plan;
 Landscape Plans; Tree Preservation and Removal Plan; North,
 South, East and West Exterior Building Elevations; and
 Conceptual Perspective referred to in these Plan of
 Development Statements printed on
 pages 59915 through 59924
 of this *Journal*.]

Bulk Regulation and Data Table and Landscape Calculations referred to in these Plan of Development Statements read as follows:

*Manufacturing Planned Development No. 545,
 As Amended.*

Bulk Regulations And Data Table.

- 1. Net Site Area: 843,860 (19.37 acres)
- 2. Maximum Floor Area Ratio for Total Net Site Area: 0.41

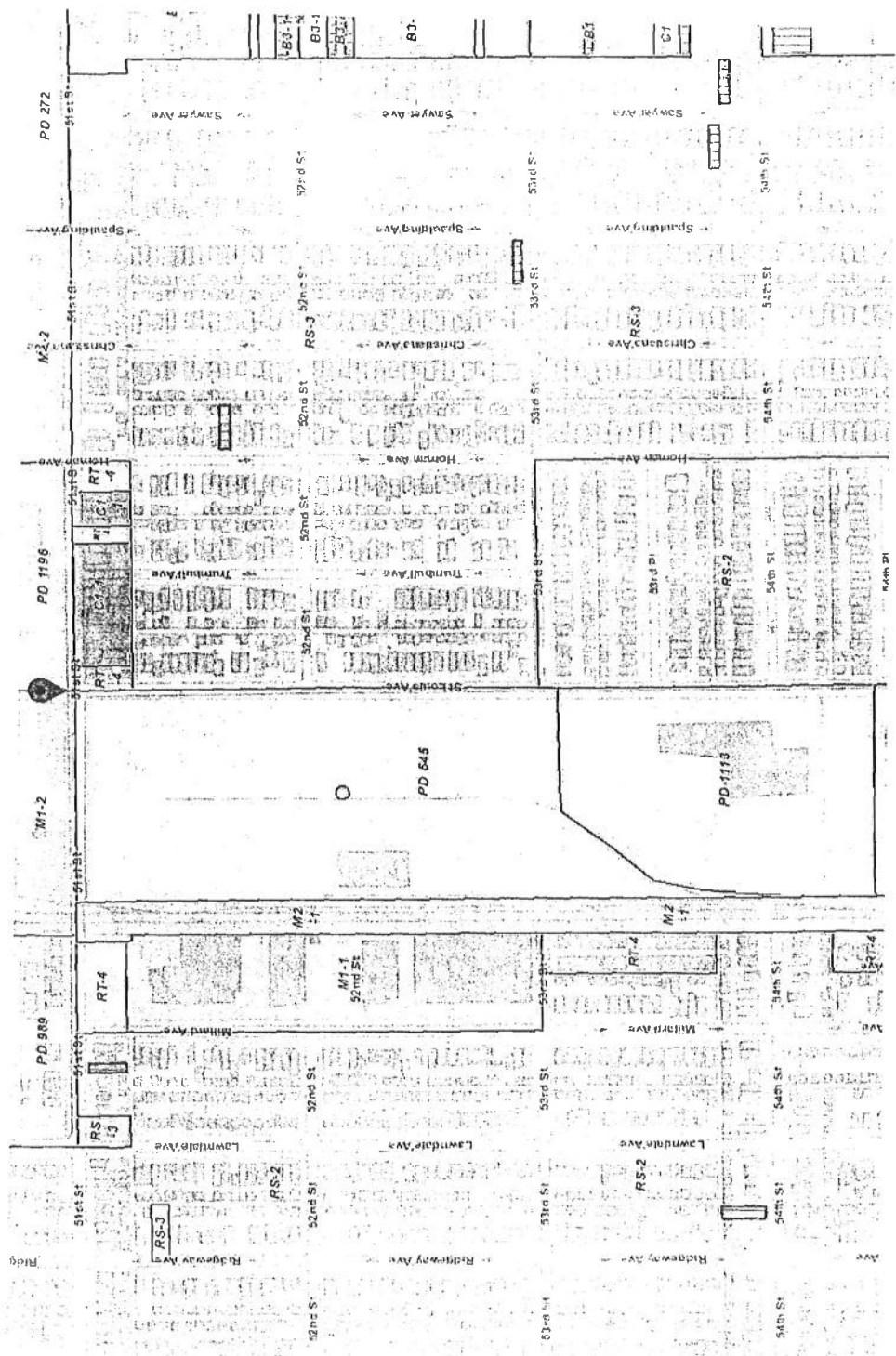
- | | |
|--|--|
| 3. Maximum Number of Dwelling Units: | None permitted |
| 4. Minimum Number of Off-Street Parking Spaces: | 229 auto, including 7 HC space
71 Trailer Stalls |
| 5. Number of Off-Street Loading Berths: | 55 Dock-High
4 Grade Level |
| 6. Minimum Width of Landscaped Buffer Adjacent to Public Ways: | In substantial accordance with the Site and Landscape Plan |
| 7. Maximum Percentage of Site Coverage: | In substantial accordance with the Perimeter Landscape Plan |
| 8. Minimum Required Building Setbacks: | In substantial accordance with the Site and Landscape Plan |
| 9. Maximum Permitted Building Height: | In substantial accordance with the Typical Warehouse Building Elevations |

*Manufacturing Planned Development No. 545,
As Amended.*

Landscape Calculations.

Total Parking Lot Area:	70,680 square feet
Required Landscape Area:	10 percent, or 7,068 square feet
Landscape Area Provided:	24 percent, or 18,867 square feet

FOR PUBLICATION

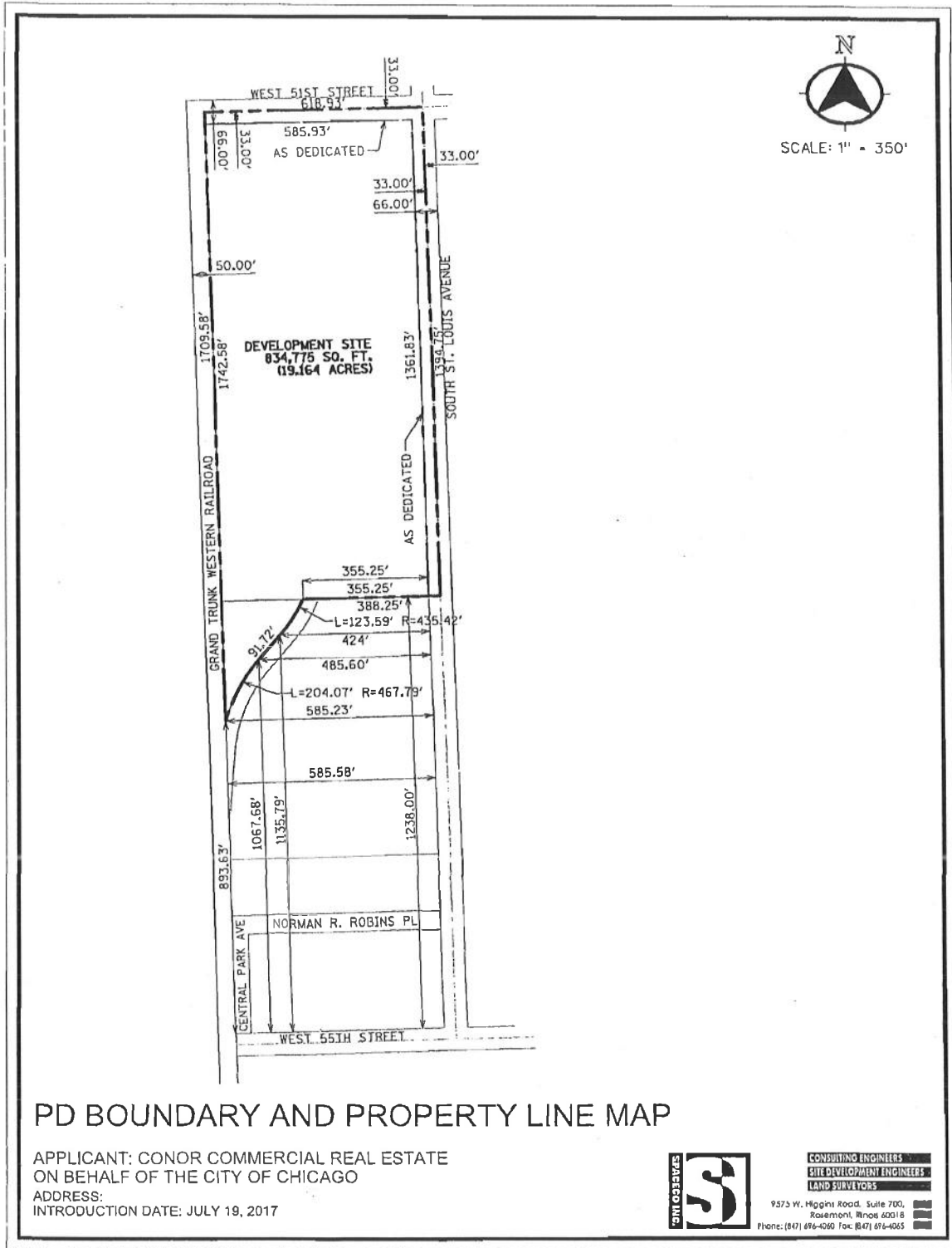


WARE MAJ.COMB
 SHEET 2
 PREPARED BY: 10/11/2017

Zoning Map
 West 51st Street & St. Louis Industrial
 CHICAGO, IL



MAP FOR PUBLICATION



PD BOUNDARY AND PROPERTY LINE MAP

APPLICANT: CONOR COMMERCIAL REAL ESTATE
 ON BEHALF OF THE CITY OF CHICAGO
 ADDRESS:
 INTRODUCTION DATE: JULY 19, 2017



CONSULTING ENGINEERS
 EITC DEVELOPMENT ENGINEERS
 LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 616-4260 Fax: (847) 616-4065

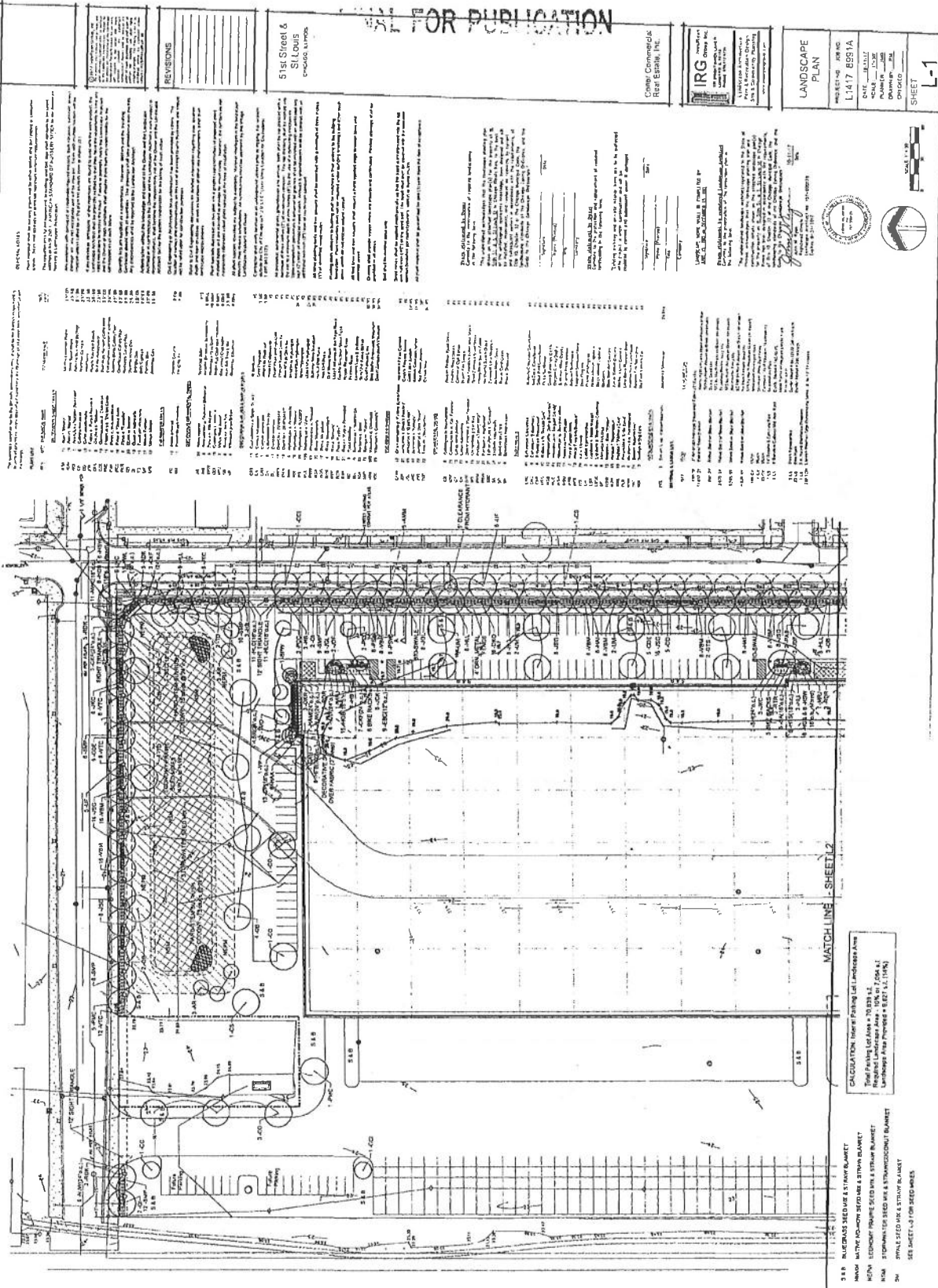
FOR PUBLICATION

51st Street &
St. Louis
CHICAGO, ILLINOIS

Chicago Commercial
Real Estate, Inc.

IRG
INCORPORATED
1111 N. LA SALLE
CHICAGO, ILLINOIS 60610

PROJECT NO.	IRG-17-000001
DATE	11/17/2017
DRAWN BY	JLH
CHECKED BY	JLH
SCALE	AS SHOWN
SHEET	L-1



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE AND THE ILLINOIS LANDSCAPE ARCHITECTURE ACT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE ILLINOIS LANDSCAPE ARCHITECTURE BOARD.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
8. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL WORK DONE AND PROVIDE IT TO THE ARCHITECT UPON COMPLETION.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO SUSTAINABILITY REQUIREMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE ILLINOIS LANDSCAPE ARCHITECTURE BOARD.

SECTION 2800 - PLANTING

2800-1.01 PLANTING SPECIFICATIONS

2800-1.02 PLANTING MATERIALS

2800-1.03 PLANTING METHODS

2800-1.04 PLANTING MAINTENANCE

SECTION 2900 - PAVEMENT

2900-1.01 PAVEMENT SPECIFICATIONS

2900-1.02 PAVEMENT MATERIALS

2900-1.03 PAVEMENT METHODS

2900-1.04 PAVEMENT MAINTENANCE

SECTION 3000 - UTILITIES

3000-1.01 UTILITIES SPECIFICATIONS

3000-1.02 UTILITIES MATERIALS

3000-1.03 UTILITIES METHODS

3000-1.04 UTILITIES MAINTENANCE

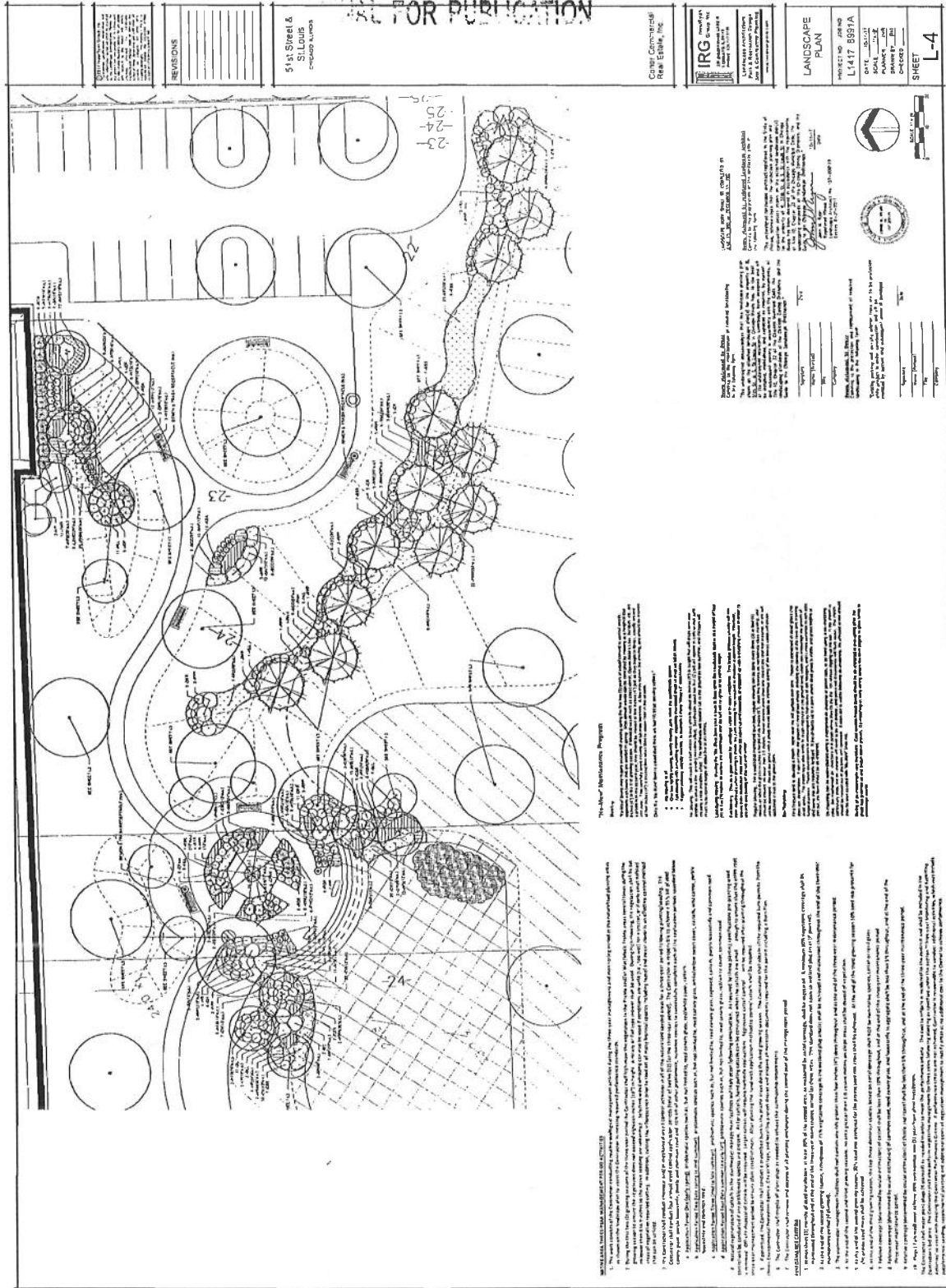
CALCULATION: STREET PAVING LOT 1 - ANDERSON AVE

Total Paving Lot Area = 70,828 sq. ft.

Required Landscape Area = 10% of 70,828 sq. ft.

Landscaping Plant Inventory = 1,000 sq. ft. (14%)

SEE SHEET L-2 FOR SEE DIMS.



FOR PUBLICATION

51st Street & St. Louis
CHICAGO, ILLINOIS

CENTRE COMMERCIAL
REAR CAMPUS, INC.

IRG
INCORPORATED
1100 N. LAKE STREET
CHICAGO, ILLINOIS 60610
TEL: 312.280.1100
WWW.IRG.COM

LANDSCAPE
PLAN
PROJECT NO. 15-1417
DATE: 11/8/17
SHEET L-4

DATE: 11/8/17
SCALE: AS SHOWN
PROJECT NO. 15-1417
DATE: 11/8/17
SHEET L-4

DATE: 11/8/17
SCALE: AS SHOWN
PROJECT NO. 15-1417
DATE: 11/8/17
SHEET L-4

The "New" Regeneration Program

1. The "New" Regeneration Program is a comprehensive plan for the rear campus of the Centre Commercial building at 51st Street & St. Louis, Chicago, Illinois. The program is designed to create a vibrant, pedestrian-friendly environment that enhances the building's rear campus and provides a high-quality public space for the community.

2. The program includes the following key elements:

- **Plantings:** The program includes a variety of plantings, including trees, shrubs, and groundcover, to create a lush, green environment.
- **Walkways:** The program includes a network of walkways that provide safe, accessible routes for pedestrians.
- **Public Space:** The program includes a variety of public spaces, including plazas, courtyards, and green spaces, to provide a high-quality public space for the community.
- **Artwork:** The program includes a variety of artwork, including murals, sculptures, and public art, to enhance the building's rear campus and provide a high-quality public space for the community.

3. The program is designed to be implemented in a phased manner, with the most critical elements being implemented first. The program is also designed to be flexible, allowing for future modifications and improvements as needed.

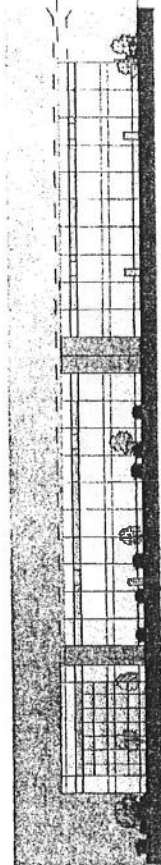
4. The program is a key component of the building's rear campus regeneration program, and is designed to create a vibrant, pedestrian-friendly environment that enhances the building's rear campus and provides a high-quality public space for the community.

NOTES:

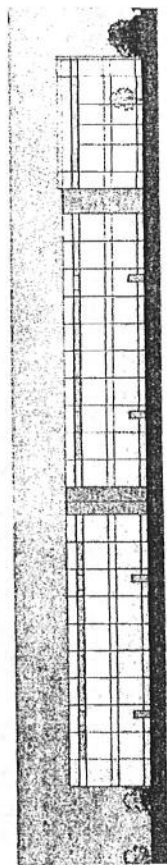
1. The "New" Regeneration Program is a comprehensive plan for the rear campus of the Centre Commercial building at 51st Street & St. Louis, Chicago, Illinois. The program is designed to create a vibrant, pedestrian-friendly environment that enhances the building's rear campus and provides a high-quality public space for the community.
2. The program includes the following key elements:
3. The program is designed to be implemented in a phased manner, with the most critical elements being implemented first. The program is also designed to be flexible, allowing for future modifications and improvements as needed.
4. The program is a key component of the building's rear campus regeneration program, and is designed to create a vibrant, pedestrian-friendly environment that enhances the building's rear campus and provides a high-quality public space for the community.

NOT FOR PUBLICATION

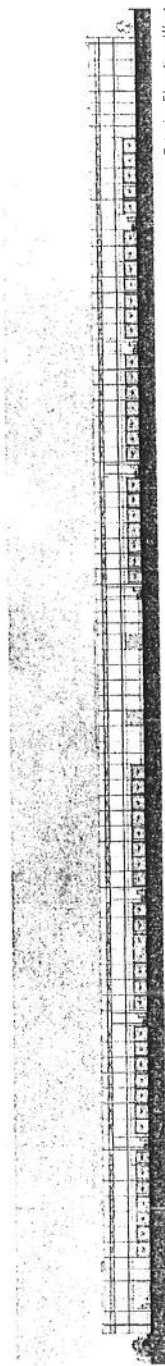
T.O.P. - 42'-0"
T.O.P. - 40'-0"
CLR - 37'-0"
F.F.E. - 0'-0"



Exterior Elevation_North

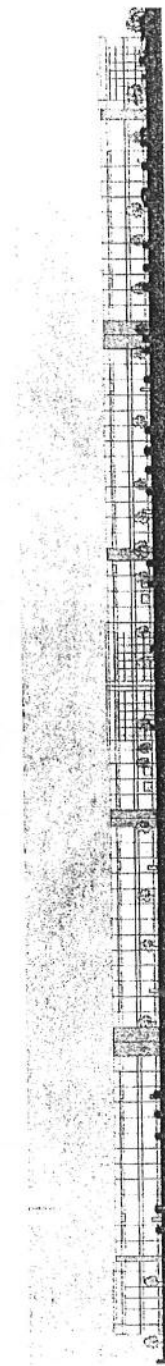


Exterior Elevation_South



Exterior Elevation_West

* The vertical distance from grade to the highest point of the underside of the roof structure shall be based on a building with a flat roof.



Exterior Elevation_East

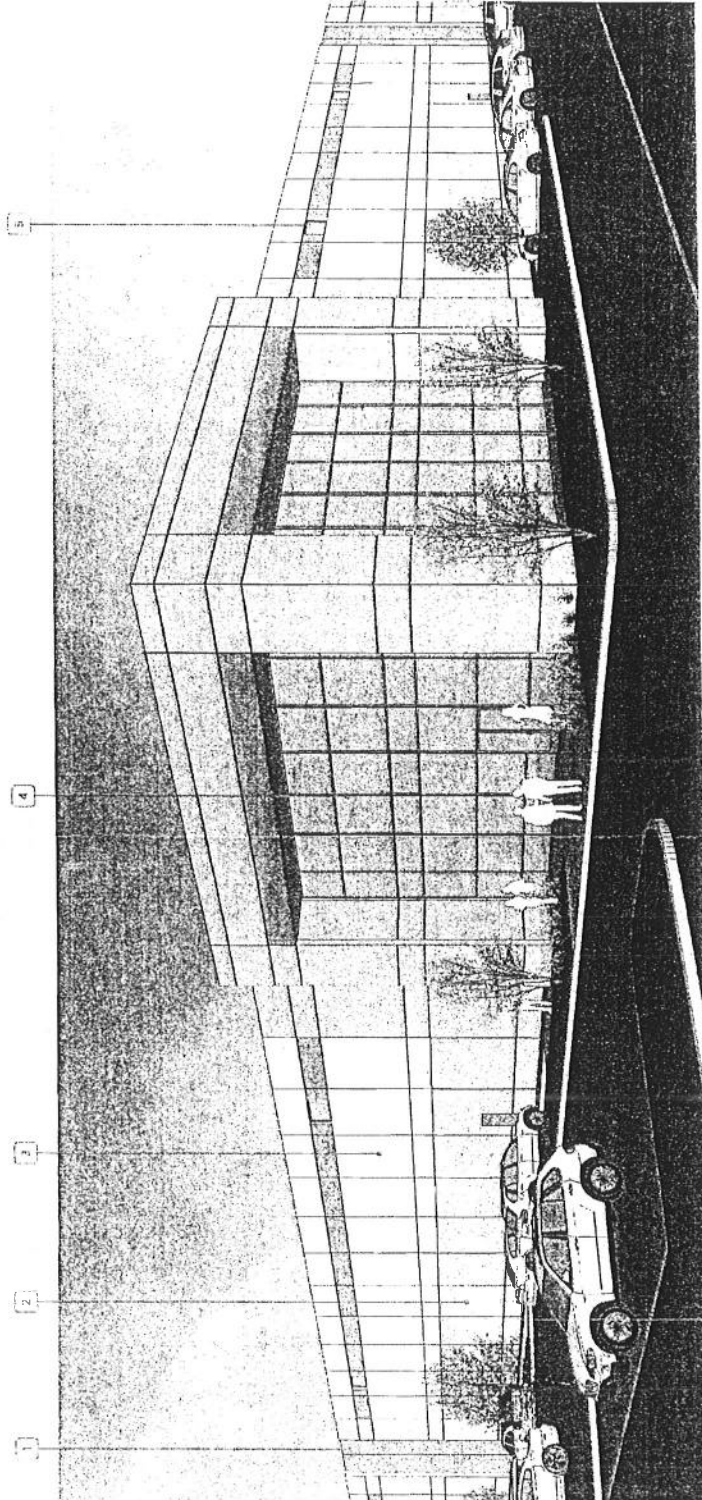
SCHEME 2
Conceptual Exterior Elevations
West 51st Street & SL Leck Industrial
CHICAGO, IL



WARE, MAI, COMB

001610250
16112617
4

NOT FOR PUBLICATION



KEY NOTES

- 1. PRECAST CONCRETE PANEL WITH FORMLINER, PAINT#1
- 2. PRECAST CONCRETE PANEL, PAINT#2
- 3. PRECAST CONCRETE PANEL, PAINT#3
- 4. CURTAIN WALL WITH HIGH PERFORMANCE LOWE GLAZING SYSTEM
- 5. CLEFESTORY WINDOW AT WAREHOUSE AREA



SCHEME 2

Conceptual Perspective
 West 51st Street & St. Louis Industrial
 CHICAGO, IL

WARE, MALCOMB
 ARCHITECTS
 3

*Reclassification Of Area Shown On Map Number 12-J.
(As Amended)
(Application Number A-7386)*

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, be amended by changing all the Manufacturing Planned Development Number 545 District symbols and indications as shown on Map Number 12-J in the area bounded by:

West 51st Street; South St. Louis Avenue; a line 1,238 feet north of and parallel to West 55th Street; a line from a point 1,238 feet north of West 55th Street and 311.27 feet west of South St. Louis Avenue to a point 1,107.31 feet north of West 55th Street and 395 feet west of South St. Louis Avenue, said line running along a curved line having an arc length of 154.09 feet to the southwest with a radius of 475.42 feet; a line from a point 1,107.31 feet north of West 55th Street and 395 feet west of South St. Louis Avenue to a point 1,041 feet north of West 55th Street and 445 feet west of South St. Louis Avenue; a line from a point 1,041 feet north of West 55th Street and 445 feet west of South St. Louis Avenue to a point 796.4 feet north of West 55th Street and 563.08 feet west of South St. Louis Avenue, said line being a curved line having an arc length of 271.39 feet running to the southwest with a radius of 427.79 feet; a line from a point 796.4 feet north of West 55th Street and 563.08 feet west of South St. Louis Avenue to a point, 585.23 feet north of West 55th Street and 585.58 feet west of South St. Louis Avenue; and a line 585.58 feet west of South St. Louis Avenue,

to those of Manufacturing Planned Development Number 545, as amended, which is hereby established in the area described above, subject in such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

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

Manufacturing Planned Development Number 545, As Amended.

Plan Of Development Statements. MPO 545.99

1. The area delineated herein as a Manufacturing Planned Development, as amended, (the "Planned Development") consists of approximately eight hundred fifty-six thousand six hundred seventy-three (856,673) square feet or nineteen and six hundred sixty-seven thousandths (19.667) acres of real property in its net site area

(the "Property"). The boundaries of the Property are shown on the attached Property Line and Planned Development Boundary Map. The Property is owned by the Grand Trunk Western Railroad, Incorporated.

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant or its successors and assigns and, if different from the applicant, the legal title holder 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto shall be made or authorized by all the owners of the Property and any ground lessors.
4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; an Existing Land-Use Map; and the following exhibits all dated June 19, 2008: Site and Landscape Plan; Perimeter Landscape Plan; and Typical Warehouse Building Elevations. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The 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.
5. The following uses shall be permitted within the area delineated herein as Manufacturing Planned Development, as amended: warehousing; storage, whether open or enclosed, of lumber and other construction and building materials; wholesale establishments which may include incidental retail sales; off-street parking and off-street loading; rail sidings and related uses; railroad terminals, switching and classification yards; and earth station antenna exceeding eight (8) feet in diameter, as well as the permitted and special uses allowed within the M1-1 District.
6. Business signs including a pylon or monument sign at the northeast entrance to the Property shall be permitted within the Planned Development subject to the review and approval of the Commissioner of Planning and Development. Temporary signs such as construction and marketing signs shall be permitted subject to the same approval. No sign shall exceed thirty (30) feet in height. No off-premise signs shall be permitted within the Planned Development.

7. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction, and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including fire and other emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic Engineering and Operations and of the Commissioner of the Department of Planning and Development.
8. All off-street parking and loading facilities will be provided in compliance with this Planned Development as authorized by the Chicago Zoning Ordinance and subject to the review and approval of the Commissioner of the Department of Planning and Development and the Department of Transportation, Bureau of Traffic Engineering and Operations.
9. Any dedication or vacation of streets, alleys or easements or any adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
10. The height restrictions of the improvements and any appurtenance attached thereto shall, in addition to the Table of Use and Bulk Regulations and Related Data, be subject to:
 - (a) height limitations as certified and approved by the Federal Aviation Administration; and
 - (b) airport zoning regulations as established by the Department of Planning and Development, the Department of Aviation and the Department of Law and approved by the City Council.
11. For purposes of Floor Area Ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply. The City of Chicago has established a Part II Review Fee in the amount of Twenty-five Cents (\$0.25) per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by D.P.D. during the actual Part II Review. The fee as determined by D.P.D. staff at that time is final and binding on the applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II approval.
12. Except as otherwise provided herein, the improvements in the Property shall be designed and installed in general conformance with the Site and Landscape Plan, Perimeter Landscape Plan and Typical Warehouse Building Elevation Plans, all dated June 19, 2008. The landscaping (including street trees in the adjacent

rights-of-way) shall be designed, installed and maintained in general conformance with the Site and Landscape Plan and the Perimeter Landscape Plan. The landscaping shall be maintained at all times in accordance with the Site and Landscape Plan and the Perimeter Landscape Plan.

13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated in this Planned Development Ordinance and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
15. As long as at least one (1) warehouse building of any size is constructed within three (3) years following adoption of this Planned Development (in the form originally adopted by the City Council on March 23, 1994 and published in the City Council *Journal of the Proceedings of the City Council of the City of Chicago* at pages 48098 through 48111), then this Planned Development shall not expire; provided, however, if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this statement, the zoning of the property shall automatically revert to an M1-1 Restricted Manufacturing District.

[Existing Zoning Map; Property Line and Planned Development Boundary Map;
Existing Land-Use Map; Site and Landscape Plans; and Warehouse
Building referred to in these Plan of Development Statements
printed on pages 33508 through 33513 of this *Journal*.]

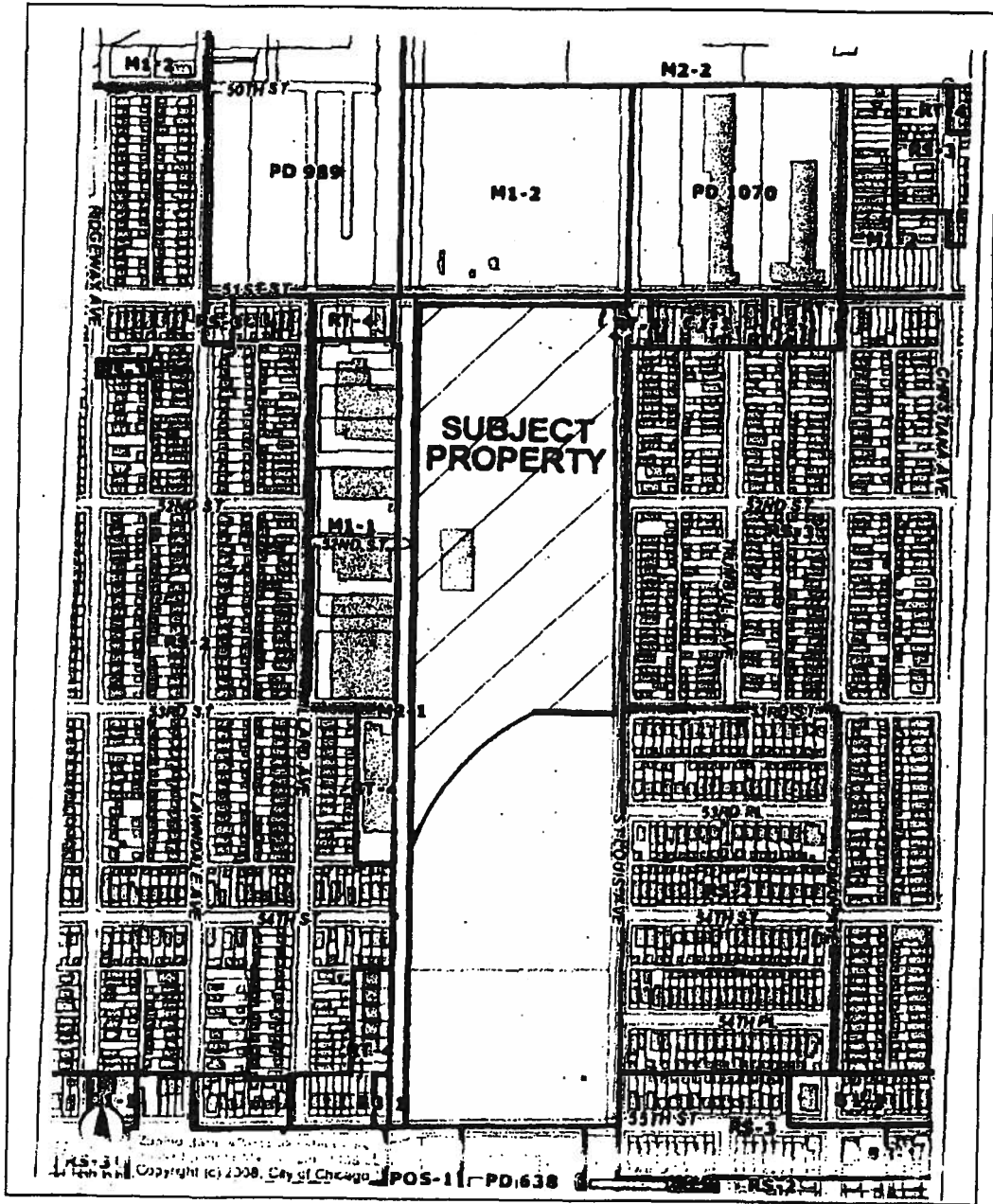
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Manufacturing Planned Development Number 545, As Amended.

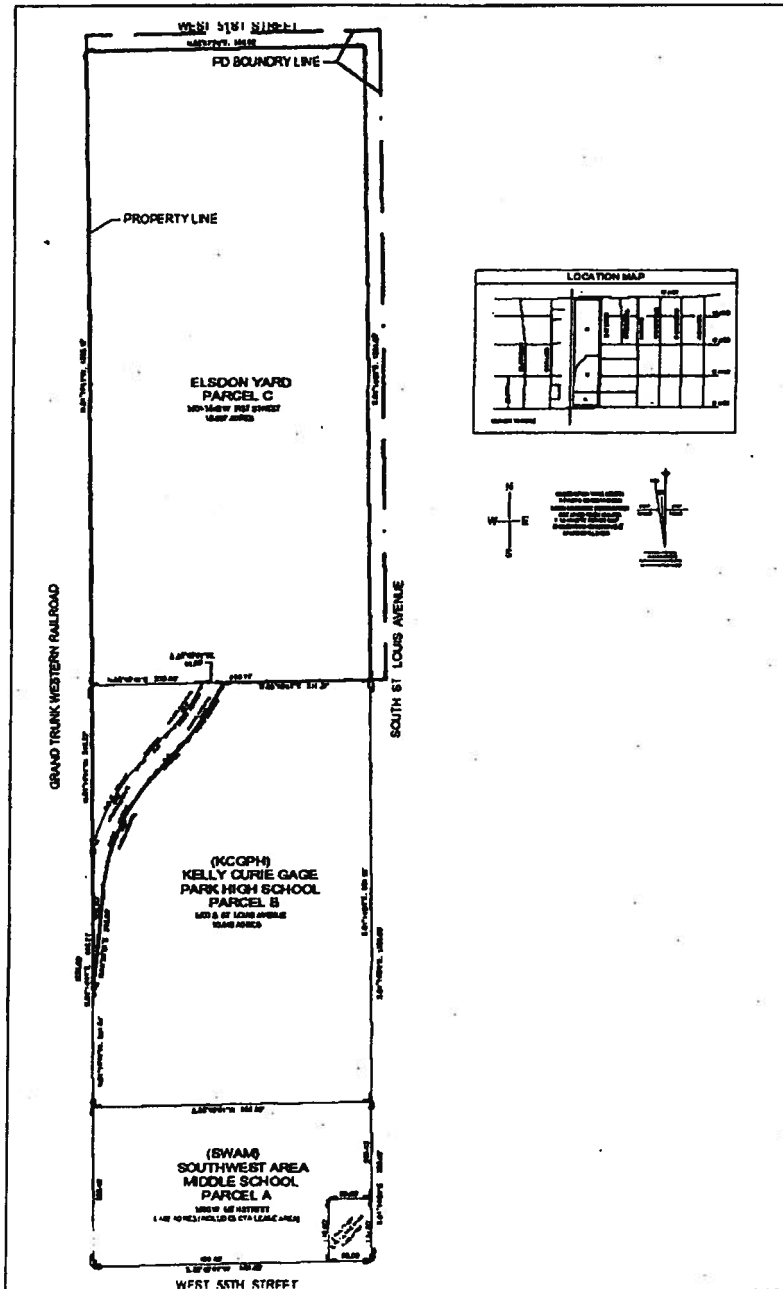
Bulk Regulations And Data Table.

- | | |
|--|--|
| 1. Net Site Area: | 856,673 (19.667 acres) |
| 2. Maximum Floor Area Ratio for Total Net Site Area: | 0.18 |
| 3. Maximum Number of Dwelling Units: | None permitted |
| 4. Minimum Number of Off-Street Parking Spaces: | |
| Phase 1: | 42, including 1 HC space |
| Total: | 64, including 2 HC spaces |
| 5. Number of Off-Street Loading Berths: | In substantial accordance with the Site and Landscape Plan |
| 6. Minimum Width of Landscaped Buffer Adjacent to Public Ways: | In substantial accordance with the Perimeter Landscape Plan |
| 7. Maximum Percentage of Site Coverage: | In substantial accordance with the Site and Landscape Plan |
| 8. Minimum Required Building Setbacks: | In substantial accordance with the Site and Landscape Plan |
| 9. Maximum Permitted Building Height: | In substantial accordance with the Typical Warehouse Building Elevations |

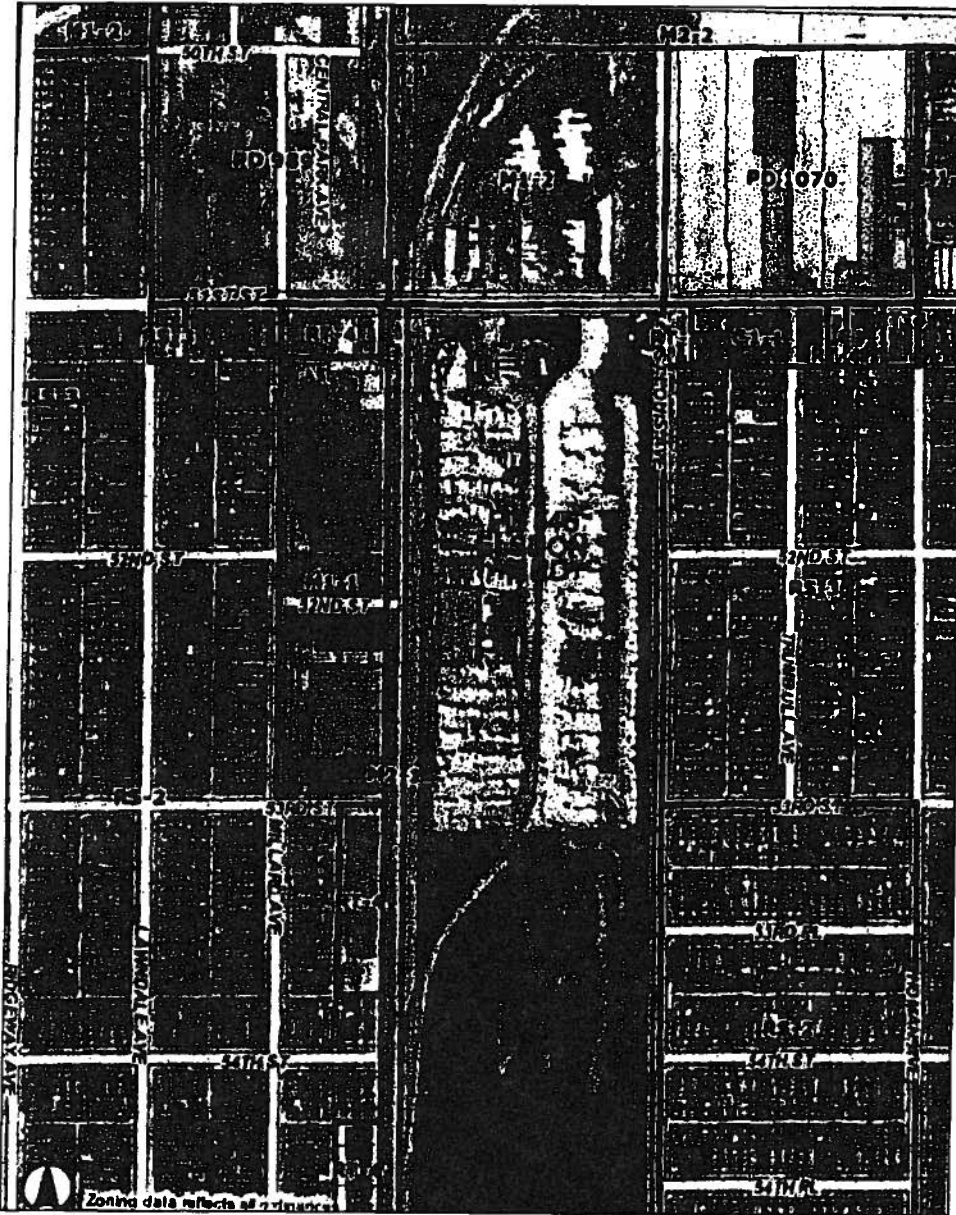
Existing Zoning Map



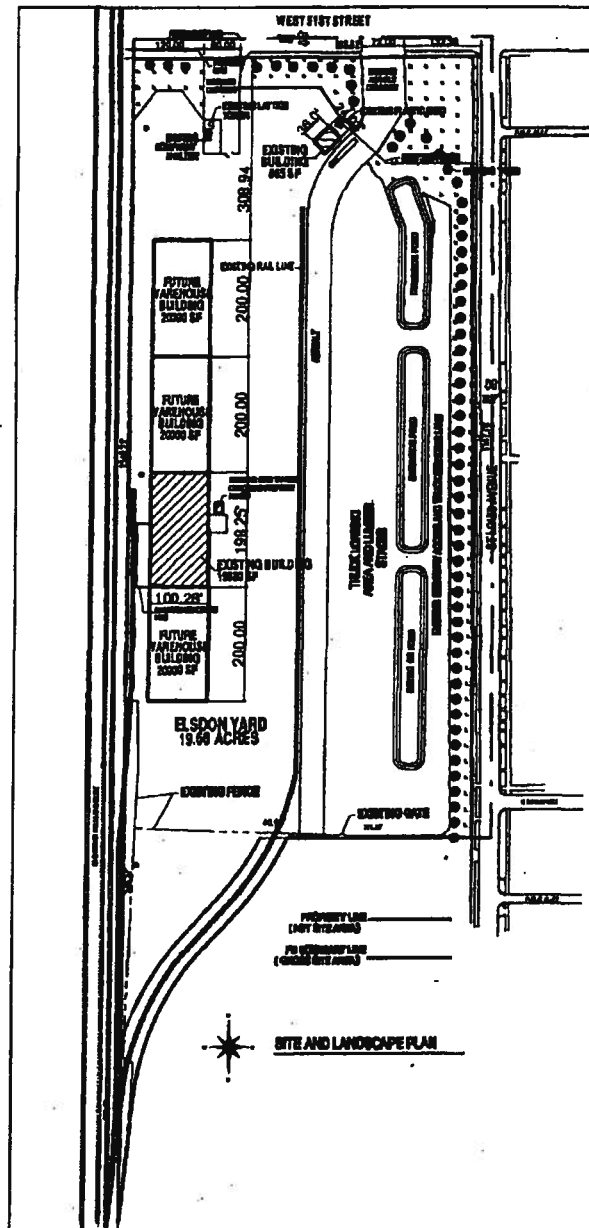
Property Line And Planned Development
Boundary Map.



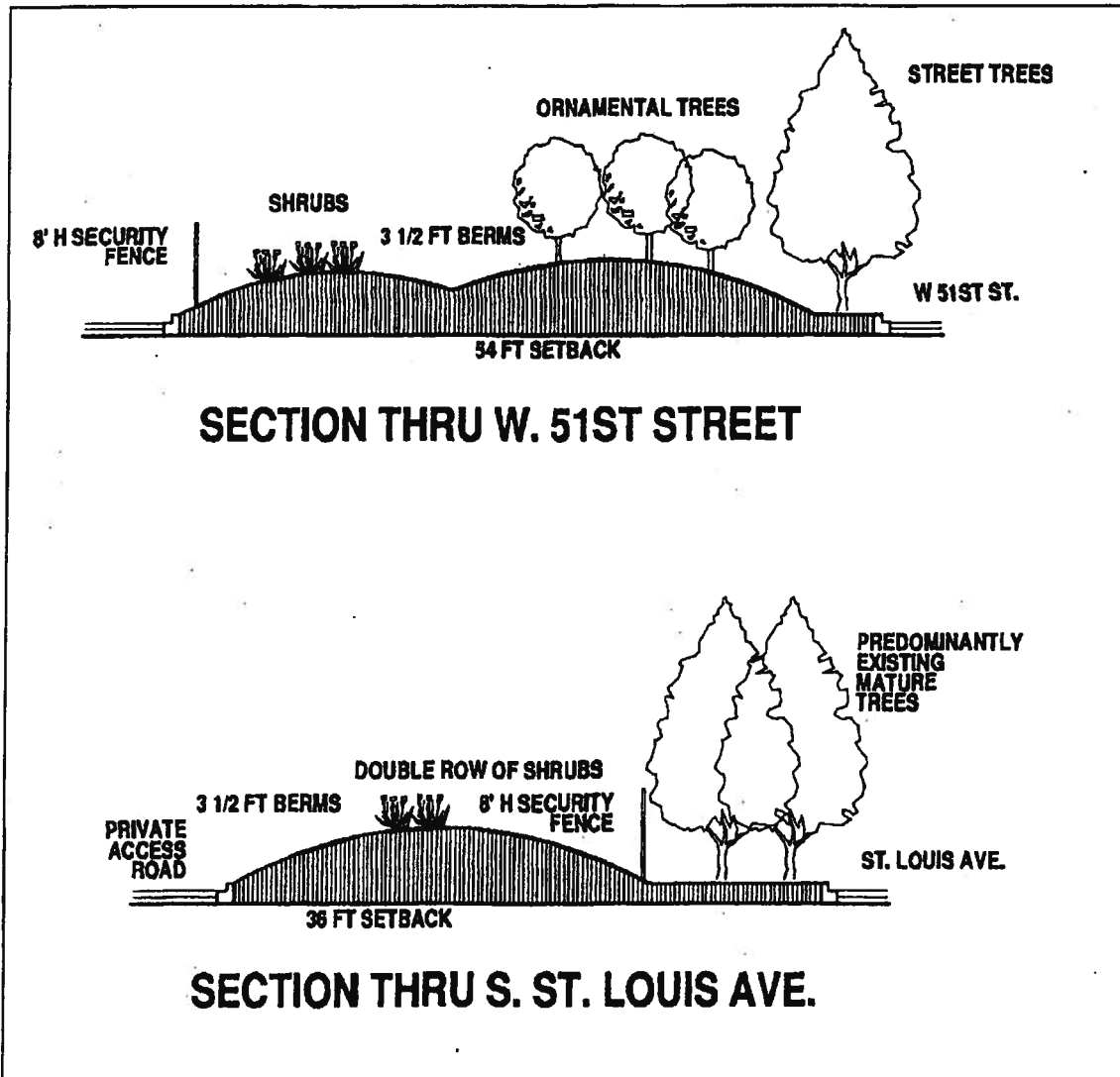
Existing Land-Use Map.



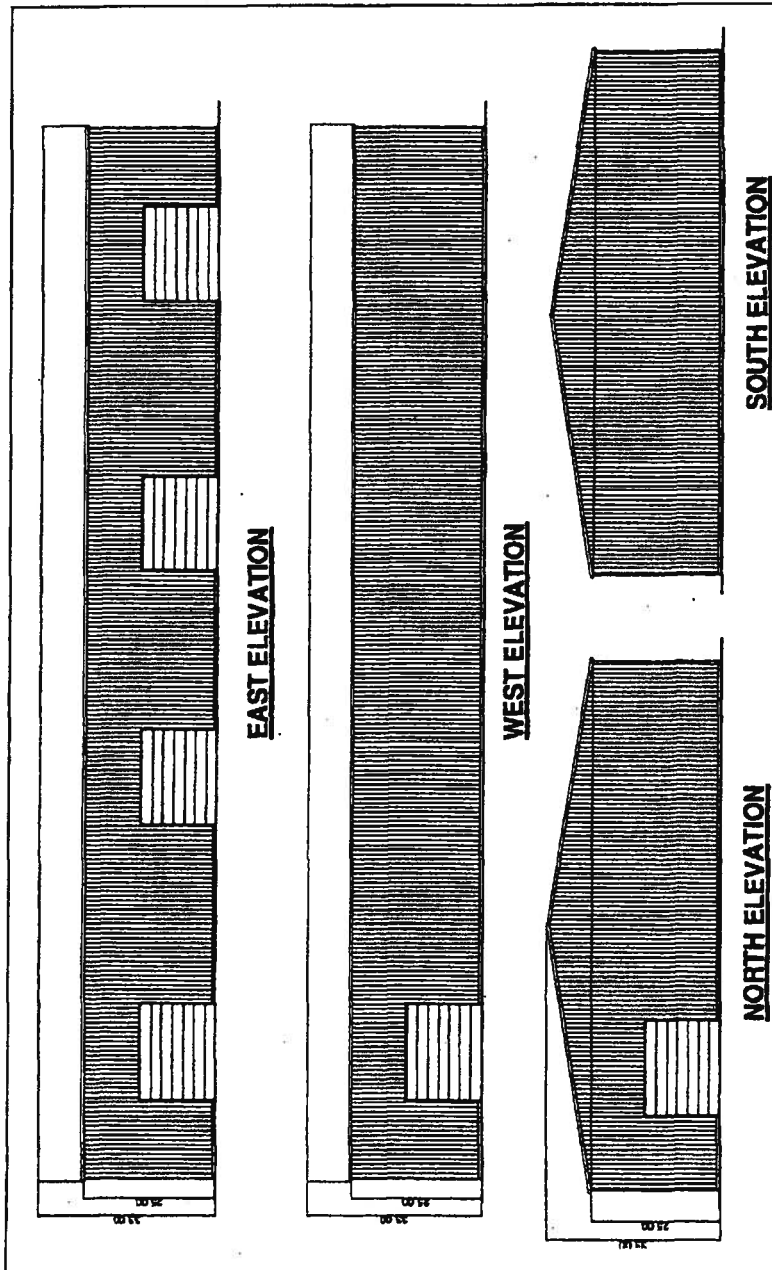
Site And Landscape Plan.



Perimeter Landscape Plan.



Typical Warehouse Building.



11191

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 10-J in the area bounded by:

a line 197.46 feet north of West 46th Street; the alley next east of South Spaulding Avenue; a line 107.46 feet north of West 46th Street; and South Spaulding Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map Number 12-H.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 12-H in the area bounded by:

West 48th Street; the public alley next east of and parallel to South Paulina Street; a line 74.03 feet south of and parallel to West 48th Street; and South Paulina Street,

to those of a B4-1 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Areas Shown On Map Number 12-J.
(As Amended)*

PD 545

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single-Family Residence District symbols and indications as shown on Map No. 12-J in the area bounded by:

West 51st Street; South St. Louis Avenue; West 55th Street; and the west line of the main line of the Grand Trunk Western Railroad,

to those of an M1-1 Restricted Manufacturing District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Restricted Manufacturing District symbols and indications established in Section 1 above in the area bounded by:

West 51st Street; South St. Louis Avenue; West 55th Street; and a line 100 feet east of and parallel with the west line of the main line of the Grand Trunk Western Railroad,

to the designation of a Manufacturing 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 hereof 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 attached to this ordinance reads as follows:

Manufacturing Planned Development No. 545

Plan Of Development Statements.

1. The area delineated herein as a Manufacturing Planned Development consists of approximately 1,523,729 square feet or 34.98 acres of real property in its net site area. The boundaries of the Property are shown on the attached Property Line and Planned Development Boundary Map. The subject property is owned or controlled for the purposes of this ordinance by the Grand Trunk Western Railroad, Incorporated.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant or its successors and assigns and, if different from the Applicant, the legal title holder 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto shall be made or authorized by all the owners of the Property and any ground lessors. Nothing herein shall be construed to mean that any individual owner or ground lessor of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or 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, except any 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.
4. This Plan of Development consists of fifteen (15) statements; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Map; an Existing Land Use Map; a Table of Use and Bulk Regulations and Related Controls; a Site/Landscape Plan and Elevation Plans prepared by Roman and Associates and Transdevelopment Corp., dated February 10, 1994. Full size sets of the Site/Landscape Plan and Elevation Plans are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The 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.

5. The following uses shall be permitted within the area delineated herein as "Manufacturing Planned Development": The Permitted Uses of the M1-1 Restricted Manufacturing District, including but not limited to warehousing; storage, whether open or enclosed, of lumber and other construction and building materials; wholesale establishments which may include incidental retail sales; off-street parking and off-street loading; rail sidings and related uses, and the following Special Uses: railroad terminals, switching and classification yards; and earth station antenna exceeding eight feet in diameter.
6. Business signs including a pylon or monument sign at the northeast entrance to the Property shall be permitted within the Planned Development subject to the review and approval of the Commissioner of Planning and Development. Temporary signs such as construction and marketing signs shall be permitted subject to the same approval. No sign shall exceed thirty (30) feet in height.
7. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction, and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including fire and other emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic Engineering and Operations and of the Commissioner of the Department of Planning and Development.
8. All off-street parking and loading facilities will be provided in compliance with this Planned Development as authorized by the Chicago Zoning Ordinance and subject to the review and approval of the Commissioner of the Department of Planning and Development and the Department of Transportation, Bureau of Traffic Engineering and Operations.
9. Any dedication or vacation of streets, alleys or easements or any adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
10. The height restrictions of the improvements and any appurtenance attached thereto shall, in addition to the Table of Use and Bulk Regulations and Related Data, be subject to:
 - (a) Height limitations as certified and approved by the Federal Aviation Administration; and

- (b) Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law, and approved by the City Council.
11. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
 12. The improvements in the Property shall be designed and installed in general conformance with the Site/Landscape Plan and Elevation Plans dated February 10, 1994. The landscaping (including street trees in the adjacent rights-of-way) shall be designed, installed and maintained in general conformance with the Site/Landscape Plan dated February 10, 1994, and shall serve as an approved alternative to the solid fencing otherwise required in paragraph 10.3-1(1) of the Chicago Zoning Ordinance. The landscaping shall be maintained at all times in accordance with the Site/Landscape Plan, and parkway trees shall be installed and maintained in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
 13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated in this Planned Development Ordinance and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development Ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum distance between structures, a reduction in periphery setbacks, or an increase in the maximum percent of land covered.
 14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society

("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

15. Unless substantial construction has commenced within three (3) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this statement, the zoning of the property shall automatically revert to an M1-1 Restricted Manufacturing District.

[Existing Zoning Map, Property Line and Planned Development Boundary Map, Generalized Land Use Map, Existing Land Use Map, Site/Landscape Plan and Elevation Plans attached to this Plan of Development printed on pages 48105 through 48111 of this Journal.]

Table of Use and Bulk Regulations and Related Controls attached to this Plan of Development reads as follows:

Manufacturing Planned Development No. _____.

Table Of Use And Bulk Regulations And Related Controls.

Net Site Area	Description Of Permitted Uses	Maximum Floor Area Ratio	Maximum No. Of Dwelling Units	Maximum Percent Of Site Coverage
<u>Square Feet</u> Acres 1,523,729 34.98	See Statement Number 6	0.10	0	As Per Site Plan

Gross Site Area, 1,649,907 square feet (37.88 acres) = Net Site Area, 1,523,729 square feet (34.98 acres) + Area in Public Rights-of-Way, 126,178 square feet (2.90 acres).

Maximum Floor Area Ratio for Total Net Site Area:	0.10.
Maximum Number of Dwelling Units:	None permitted.
Minimum Number of Off-Street Parking Spaces:	
Phase One:	42, including 1 handicapped.
Total:	64, including 2 handicapped.
Number of Off-Street Loading Berths:	As per Site Plan.
Minimum Width of Landscaped Buffer adjacent to Public Ways:	In accordance with attached Perimeter Landscape Plan.
Maximum percent of Site Coverage:	In accordance with attached Site Plan.
Minimum Required Building Setbacks:	In accordance with attached Site Plan.
Maximum Permitted Building Height:	In accordance with attached Elevation Plans.

Reclassification Of Area Shown On Map Number 12-M.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single-Family Residence District symbols and indications as shown on Map No. 12-M in the area bounded by:

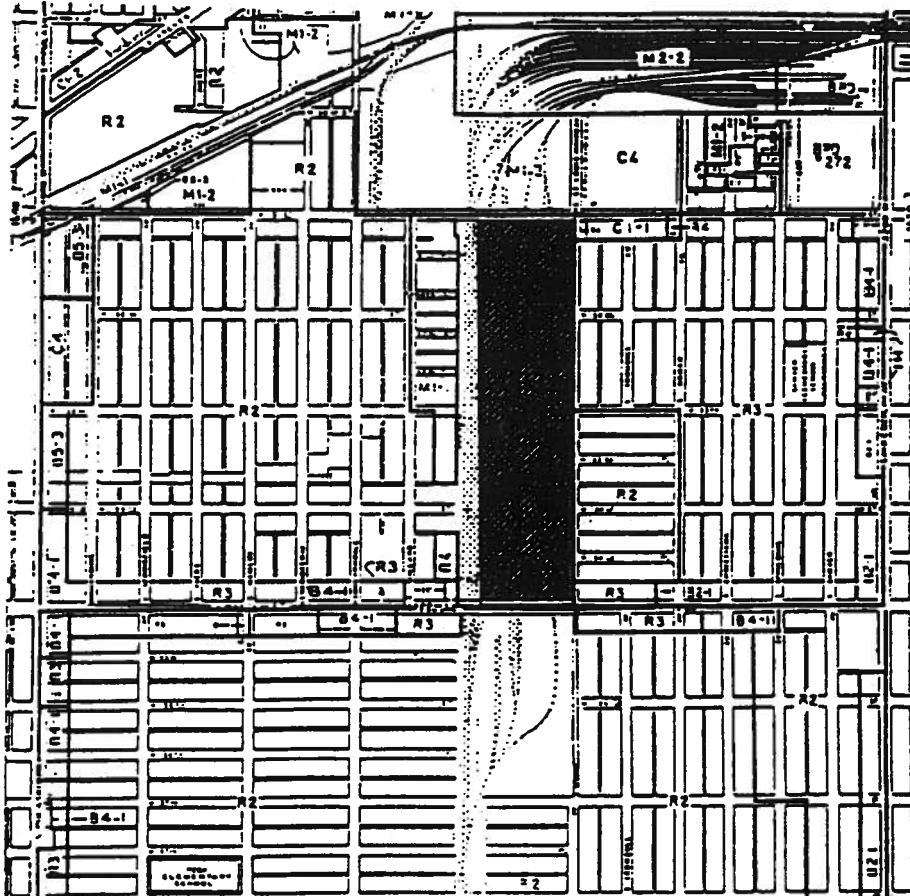
(Continued on page 48112)

3/23/94

UNFINISHED BUSINESS

48105

Existing Zoning Map.



SUBJECT PROPERTY



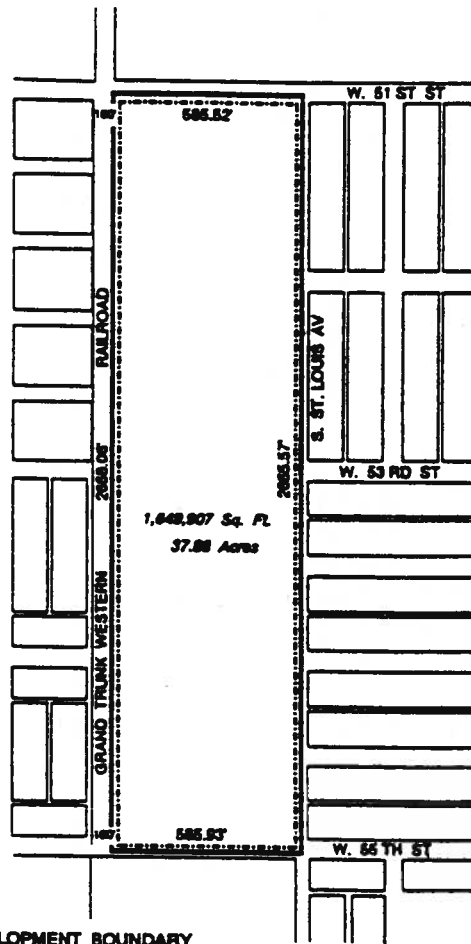
APPLICANT: GRAND TRUNK WESTERN RAILROAD INCORPORATED

ADDRESS: 3501 - 3548 W. 51ST ST.; 5100 - 5480 S. ST. LOUIS AV.;
3500 - 3550 W. 55TH ST.

DATE: NOVEMBER 5, 1993

REVISED: FEBRUARY 10, 1994

Property Line And Planned Development
Boundary Map.



LEGEND:

———— PLANNED DEVELOPMENT BOUNDARY

——— 585.83 DIMENSIONED PROPERTY LINE



NOTE: No dedications, vacations, or other
right-of-way adjustments are planned;
for driveway location see Site / Landscape
plan.

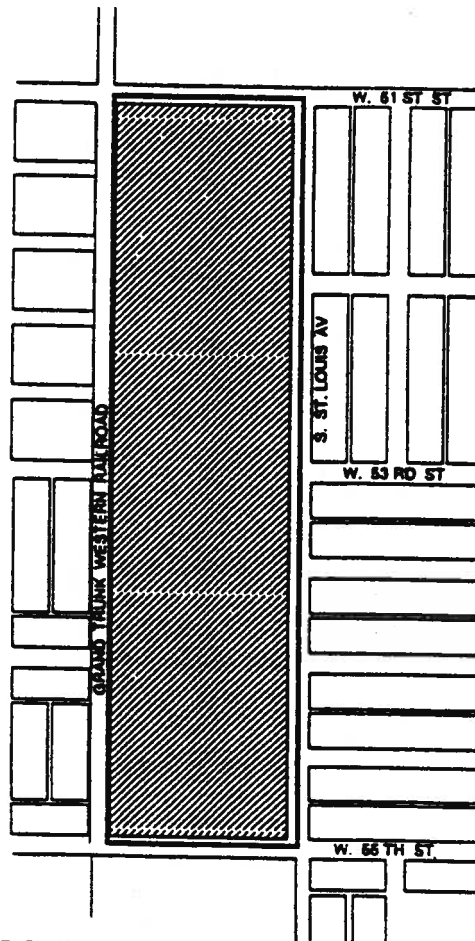
APPLICANT: GRAND TRUNK WESTERN RAILROAD INCORPORATED

ADDRESS: 3501 - 3549 W. 51ST ST.; 5100 - 5460 S. ST. LOUIS AV.;
3500 - 3550 W. 55TH ST.

DATE: NOVEMBER 5, 1983

REVISED: FEBRUARY 10, 1994

Generalized Land Use Map.



LEGEND:

— PLANNED DEVELOPMENT BOUNDARY

▨ SUBJECT PROPERTY



NOTE: For detail see Statement No. 5; Use and Bulk Regulations and Related Controls; and the Site / Landscape Plans and Elevations.

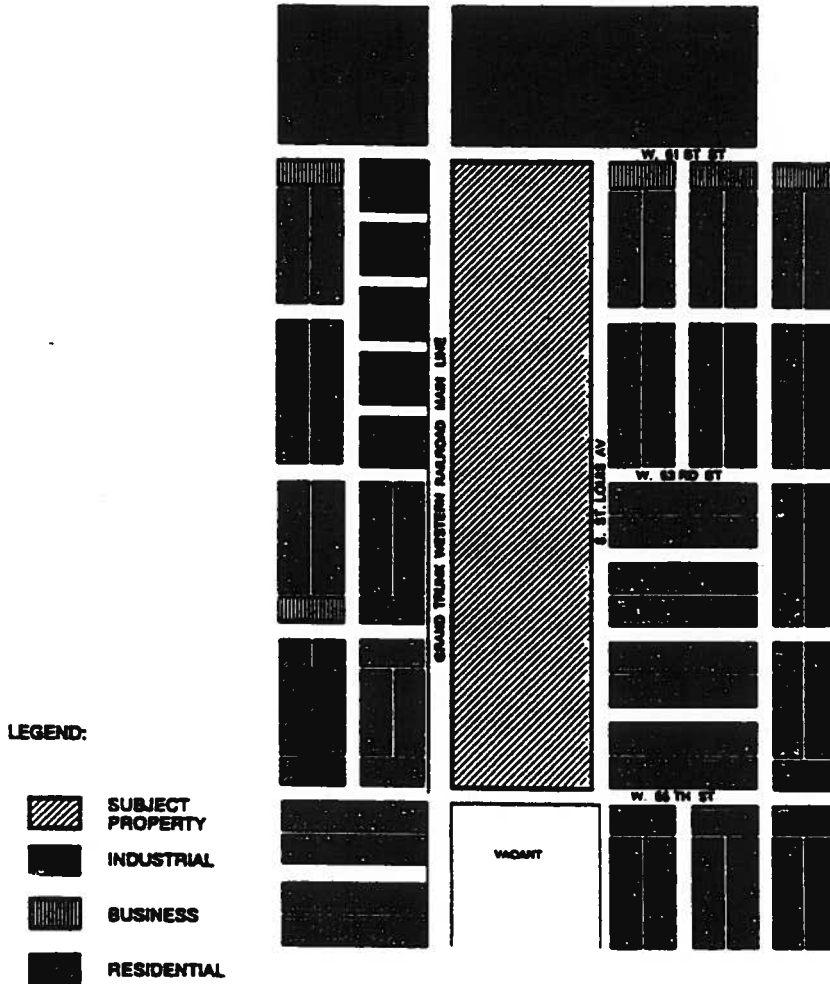
APPLICANT: GRAND TRUNK WESTERN RAILROAD INCORPORATED

ADDRESS: 3501 - 3549 W. 61ST ST.; 5100 - 5460 S. ST. LOUIS AV.; 3500 - 3550 W. 65TH ST.

DATE: NOVEMBER 5, 1993

REVISED: FEBRUARY 10, 1994

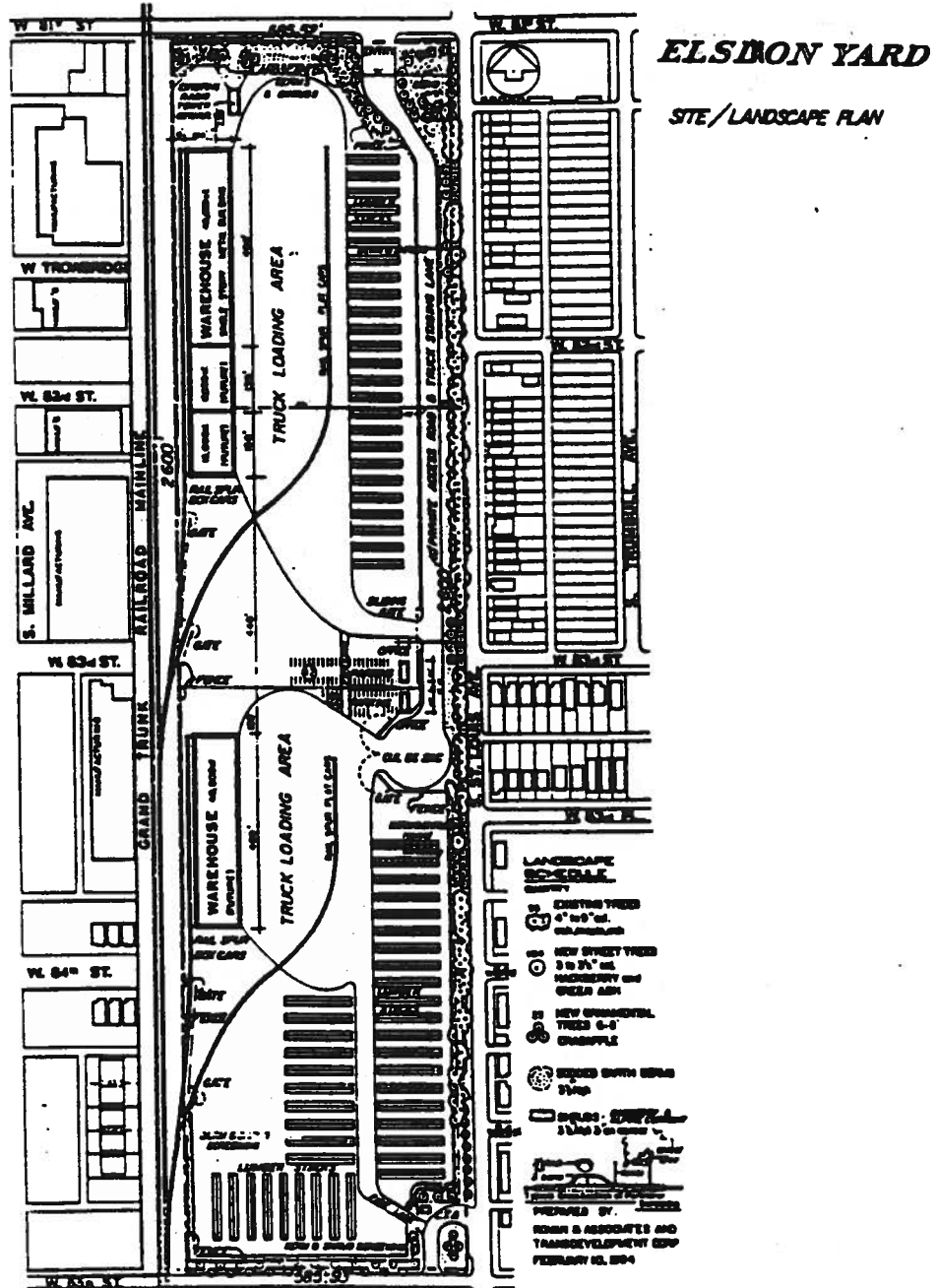
Existing Land Use Map.



APPLICANT: GRAND TRUNK WESTERN RAILROAD INCORPORATED
ADDRESS: 3501 - 3549 W. 51ST ST.; 5100 - 5460 S. ST. LOUIS AV.;
 3500 - 3550 W. 55TH ST.
DATE: NOVEMBER 5, 1993
REVISED: FEBRUARY 10, 1994



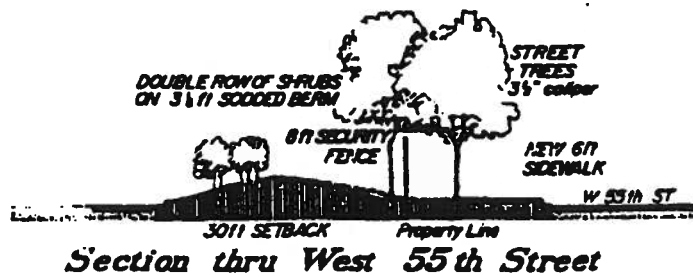
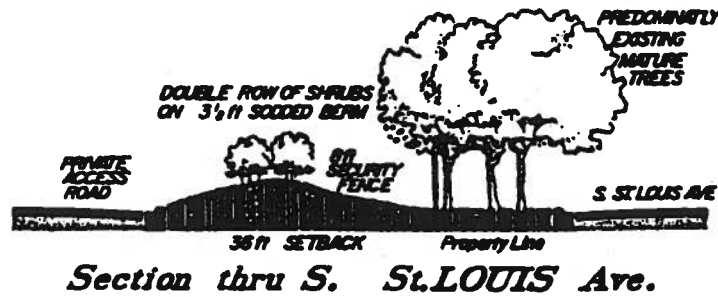
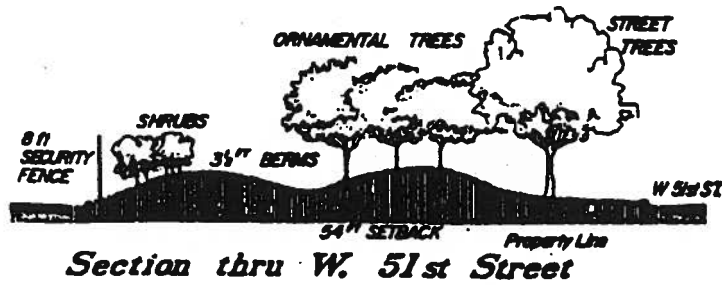
Site/Landscape Plan.
(1 of 2)



APPLICANT: GRAND TRUNK WESTERN RAILROAD INCORPORATED
 ADDRESS: 3501 - 3549 W. 51ST ST.; 5100 - 5480 S. ST. LOUIS AV.;
 3500 - 3550 W. 55TH ST.
 DATE: FEBRUARY 10, 1994

Site/Landscape Plan.
(2 of 2)

ELSDON YARD: Perimeter Landscape



PREPARED BY: ROMAN & ASSOCIATES
& TRANSDVELOPMENT CORP. FEB 1994

APPLICANT: GRAND TRUNK WESTERN RAILROAD INCORPORATED
ADDRESS: 3501 - 3549 W. 51ST ST.; 5100 - 5480 S. ST. LOUIS AV.;
3500 - 3550 W. 55TH ST.
DATE: FEBRUARY 10, 1994

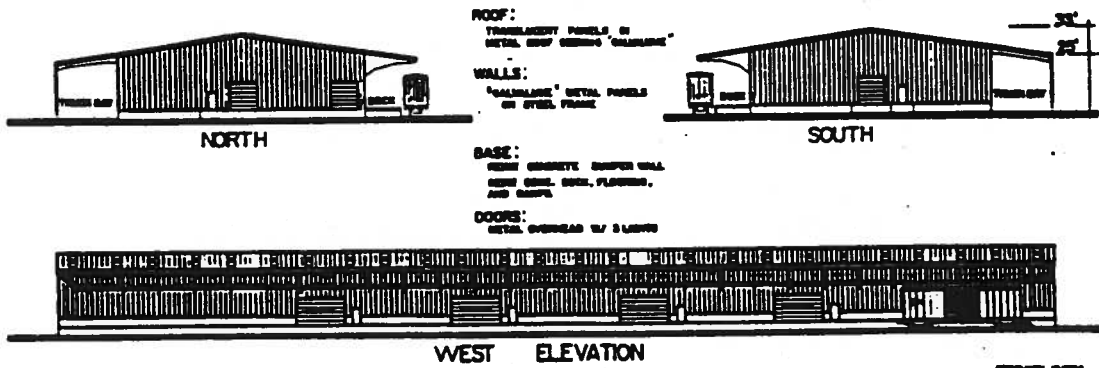
3/23/94

UNFINISHED BUSINESS

48111

Elevation Plans.

**GRAND TRUNK WESTERN R.R. ELSDON YARD
WAREHOUSE BUILDING**



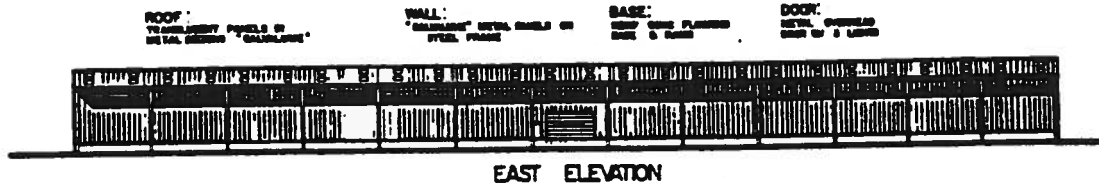
ROOF:
TRUSS-LATCH PANELS OF
METAL SHEET GIRDERS "GALVALUME"

WALLS:
"GALVALUME" METAL PANELS
ON STEEL FRAME

BASE:
FORM CONCRETE CURB WALL
FORM CONC. CONC. FLOORING,
AND CURBS

DOORS:
METAL OVERHEAD 12' x 16'00"

FEBRUARY 1994
OFFICE OF ARCHITECTURAL SERVICES



ROOF:
TRUSS-LATCH PANELS OF
METAL SHEET "GALVALUME"

WALL:
"GALVALUME" METAL PANELS ON
STEEL FRAME

BASE:
FORM CONC. FLOORING
AND CURBS

DOOR:
METAL OVERHEAD
12'00" x 16'00"

APPLICANT: GRAND TRUNK WESTERN RAILROAD INCORPORATED
 ADDRESS: 3501 - 3549 W. 51ST ST.; 5100 - 5480 S. ST. LOUIS AV.;
 3500 - 3550 W. 55TH ST.
 DATE: FEBRUARY 10, 1994

