



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

J.F. Boyle, Jr.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-6550 (FAX)
(312) 744-2578 (TTY)

February 7, 1997

Mr. Paul Woznicki
Zoning Administrator
Department of Zoning
Room 800 - City Hall
Chicago, Illinois 60602

Re: Issuance of a "Foundation Permit Only"- Manufacturing-
Waterway Planned Development No. 580

Proposal: The construction of a new sort
facility/warehouse for Federal Express.

Location: 1111 N. Hooker Street

Dear Mr. Woznicki:

We have received an Interim Stage Part II submittal for the construction of a proposed one (1) story (including a mezzanine level) sort facility/warehouse building for Federal Express Goose Island facility. Please note that an Administrative Relief was granted on February 5, 1997 for Site Plan, Elevation Plan, and Site/Landscape Plan exhibit modifications to the Planned Development Ordinance.

The Department of Planning and Development has determined that, based on the plans and data submitted by the Applicant, the proposed structure will be in conformity with the Plan of Development as passed by the Chicago City Council on May 2, 1995, and with the Administrative Relief granted on February 5, 1997.

Although we have not completed our entire review of a Part II submittal, we have completed that portion which relates to foundation work and would have no objection to you reviewing foundation plans and issuing a "Foundation Only" permit.

Upon completion of our review of a full Part II submittal, we will inform your Department. In no way does this letter absolve the owner or contractor from obtaining a full Part II approval or other approvals as required by the Chicago City Code.

Sincerely,

Philip Levin
Assistant Commissioner





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February 5, 1997

Mr. Thomas P. Coffey
The Haymarket Group
54 West Hubbard Street
Chicago, Illinois 60610

Re: Request for a minor change to Manufacturing-Waterway Planned Development No. 580

Proposal: The construction of a new sort facility/warehouse for Federal Express (Goose Island)

Location: 1111 N. Hooker Street

Dear Mr. Coffey:

The Department of Planning and Development has considered your request for a minor change to Manufacturing-Waterway Planned Development No. 580, and hereby approves your request pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No.13 of Manufacturing-Waterway Planned Development No. 580.

Specifically, in your letter dated January 13, 1997, you requested that the Site/Landscape Plan and Building Elevations originally approved by the Chicago City Council on May 2, 1995 be modified to reflect certain changes to the orientation and design of a proposed sort facility/warehouse for the Federal Express Goose Island facility.

These changes as depicted on the Site Plan and Elevation drawings prepared by Harris Architects Inc., and the Site/Landscape Plan prepared by Teska Associates Inc., dated December 20, 1996, include the following:

1. The relocation of the loading dock area from its previously approved location on the northeast side of the proposed building to the northwest side of the building which is setback a distance of approximately eighty-two (82) feet from the property line along North Hooker Street. These loading docks are to be accessed directly from North Hooker Street.
2. The relocation of the off-street parking lot entrance along North Hooker Street from its previously approved location at the north end of the property near the intersection of West Division and North Hooker Streets, to a location further south on North Hooker Street.



3. The addition of a small 15-space off-street parking lot on the northwest side of the proposed building.
4. The addition of twenty-two (22) off-street parking spaces adjacent to the southeast side of the proposed building.
5. The reconfiguration of on-street parking along North Hooker Street from parallel to perpendicular. This modification has been approved by the Department of Transportation.

Please note that in accordance with Statement No. 12 of the Planned Development, a minimum building setback of twenty-five (25) feet will be maintained from the river edge, and on-site parking will be screened from view along the Chicago River with appropriate landscaping.

With regard to your request, the Department of Planning and Development has determined that the proposed revisions as depicted in the aforementioned plans submitted for approval would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No.13 of Manufacturing-Waterway Planned Development No. 580.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Manufacturing-Waterway Planned Development No. 580, I hereby approve the foregoing minor change, but no other changes to Manufacturing-Waterway Planned Development No. 580.

Sincerely,

J.F. Boyle Jr.
Commissioner

Originated by:


Christine Slattery
Deputy Commissioner

cc: Paul Woznicki
Philip Levin
Michael Marmo

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Planned Manufacturing District No. 3 symbols and indications as shown on Map No. 3-G in the area bounded by:

beginning at a point on West Division Street and the North Branch Canal (875 West Division Street), a distance of 226.98 feet west to North Hooker Street; then, southeasterly along North Hooker Street, a distance of 953.05 feet to West Haines Street; then northeasterly along West Haines Street, a distance of 256.28 feet to North Halsted Street; then, north along North Halsted Street, a distance of 13.89 feet to the North Branch Canal; and then northwesterly along the North Branch Canal, a distance of approximately 835.7 feet to the point of beginning at West Division Street and the North Branch Canal,

to those of a Manufacturing Waterway Planned Development District, and a corresponding use district is hereby established in the area above described subject to the provisions of the Plan of Development attached hereto and made a part hereof.

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 Waterway

Planned Development Number 580

Plan Of Development Statements.

1. The area delineated herein as a Manufacturing Waterway Planned Development (the "Planned Development") consists of approximately 199,261 square feet (4.57 acres) and is owned or controlled by the Applicant, Federal Express Corporation.
2. The Applicant or its successors, assignees, or grantees shall obtain all necessary reviews, approvals or permits associated with the Planned Development. Any dedication or vacation of streets, alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its

successors, assignees or grantees and, if different than the Applicant, the legal title holders 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 holders or 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 (administrative, legislative or otherwise) shall be made by 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 any ground lessors, 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 any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, 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) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of these fifteen (15) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land Use-Map; and a Site/Landscape Plan and Building Elevations dated February 9, 1995 prepared by Teska Associates, Inc.. Full size sets of the Site/Landscape Plan and Building Elevations 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 zoning 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 in this Planned Development: all uses permitted as of right in Planned Manufacturing District No. 3, which shall be deemed to include sorting and distribution facilities, auxiliary offices and accessory parking.

6. Identification 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.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation (if required) and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
8. 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 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 and the Department of Planning and Development.
9. Height restrictions of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table 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.
10. This Planned Development shall be subject to the "Rules, Regulations and Procedures Related to Planned Development Amendments" as promulgated by the Department of Planning and Development and in effect on the date hereof.
11. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
12. The improvements on the Property shall be designed, installed and maintained in general conformance with the Site/Landscape Plan. The landscaping (including street trees in the adjacent right-of-way) shall be designed, installed and maintained in general conformance

with the Site/Landscape Plan and the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. A vegetative buffer strip no less than ten feet shall be created along the Chicago River frontage for environmental protection of the river as well as improved aesthetic quality of the river and development site. Also, a minimum building set-back of twenty-five (25) feet will be maintained from the river edge. On-site parking will be screened from view along the Chicago River by appropriate landscaping. In addition, the Applicant shall use best efforts to minimize the height of any seawall reconstruction and improve the landscaped character of the waterway through sloped or terraced shoreline stabilization and landscaping. Shoreline landscaping shall consist predominantly of indigenous plant species.

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 application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is a minor change that is consistent with the nature of the improvements contemplated in this Planned Development 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 as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
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 the most current energy efficiency standards published by the American Society of Heating, Refrigeration 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 seven (7) 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 as applied to this

Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of the pre-existing Planned Manufacturing District No. 3.

[Existing Zoning Map; Planned Development Property Line and Boundary Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevation Drawing referred to in these Plan of Development Statements printed on pages 499 through 503 of this Journal.]

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

Manufacturing Waterway Planned Development

Bulk Regulations And Data Table.

Area of Site:	(Net)	199,261 square feet (4.574 acres).
	(Gross)	249,926 square feet (5.738 acres).
Area in Public Way:		50,665 square feet (1.163 acres).
Maximum Floor Area Ratio:		0.65.
Minimum Number of Off-Street Parking Spaces:		137.
Minimum Number of Loading Docks:		9.
Minimum Periphery Setbacks:		In accordance with Site/Landscape Plan.
Maximum Site Coverage:		In accordance with Site/Landscape Plan.
Maximum Building Height:		35.

*Reclassification Of Area Shown On Map Number 4-E.
(As Amended)*

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 B4-5 Restricted Service District symbols and indications as shown on Map No. 4-E in the area bounded by:~~

~~a line 245 feet north of East Cermak Road; the alley next east of South Indiana Avenue; East Cermak Road; and South Indiana Avenue,~~

~~to those of a B5-1 General 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 Area Shown On Map Number 4-G.

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

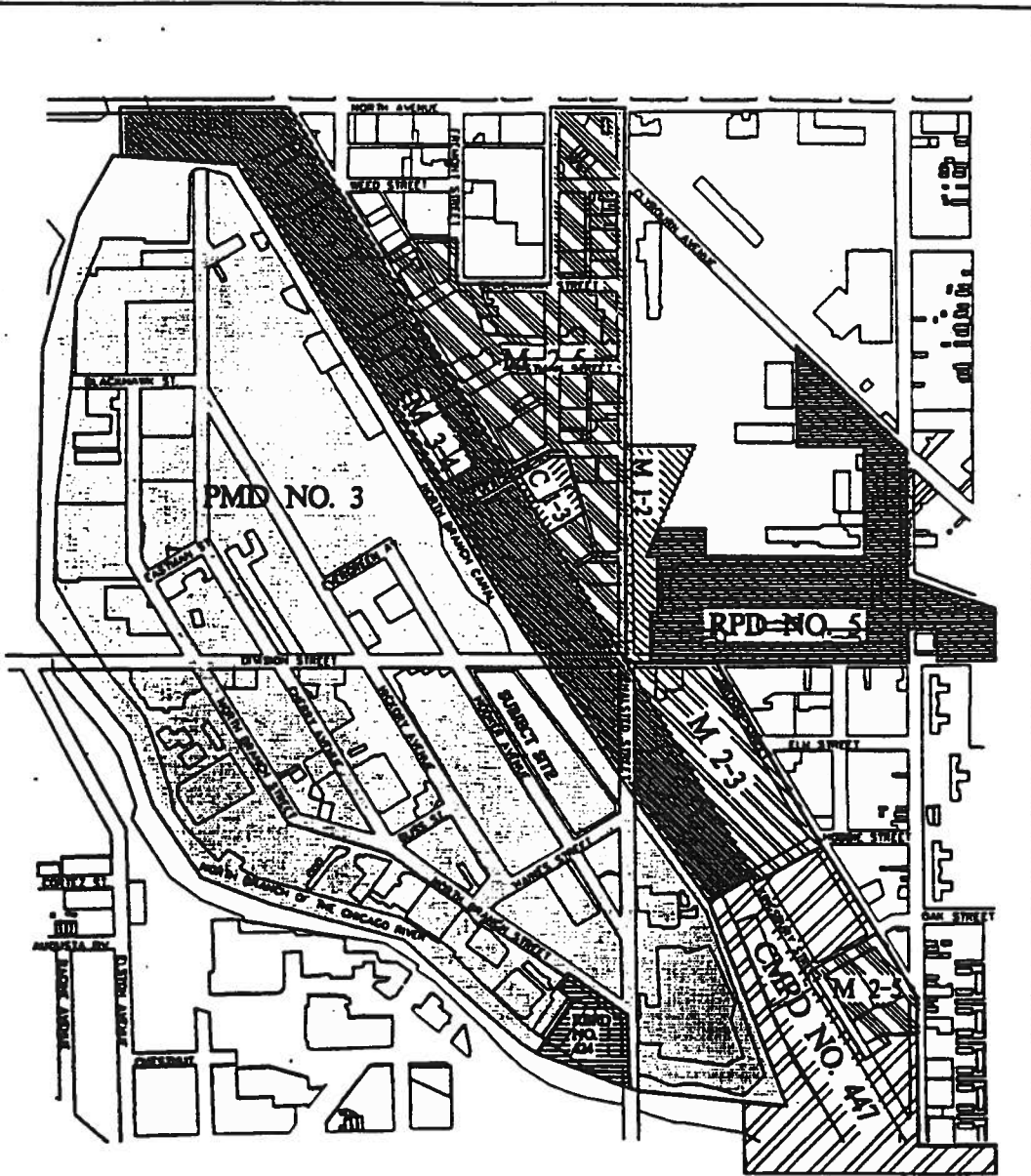
~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 4-G in the area bounded by:~~

~~a line 48 feet north of West 14th Place; the alley next east of and parallel to South Ashland Avenue; West 14th Place; and South Ashland Avenue,~~

~~to those of a C2-1 General Commercial 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.~~

Existing Zoning Map.



- PMD NO. 3
- RPD NO. 5
- C-1-1
- C-1-2
- RPD NO. 5

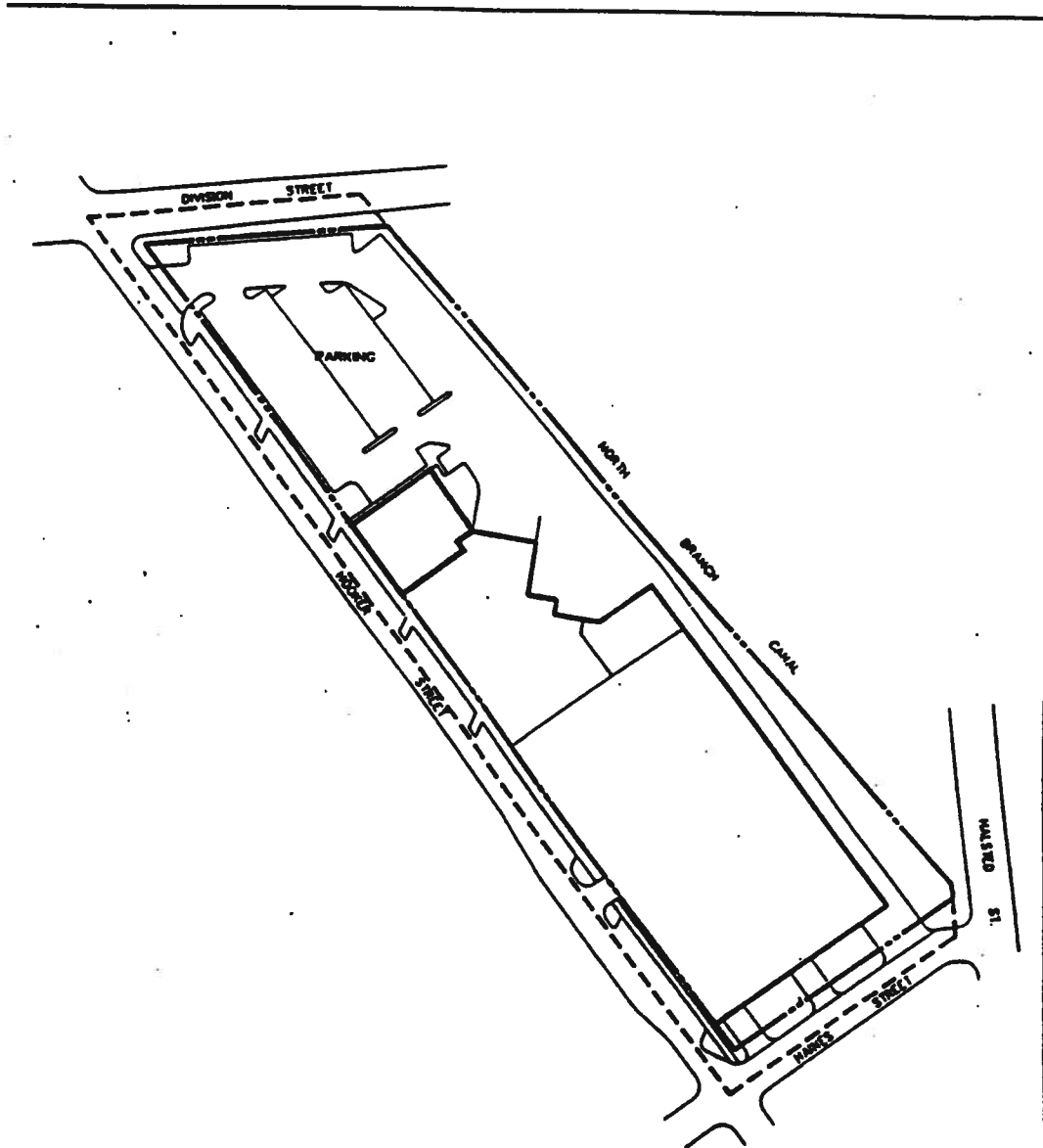
- M-1-1
- M-1-2
- M-2-3
- M-2-4

APPLICANT: FEDERAL EXPRESS CORPORATION
 ADDRESS: 2005 CORPORATE AVENUE
 MEMPHIS, TENNESSEE
 DATE: DECEMBER 21, 1994
 REVISED: FEBRUARY 9, 1995



FEDERAL EXPRESS - GOOSE ISLAND - OFFICE AND SORTING FACILITY

Planned Development Property Line And Boundary Map.



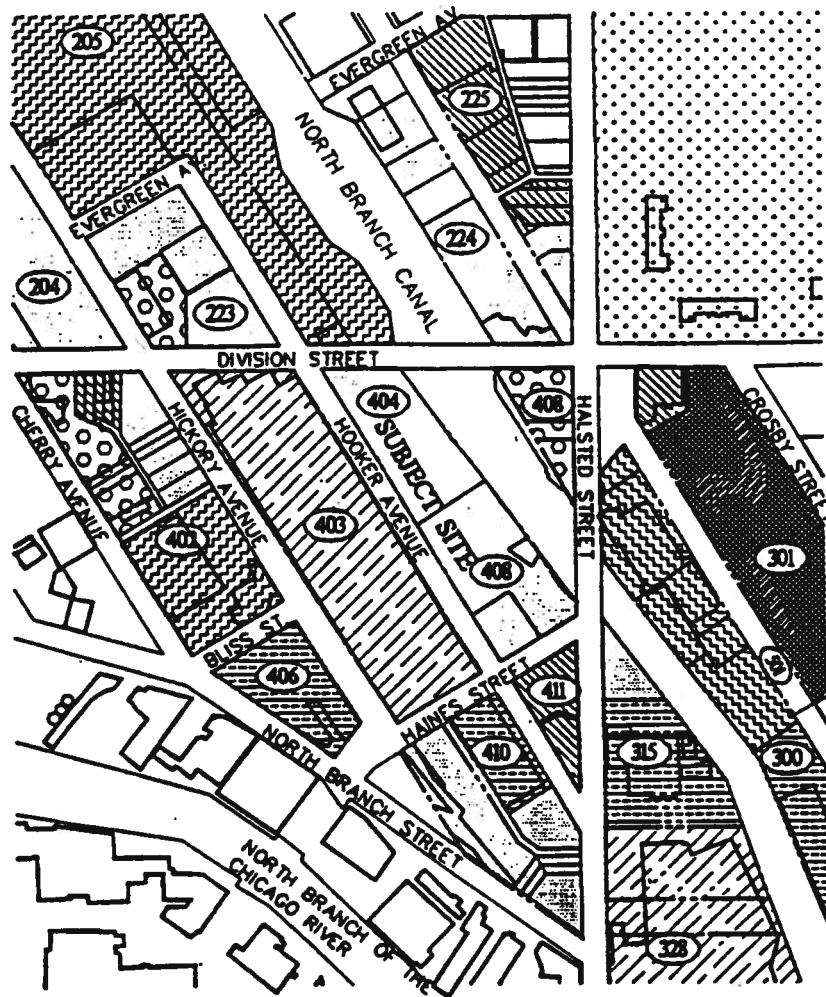
- - - - - PLANNED DEVELOPMENT BOUNDARY
 _____ PROPERTY LINE

APPLICANT: FEDERAL EXPRESS CORPORATION
 ADDRESS: 2005 CORPORATE AVENUE
 MEMPHIS, TENNESSEE
 DATE: DECEMBER 21, 1994
 REVISED: FEBRUARY 9, 1995



FEDERAL EXPRESS - GOOSE ISLAND - OFFICE AND SORTING FACILITY

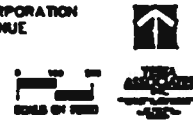
Existing Land-Use Map.



- VACANT OR UNOCCUPIED
- COMMERCIAL AND STORAGE
- TRANSPORTATION
- INDUSTRIAL OR PROCESSING

- WAREHOUSE
- COMMERCIAL
- PUBLIC HOUSING
- UTILITY

APPLICANT: FEDERAL EXPRESS CORPORATION
 ADDRESS: 2005 CORPORATE AVENUE
 MEMPHIS, TENNESSEE
 DATE: DECEMBER 21, 1994
 REVISED: FEBRUARY 8, 1995



FEDERAL EXPRESS - GOOSE ISLAND - OFFICE AND SORTING FACILITY