



September 17, 2001

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

21 North LaSalle Street
Chicago, Illinois 60602
312) 744-4190
312) 744-2271 (FAX)

<http://www.cityofchicago.org>

Mr. Robert Buono
Smithfield Properties LLC
400 West Huron Street
Chicago, Illinois 60610

Re: Request for minor changes to Waterway-Manufacturing
Planned Development No. 722

Proposal: The construction of a new one-story industrial
warehouse distribution facility for the School of the Art
Institute.

Location: 900-950 North Branch Street

Dear Mr. Buono:

Please be advised that your request on behalf of the Applicant "Cherry LLC," for minor changes to Waterway-Manufacturing Planned Development No. 722, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

In your letter dated August 17, 2001, you requested minor changes to the Planned Development and cited the following reasons necessitating the changes. You stated that the primary reason is due to the requirements of an Ordinance adopted by City Council on August 17, 2001 which vacated certain property owned by the City that was contiguous to the property owned and controlled by the Applicant. The Ordinance provided that an easement area must be maintained to provide access to existing Metropolitan Water Reclamation District (MWRD) sewer facilities. You further indicated that the original plans approved do not adhere to the MWRD easement requirement, thus necessitating the following changes to the Planned Development.

Specifically, you requested that the approved Site Plan, Landscape Plan and Building Elevation Plans be replaced with revised exhibits dated November 27, 2000 and August 8, 2001, prepared by "Arete'3 Ltd.," and "The Lakota Group, Inc." This proposal reflects a change in the size of

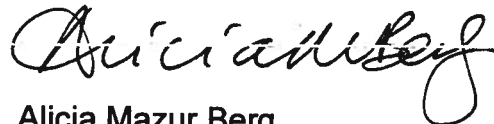


the previously approved building to that of a smaller building with respect to both ground coverage and floor area. The new building will be approximately 5,000 square feet less in floor area than the building previously approved. The revised Site Plan also includes the elimination of a parking area along N. Branch Street and the construction of a larger parking lot area on the southeast side of the proposed building within an area which would have been previously occupied by both the building and a small parking lot. As a result, off-street parking will increase from 34 spaces to 40 spaces. In addition, you requested that the minimum number of required off-street loading berths be reduced from four (4) loading berths to three (3) loading berths. Please note that although the proposed building will be smaller in scale, the building height, and elevation design and materials will be consistent with that which was previously approved.

The Department of Planning and Development has determined that one other benefit resulting from the size reduction of the proposed building will be the increase in the amount of on-site landscaping associated with this new proposal. Please note that there will be no changes to the previously approved Riverwalk Plan. The Department of Planning and Development has determined that these proposed changes will not create an adverse impact on this Planned Development or on the immediate area and would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Waterway-Manufacturing Planned Development No. 722, I hereby approve the foregoing minor change, but no other changes to Waterway-Manufacturing Planned Development No. 722.

Sincerely,



Alicia Mazur Berg
Commissioner

cc: Edward J. Kus
Jack Swenson
Philip Levin
Michael A. Marmo

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District symbols and indications as shown on Map Number 3-G in the area bounded by:~~

~~West Chestnut Street; a line 101.5 feet west of and parallel to North Greenview Avenue; West Pearson Street; a line 157 feet west of and parallel to North Greenview Avenue; the alley next south of West Pearson Street; a line 182.11 feet west of and parallel to North Greenview Avenue; West Pearson Street; and a line 184.5 feet west of and parallel to North Greenview 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 force and effect from and after its passage and due publication.~~



*Reclassification Of Area Shown On Map Number 3-G.
(As Amended)
(Application Number 12661)*

WMPD 722

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 Planned Manufacturing District Number 3 symbols and indications as shown on Map Number 3-G in the area bounded by:

a line 1,113.48 feet northwesterly of the intersection of North Halsted Street and North North Branch Street, as measured at the south right-of-way line of North North Branch Street and perpendicular thereto; North North Branch Street; a line 813.22 feet northwesterly of the intersection of North Halsted Street and North North Branch Street, as measured at the south right-of-way line of North North Branch Street and perpendicular thereto; a line 272.04 feet south of and parallel to North North Branch Street; a line 782 feet northwesterly of the intersection of North Halsted Street and North North Branch Street, as measured at the south right-of-way line of North North Branch Street and perpendicular thereto; and the north dock line of the north branch of the Chicago River,

to those of a Waterway-Manufacturing Planned Development, subject to such use and bulk regulations set forth therein.

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

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

*Waterway-Manufacturing Planned Development
Number 722.*

Plan Of Development Statements.

1. The area delineated herein as a Waterway-Manufacturing Planned Development (the "Planned Development") consists of approximately sixty-two thousand nine hundred eighty-eight (62,988) net square feet (one and forty-five hundredths (1.45) acres) (the "Property") and is owned or controlled by the applicant, Cherry, L.L.C., an Illinois limited liability company (the "Applicant").
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees (collectively, "Affiliates"). Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision or parcels, shall require separate submittal on behalf of the Applicant or its Affiliates and approval by the City Council of the City of Chicago (the "City Council").
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its Affiliates and, if different than the Applicant, the legal title holders and ground lessors, if any. All rights granted hereunder to the Applicant shall inure to the benefit of the Affiliates and, if different than the Applicant, the legal title holder 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 of Chicago

7/7/99

REPORTS OF COMMITTEES

7289

(the "City") for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

4. This Plan of Development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line; Boundary and Right-of-Way Adjustment Map; a Site Plan; a Context Site Plan; the Building Elevations; a Landscape Plan; and a Riverwalk Plan, each dated June 17, 1999 prepared by Arete 3 Ltd.. The Site Plan, Context Site Plan, Building Elevations, Landscape Plan and Riverwalk Plan are sometimes collectively hereinafter referred to as the "Plans". Full-size sets of the Plans are on file with the Department of Planning and Development ("D.P.D."). The Planned Development is applicable to the area delineated hereto and these and no other controls shall apply. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of the City of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the area delineated herein as "Waterway-Manufacturing Planned Development":

all uses permitted in Planned Manufacturing District Number 3 and ground floor offices accessory to any use permitted thereby.
6. Business 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 Commissioner of the D.P.D.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the City of Chicago Department of Transportation ("C.D.O.T.") in effect at the time of construction and in compliance with the Municipal Code, subject to the review and approval of C.D.O.T., D.P.D. and the Department of Fire. There shall be no parking within emergency areas. Ingress and egress shall be subject to the review and approval of C.D.O.T. and D.P.D.
8. In addition to the maximum height of any building or any appurtenance thereto prescribed in this Planned Development, the

height of any improvements shall also be subject to limitations as approved by the Federal Aviation Administration.

9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements to the Property shall be designed, installed and maintained in substantial conformance with the Plans dated June 17, 1999. The landscaping shall be designed, installed and maintained at all times in conformance with the Landscape Plan and in accordance with the parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. 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 and quality of and accessibility to the Chicago River, as provided for in the Waterway Planned Development Guidelines set forth in Section 11.11-3(1) of the Chicago Zoning Ordinance. To further these goals, the Applicant agrees to set back all buildings and parking areas in accordance with the Site Plan and Riverwalk Plan. The riverwalk area shall be improved in accordance with the Riverwalk Plan. Applicant shall not be obligated to make the riverwalk open and available for use by the general public until such time that a continuous riverwalk between North Halsted Street and West Division Avenue is available to the public. At such time, Applicant shall open the riverwalk and make it available to the general public, free of charge, during normal Chicago Park District hours and such other hours as may be designated by Applicant; provided, however, Applicant may from time to time close off public access to the River Setback Area to prevent the establishment of any public, prescriptive or constructive easements to such area or any portion thereof.
12. In order to provide additional and contiguous open space for the River Setback Area, Applicant has agreed to dedicate one hundred (100) square feet of open space pursuant to a Riverwalk Restrictive Covenant on the property commonly known as 1000 North North Branch Street. The issuance of a Part II approval shall be conditioned upon Applicant presenting D.P.D. with a recorded copy of such covenant. In addition, such Part II approval shall also be conditioned upon D.P.D. reviewing and approving the Landscape Plan.
13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the D.P.D., upon

the application for such a modification by the Applicant and after a determination by the Commissioner of the D.P.D. that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the D.P.D. 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. 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 periphery setbacks or an increase in the maximum percent of land coverage.

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, 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 D.P.D.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access through 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disability. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
16. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the Property shall automatically revert to that of the pre-existing Planned Manufacturing District Number 3.

[Zoning Map; Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; Site Plan; Context Site Plan; Building Elevation Drawings; Riverwalk Plan; and Landscape Plan referred to in these Plan of Development Statements printed on pages 7294 through 7300 of this Journal.]

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

Waterway-Manufacturing Planned Development Number 722.

Bulk Regulations And Data Table.

	Net Site Area		Maximum Floor Area Ratio	Minimum Off-Street Parking	Minimum Off-Street Loading
	Square Feet	Acres			
Total:	62988	1.45	0.95	20	4

Gross Site Area = Net Site Area + Area in Public Right-of-Way: 96,088 square feet (2.21 acres) = 62,988 square feet (1.45 acres) + 33,100 square feet (0.78 acres).

Minimum Number of Parking Spaces: 20¹.

¹ Applicant is the owner of 1000 North North Branch Street and such property contains off-street parking and to the extent possible, Applicant shall make such parking available to any tenant of the subject property. This off-street parking is reflected in the Context Site Plan dated June 17, 1999.

Minimum Number of Loading Berths:	4.
Maximum Floor Area Ratio:	0.95.
Maximum Percent of Site Coverage:	In accordance with the Site Plan.
Minimum Required Building Setbacks:	In accordance with the Site Plan.
Maximum Permitted Building Height:	In accordance with the Building Elevations.

*Reclassification Of Area Shown On Map Number 5-H.
(Application Number 12725)*

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 R4 General Residence District symbols and indications as shown on Map Number 5-H in the area bounded by:

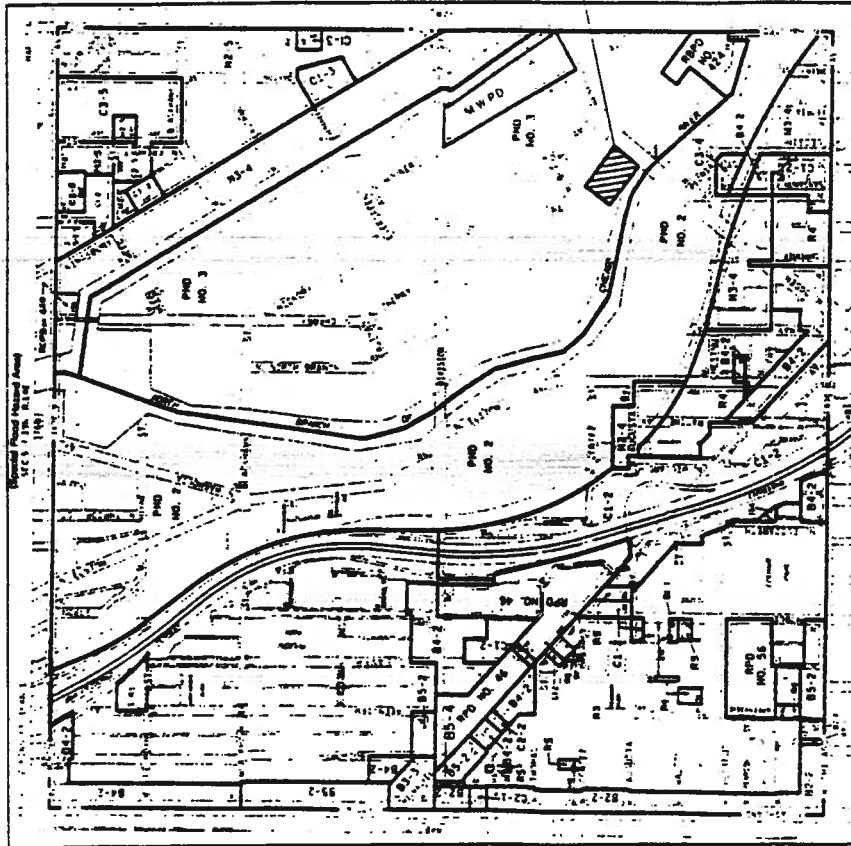
a line 96.35 feet north of West Armitage Avenue; North Oakley Avenue; West Armitage Avenue; and the alley next west of North Oakley Avenue,

to those of a B4-3 Restricted Service 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.

Zoning Map.

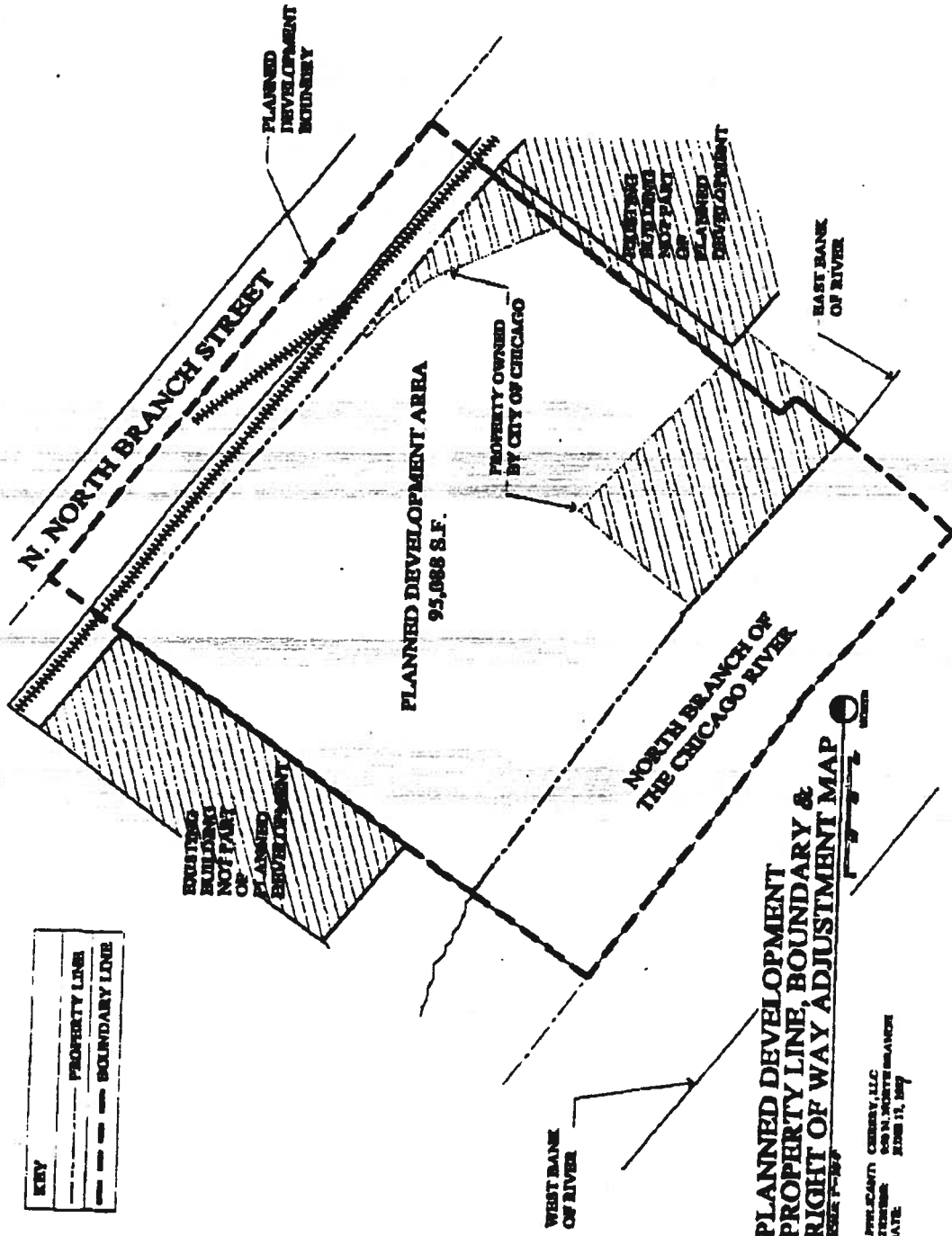
950 N. NORTH BRANCH



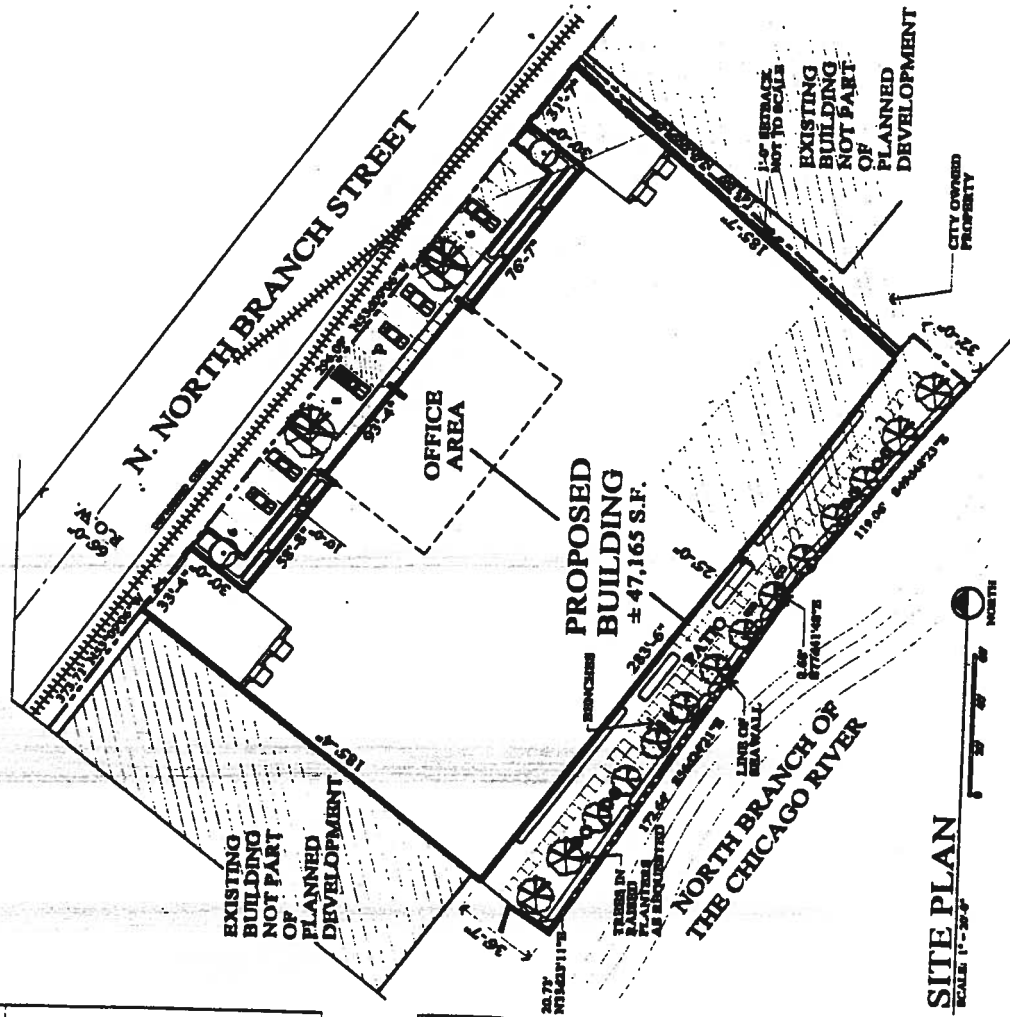
ZONING MAP
 SCALE: AS SHOWN
 0 10 20 30 40 50 60 70 80 90 100 FEET

APPLICANT: CURRY, LLC
 ADDRESS: 950 N. NORTH BRANCH
 DATE: JUNE 17, 1999

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



Site Plan.



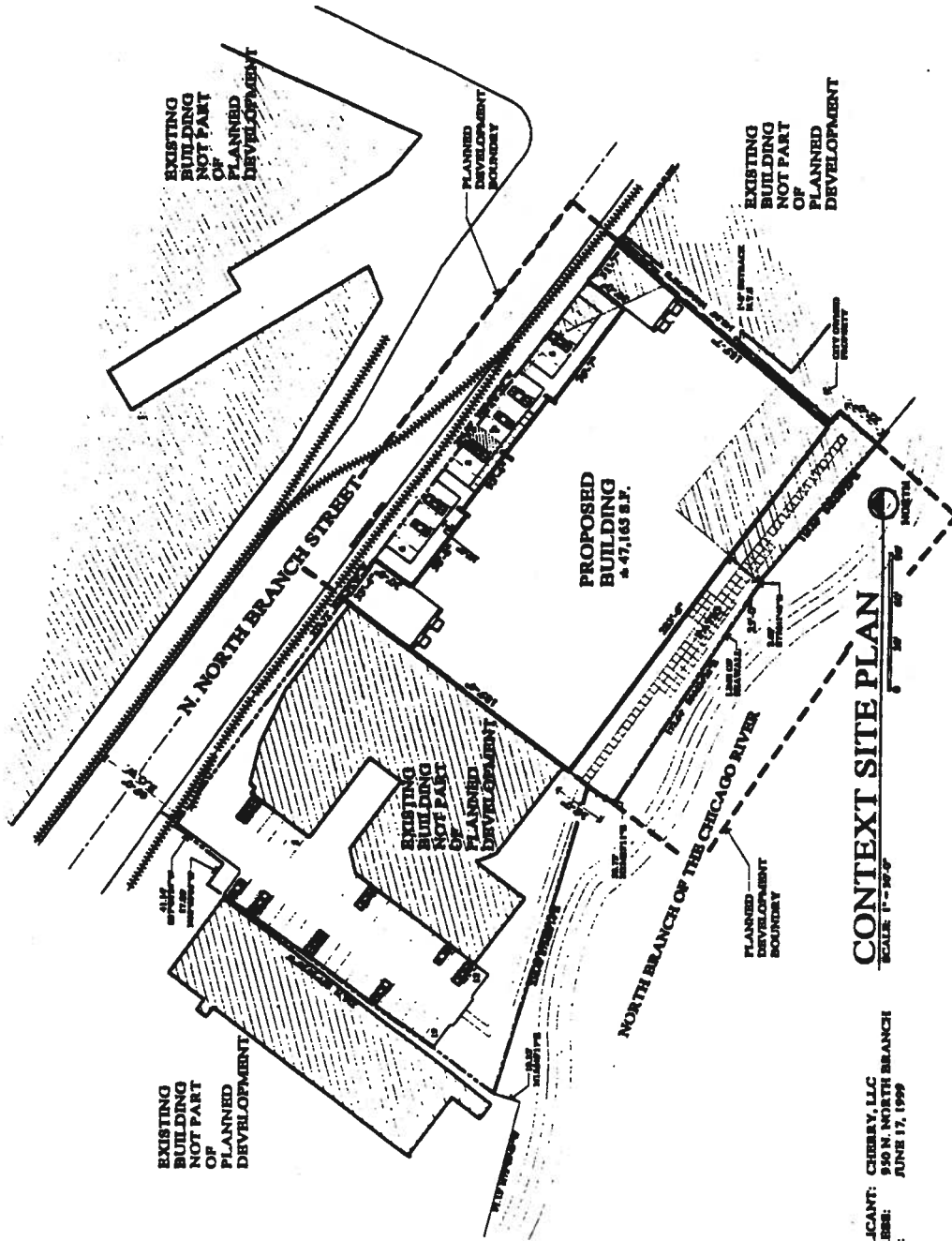
PROJECT DATA	
LOT AREA	±1.43 ACRES
BUILDING AREA:	
OFFICE AREA:	±5,000 SQ. FT.
WAREHOUSE AREA:	±42,165 SQ. FT.
TOTAL:	±47,165 SQ. FT.
RIVERWALK AREA:	±8,960 SQ. FT.
PROVIDED PARKING:	
TOTAL:	20 STALLS

LANDSCAPE SCHEDULE
 FOR PLANTING DESCRIPTION AND QUANTITY
 PLEASE SEE LANDSCAPE PLAN

SITE PLAN
 SCALE 1"=20'

APPLICANT: CHERAY, LLC
 ADDRESS: 250 N. NORTH BRANCH
 DATE: JUNE 17, 1999

Context Site Plan.

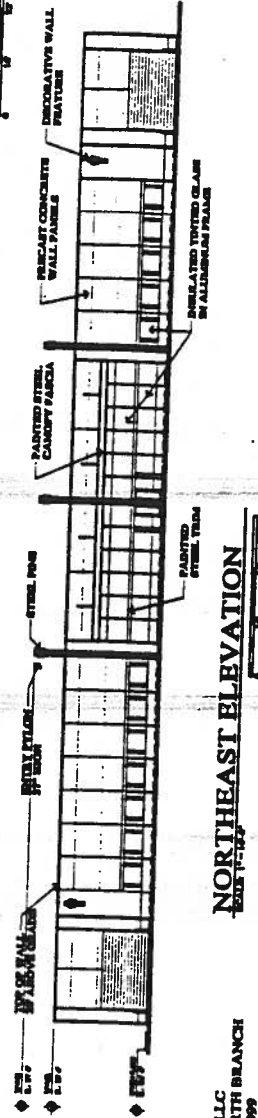
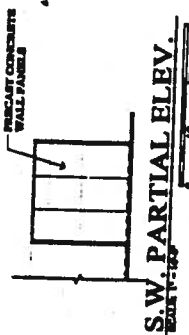
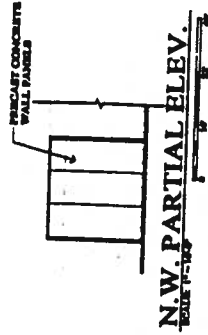
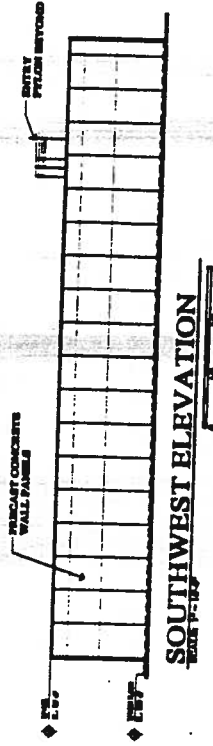
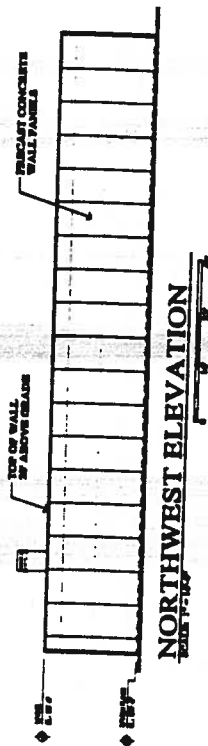
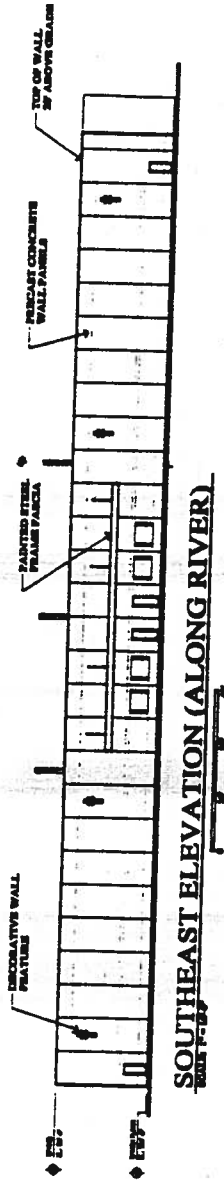


CONTEXT SITE PLAN

SCALE 1" = 10'-0"

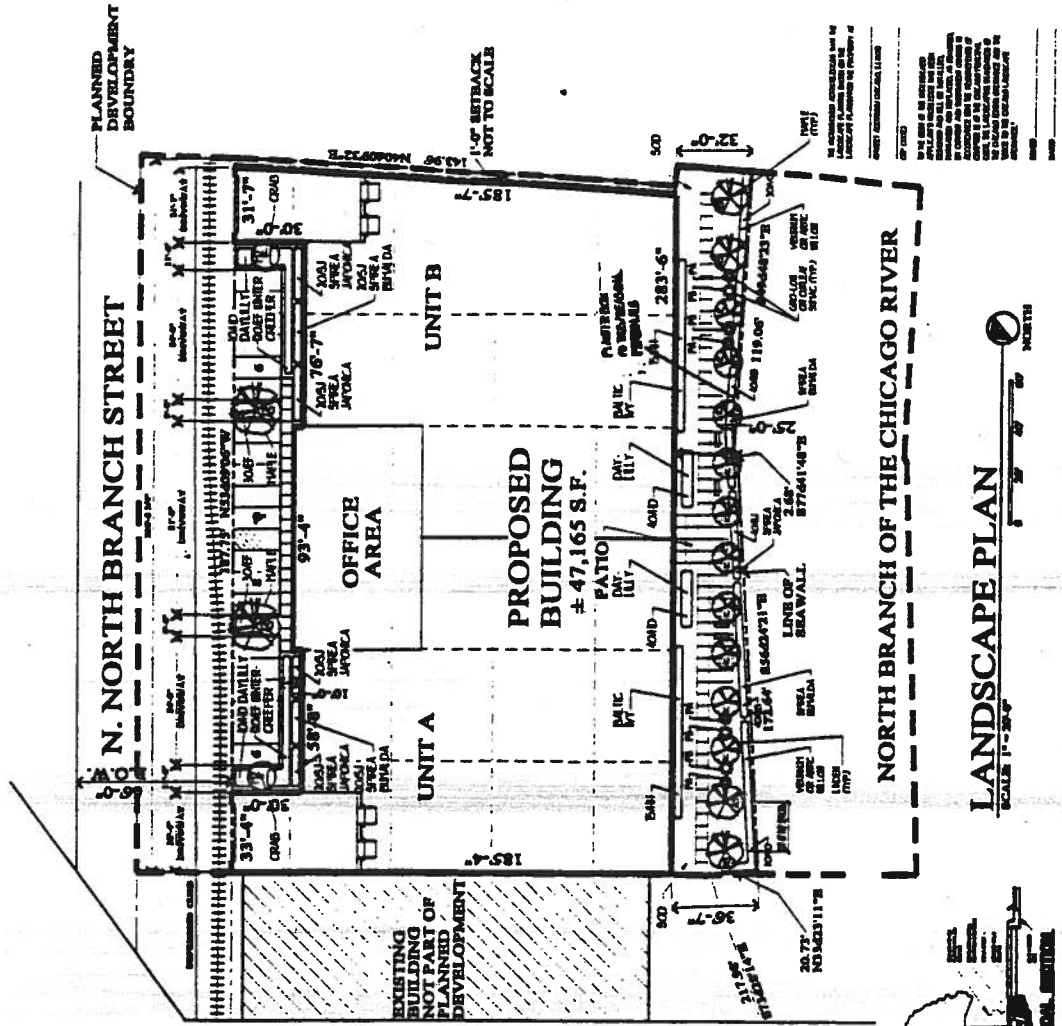
APPLICANT: CHERBY, LLC
 ADDRESS: 900 N. NORTH BRANCH
 DATE: JUNE 17, 1999

Building Elevations.



APPLICANT: CHERRY, LLC
 ADDRESS: 950 N. NORTH BRANCH
 DATE: JUNE 17, 1999

Landscape Plan.



TYPICAL PLANTING DETAILS

Planting Procedure:
 1. All trees and shrubs shall be planted in accordance with the Chicago Tree Ordinance.
 2. All trees shall be planted in accordance with the Chicago Tree Ordinance.
 3. All trees shall be planted in accordance with the Chicago Tree Ordinance.
 4. All trees shall be planted in accordance with the Chicago Tree Ordinance.
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LANDSCAPE SCHEDULE

NO.	DESCRIPTION	QUANTITY	UNIT
1	Planting Procedure	1	EA
2	Planting Procedure	1	EA
3	Planting Procedure	1	EA
4	Planting Procedure	1	EA
5	Planting Procedure	1	EA
6	Planting Procedure	1	EA
7	Planting Procedure	1	EA
8	Planting Procedure	1	EA
9	Planting Procedure	1	EA
10	Planting Procedure	1	EA
11	Planting Procedure	1	EA
12	Planting Procedure	1	EA
13	Planting Procedure	1	EA
14	Planting Procedure	1	EA
15	Planting Procedure	1	EA
16	Planting Procedure	1	EA
17	Planting Procedure	1	EA
18	Planting Procedure	1	EA
19	Planting Procedure	1	EA
20	Planting Procedure	1	EA

LANDSCAPE NOTES

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CHICAGO TREE ORDINANCE.
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APPLICANT: CHERRY, LLC
 ADDRESS: 850 N. NORTH BRANCH
 DATE: JUNE 17, 1999

