



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

August 24, 2006

Mr. Daniel Stankoskey
External Affairs Manager
Commonwealth Edison Company
One Financial Place
440 South LaSalle Street, Suite 3300
Chicago, Illinois 60605

Re: Administrative Relief request for Waterway Manufacturing Planned Development No. 724, Goose Island, 1110 N. North Branch Street

Dear Mr. Stankoskey:

Please be advised that your request for a minor change to Waterway Manufacturing Planned Development No. 724 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, in response to community concerns for additional parking, you requested to substitute parking spaces instead of green space in front of your new Substation located at 1110 N. North Branch Street. The parking plan you submitted, prepared by the Chicago Department of Transportation, proposes 34 new parking spaces with four planting islands and maintains the green area on the west side of the property.

With regard to your request, the Department of Planning and Development has reviewed the request and has determined that allowing the front parkway of your new Substation to accommodate additional parking for the community will not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Waterway Manufacturing Planned Development No. 724, I hereby approve the foregoing minor change, but no other changes to Waterway Manufacturing Planned Development No. 724.

Sincerely,

Lori T. Healey
Commissioner
Department of Planning and Development

LTH:MRD:tm
cc: Danita Childers, Mike Marmo, DPD files



Be It Ordained by the City Council of the City of Chicago: WMPD724,aa

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Waterway Manufacturing Planned Development Number 724 and Planned Manufacturing District Number 3 symbols and indications as shown on Map Number 3-G in the area bounded by:

Lots 24, 25, 26 and 27 in Block 78 in Elston's Addition to Chicago, plus all right, title and interest in and to the north branch of the Chicago River, all in Section 5, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois,

and

all of Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27 and that part of Lots 14, 15 and 16 lying southerly and southwesterly of a line beginning at a point on the northeasterly line of said Lot 16, 39.09 feet from the most northerly corner of said Lot 16; thence southwesterly on a straight line to a point on the northwesterly line of said Lot 16, 352.50 feet southwesterly from the said most northerly corner of said Lot 16; thence northwesterly on a straight line 100.77 feet to a point on the northwesterly line of said Lot 14, 383.94 feet southwesterly of the most northerly corner of said Lot 14, all in Block 78 in Elston's Addition to Chicago, in the southeast quarter of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, together with all accretions from the Chicago River and the riparian rights thereto, excepting therefrom, that part of Lots 14, 15, 16 and 17 in Block 78 in Elston's Addition to Chicago in the southeast quarter of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows:

commencing at the point of intersection of the northeasterly line of said Lot 17 with a line drawn 202.20 feet (as measured perpendicularly) southeasterly of and parallel with the northwesterly line of Lot 12 in said Block 78; thence southwesterly along said parallel line 388.142 feet to a point on a line drawn perpendicularly to the northwesterly line of said Lot 12 through a point on said northwesterly line 376.00 feet southwesterly of the most northerly corner thereof; thence northwesterly along said perpendicular line 94.551 feet to a point of intersection with a line drawn from a point on the northwesterly line of Lot 16 aforesaid 352.50 feet southwesterly of the most northerly corner thereof, to a point on the northwesterly line of Lot 14 aforesaid 383.94 feet southwesterly of the most northerly corner thereof; thence southeasterly along last described line 93.973 feet to the previously described point on the north line of said Lot 16; thence northeasterly 353.102 feet to a point on the northeasterly line of Lot 16 aforesaid which is 39.09 feet southeasterly of the most northerly corner thereof; thence southeasterly along the northeasterly line of said Lots 16 and 17 a distance of 3.474 feet to the place of beginning, all in Cook County, Illinois; and also excepting therefrom, a parcel of land

being part of Lots 14, 15 and 16, together with all easements and appurtenances thereunto belonging, all accretions from the Chicago River, and the riparian rights thereto, said parcel being described as follows:

commencing at the point of intersection of a line drawn 202.20 feet (as measured perpendicularly) southeasterly of and parallel with the northwesterly line of Lot 12, and a line drawn perpendicularly to the northwesterly line of said Lot 12 through a point on said northwesterly line 376.00 feet southwesterly of the most northerly corner of said Lot 12; thence northwesterly along said perpendicular line 94.551 feet to a point on a line drawn from a point on the northwesterly line of Lot 16 aforesaid 352.50 feet southwesterly of the most northerly corner thereof, to a point on the northwesterly line of Lot 14 aforesaid 383.94 feet southwesterly of the most northerly corner thereof; thence northwesterly along last described line 6.867 feet to the aforescribed point on the northwesterly line of said Lot 14; thence southwesterly along said northwesterly line and the southwesterly extension thereof 48.57 feet to the existing dock line on the northeasterly side of the north branch of the Chicago River; thence southeasterly along said dock line 47.19 feet to an angle point on said dock line; thence continuing along said dock line 51.18 feet to a point on the previously described parallel line; thence northeasterly 55.50 feet along said parallel line to the place of beginning, all in Block 78 in Elston's Addition to Chicago in the southeast quarter of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

and

Lots 28 to 32, both inclusive, and accretions thereto, if any, lying southerly and adjoining said lots, in Block 78 in Elston's Addition to Chicago in Sections 4 and 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

and

that part of Lot 33, in Block 78 in Elston's Addition to Chicago in Sections 4 and 5, Township 39 North, Range 14, East of the Third Principal Meridian, described as beginning at the northwest corner of Lot 33; thence southeasterly along the northeasterly line of Lot 33, 17.80 feet; thence southwesterly parallel with the northwesterly line of Lot 33, 41.14 feet; thence northwesterly to the northwesterly line of Lot 33, at a point 41.14 feet southwesterly of the northwest corner of Lot 33 and thence northeasterly to the said northwest corner of Lot 33 in Cook County, Illinois,

to those of a Waterway Manufacturing Planned Development Number 724, 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 attached hereto 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:

*Waterway Manufacturing Planned Development
Number 724, As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Waterway Manufacturing Planned Development Number 724, as amended, consists of approximately two hundred eighty-five thousand four hundred ninety-six (285,496) square feet (plus or minus six and five-tenths (± 6.5) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the applicant, Commonwealth Edison Company.
2. All applicable official reviews, approvals or permits which are necessary to implement this plan of development shall be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal 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 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 (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 fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan and Building Elevations prepared by Raymond Professional Group, Inc. dated November 15, 2001. Full-sized copies of the Site/Landscape Plan and the Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted in the area delineated herein as a Waterway Manufacturing Planned Development Number 724, as amended:

public utility -- electric substation parking and accessory uses.
6. Identification signs and temporary signs such as construction signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development.
7. Off-street loading facilities shall be provided in compliance with this planned development subject to the review and approval of the Departments of Transportation and Planning and Development.
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 Departments of Transportation and Planning and Development.

9. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of the improvements shall also be subject to limitations approved by the Federal Aviation Administration.
10. The improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the loading area, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and the Building Elevations. The applicant further agrees that, notwithstanding the Site/Landscape Plan, it will, subject to the review and approval of the Department of Planning and Development, substitute plants and species that foster a natural habitat for wildlife within the setback area along the Chicago River.
11. 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 (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. 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.
12. The requirements of the planned development may be modified, administratively, by the Commissioner of Planning and Development upon the application for such a modification by the applicant and a determination by the Commissioner of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of the planned development by the Commissioner 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.

13. 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.").
14. Unless substantial construction of the 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 zoning of the property shall automatically revert to the pre-existing Planned Manufacturing District Number 3 and Waterway Manufacturing Planned Development Number 724.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscaping Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 77680 through 77687 of this Journal.]

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

*Waterway Manufacturing Planned Development
Number 724, As Amended.*

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area	=	Net Site Area	+	Area Remaining in Public Right-of-Way
±311,282 square feet (±7.10 acres)		±285,496 square feet (±6.5 Acre)		±25,786 square feet (±.59 Acre)

Maximum Permitted Floor Area
Ratio:

0.8.

Setbacks From Property Line:

In substantial conformance with the
Site/Landscape Plan.

Maximum Percentage of Site
Coverage:

In substantial conformance with the
Site/Landscape Plan.

Minimum Number of Off-Street
Parking Spaces:

0.

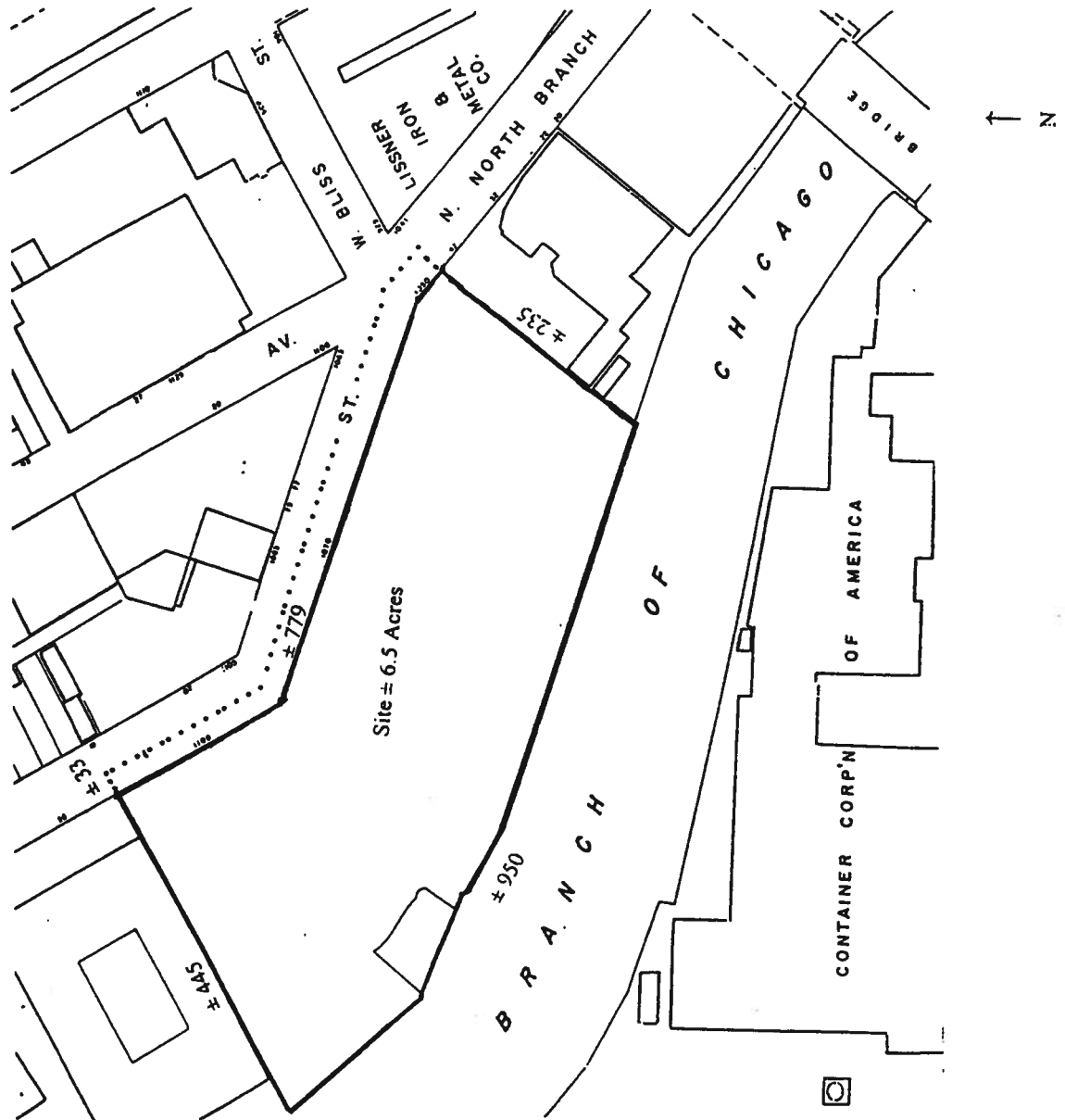
Minimum Number of Off-Street
Loading Berths:

0.

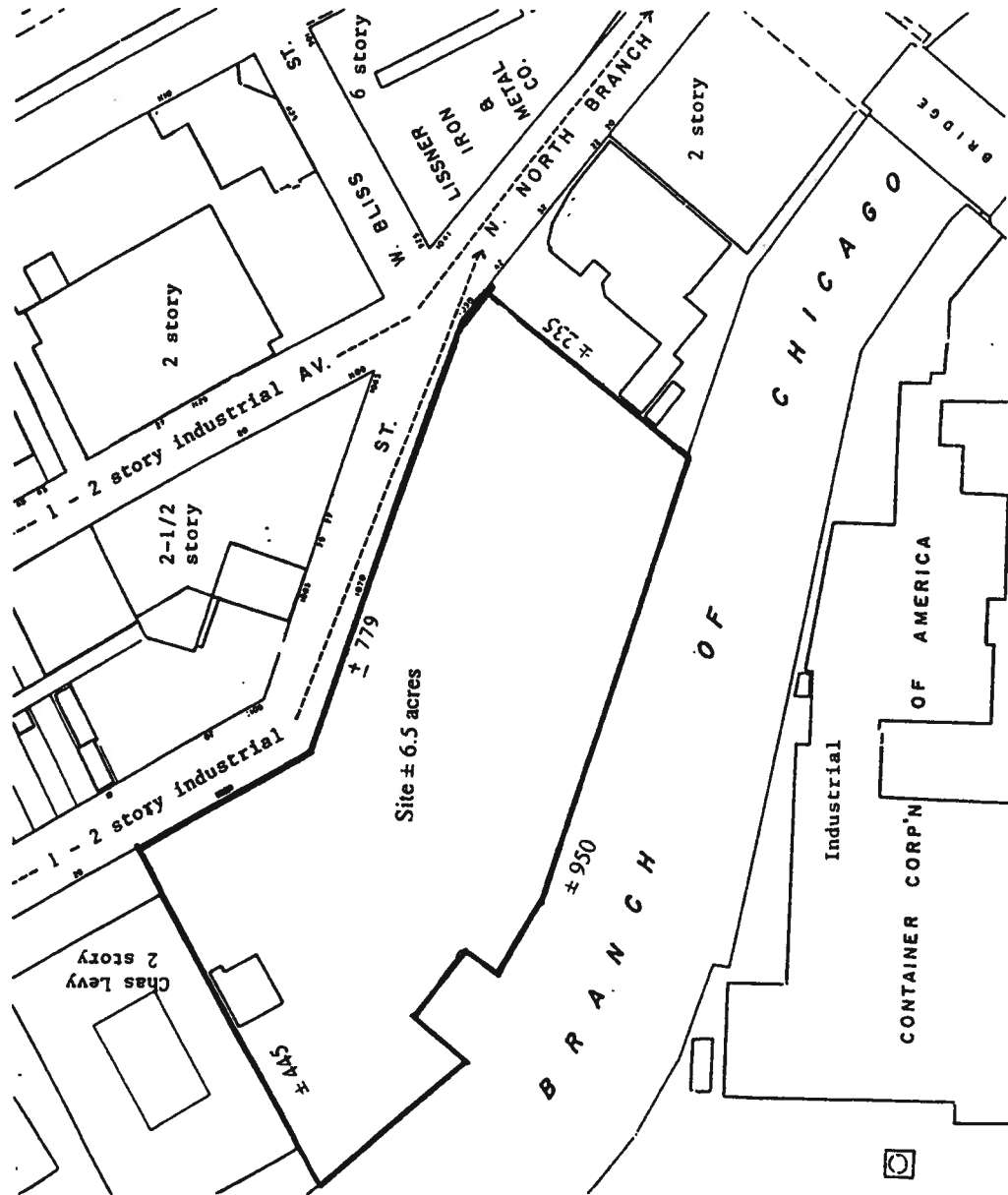
Maximum Building Height:

In substantial conformance with the
Building Elevations.

Planned Development Boundary
And Property Line Map.



Existing Land-Use Map.



North Elevation.

WEST LOOP
788.184
SUBSTATION

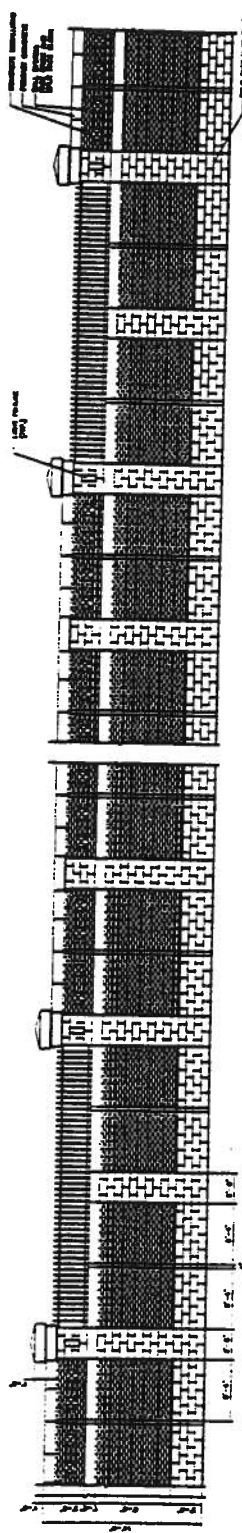


Commonwealth Edison Co.
Chicago, Illinois
Transmission and Distribution Operations

ComEd
An Edison Company



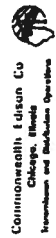
ELEVATION (NORTH BRANCH ST.)



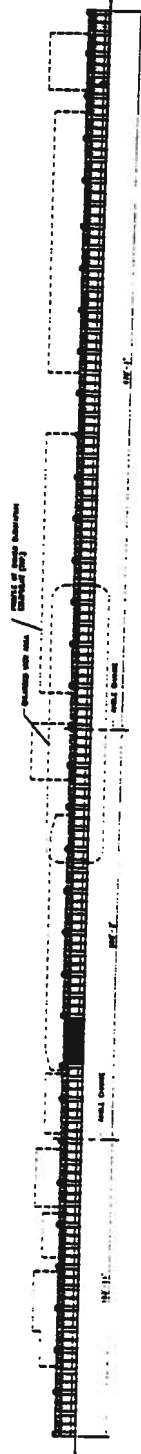
FINISHED ELEVATION

South Elevation.

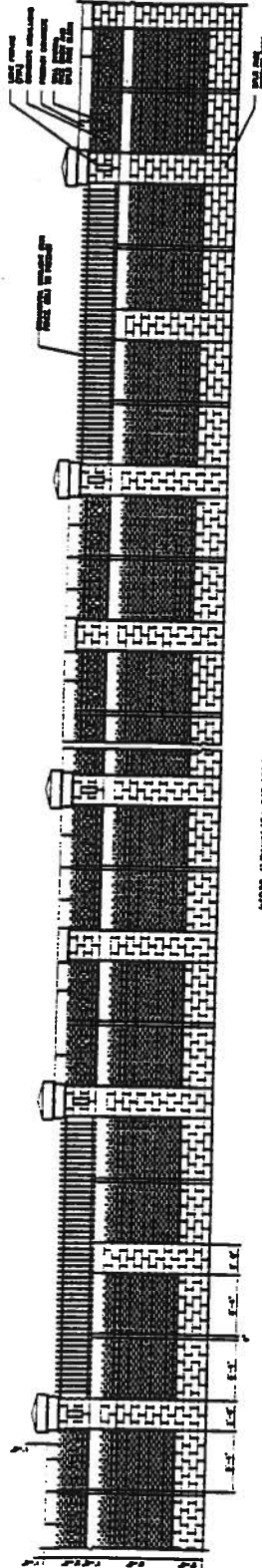
WEST LOOP
TSD 184
SUBSTATION



ComEd
An Edison Company



ELEVATION (ON CHICAGO RIVER)



FOR APPLIED ELEVATION

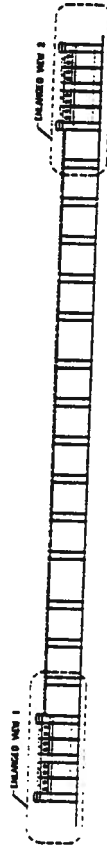
East Elevation.

FINAL FOR PUBLICATION

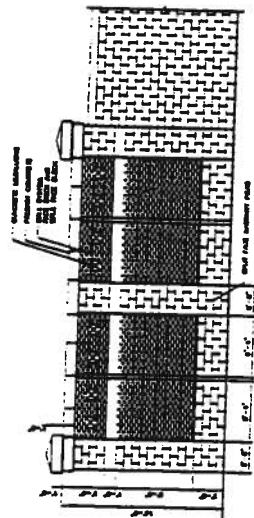
WEST LOOP,
TSS 184
SUBSTATION

ComEd
an Exelon Company

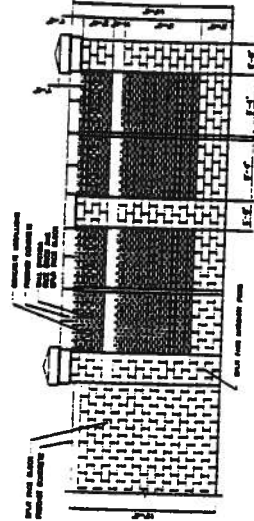
ComEd
an Exelon Company



EAST ELEVATION
SCALE 1/4" = 1'-0"



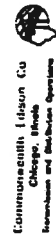
EAST ELEVATION - VIEW 1
SCALE 1/4" = 1'-0"



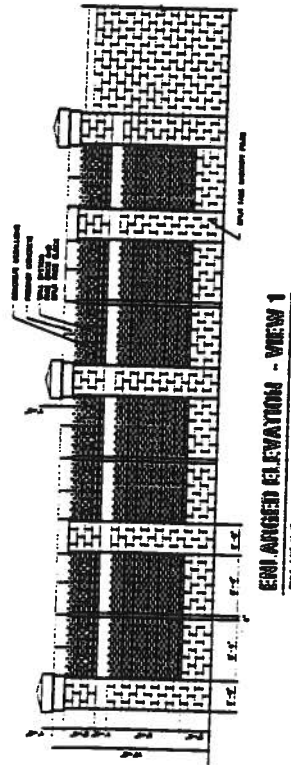
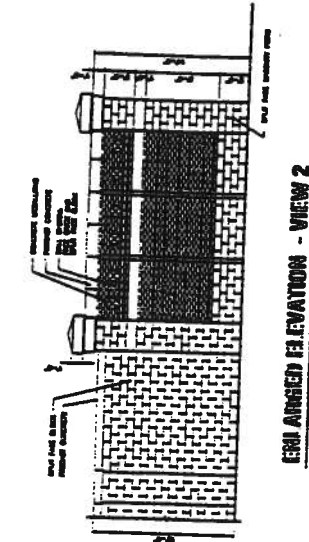
EAST ELEVATION - VIEW 2
SCALE 1/4" = 1'-0"

West Elevation.

WEST LOOP
188 184
SUBSTATION



ComEd
An Exelon Company



Reclassification Of Area Shown On Map Number 1-J.
 (As Amended)
 (Application Number A-4007)

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 B4-4 Restricted Service District symbols and indications as shown on Map Number 1-J in the area bounded by:

West Lake Street; North Hamlin Avenue; a line 90 feet south of and parallel to West Lake Street; and the alley next west of and parallel to North Hamlin Avenue,

to those of an R5 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 12733)

WMPD No. 724

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 designations as shown on Map Number 3-G in the area bounded by:

all of Lots 17, 18, 19, 20, 21, 22 and 23 and that part of Lots 14, 15 and 16 lying southerly and southwesterly of a line beginning at a point on the northeasterly line of said Lot 16, 39.09 feet from the most northerly corner of said Lot 16; thence southwesterly on a straight line to a point on the northwesterly line of said Lot 16, 352.50 feet southwesterly from the said most northerly corner of said Lot 16; thence northwesterly on a straight line 100.77 feet to a point on the northwesterly line of said Lot 14, 383.94 feet southwesterly of the most northerly corner of said Lot 14, all in Block 78 in

Elston's Addition to Chicago, in the southeast quarter of Section 5, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, together with all accretions from the Chicago River and the Riparian Rights thereto, excepting therefrom, that part of Lots 14, 15, 16 and 17 in Block 78 in Elston's Addition to Chicago in the southeast quarter of Section 5, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

commencing at the point of intersection of the northeasterly line of said Lot 17 with a line drawn 202.20 feet (as measured perpendicularly) southeasterly of and parallel with the northwesterly line of Lot 12 in said Block 78; thence southwesterly along said parallel line 388.142 feet to a point on a line drawn perpendicularly to the northwesterly line of said Lot 12 through a point on said northwesterly line 376.00 of feet southwesterly of the most northerly corner thereof; thence northwesterly along said perpendicular line 94.551 feet to a point of intersection with a line drawn from a point on the northwesterly line of Lot 16 aforesaid 352.50 feet southwesterly of the most northerly corner thereof, to a point on the northwesterly line of Lot 14 aforesaid 383.94 feet southwesterly of the most northerly corner thereof; thence southeasterly along last described line 93.973 feet to the previously described point on the north line of said Lot 16; thence northeasterly 353.102 feet to a point on the northeasterly line of Lot 16 aforesaid which is 39.09 feet southeasterly of the most northerly corner thereof; thence southeasterly along the northeasterly line of said Lots 16 and 17 a distance of 3.474 feet to the place of beginning, all in Cook County, Illinois; and also excepting therefrom, a parcel of land being part of Lots 14, 15 and 16, together with all easements and appurtenances thereunto belonging, all accretions from the Chicago River, and the Riparian Rights thereto, said parcel being described as follows:

commencing at the point of intersection of a line drawn 202.20 feet (as measured perpendicularly) southeasterly of and parallel with the northwesterly line of Lot 12, and a line drawn perpendicularly to the northwesterly line of said Lot 12 through a point on said northwesterly line 376.00 feet southwesterly of the most northerly corner of said Lot 12; thence northwesterly along said perpendicular line 94.551 feet to a point on a line drawn from a point on the northwesterly line of Lot 16 aforesaid 352.50 feet southwesterly of the most northerly corner thereof to a point on the northwesterly line of Lot 14 aforesaid 383.94 feet southwesterly of the most northerly corner thereof; thence northwesterly along last described line 6.867 feet to the aforesaid described point on the north westerly line of said Lot 14; thence southwesterly along said northwesterly line and the southwesterly extension thereof 48.57 feet to the existing dock line on the northeasterly side of the north branch of the Chicago

River: thence southeasterly along said dock line 47.19 feet to an angle point on said dock line; thence continuing along said dock line 51.18 feet to a point on the previously described parallel line; thence northeasterly 55.50 feet along said parallel line to the place of beginning, all in Block 78 in Elston's Addition to Chicago in the southeast quarter of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

Also

Lots 24, 25, 26 and 27 in Block 78 in Elston's Addition to Chicago, plus all right, title and interest in and to the north branch of the Chicago River, all in Section 5, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois,

to the designation of Waterway 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 thereof 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:

Waterway-Manufacturing Planned Development Number 724.

Plan Of Development Statements.

1. The area delineated herein as a Waterway-Manufacturing Planned Development consists of approximately two hundred three thousand eight hundred sixty and two-tenths (203,860.2) square feet (four and sixty-eight hundredths (4.68) acres) and is controlled by the Applicant, NJJ L.L.C. for purposes of the Planned Development.
2. 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 easements, or 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 of the City of Chicago.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. 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 or authorized by all the owners of the Property and any ground lessors.
4. This Plan of Development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Property Line and Boundary Map; Site Plan; Landscape Plan; Riverwalk Plan; and Building Elevations dated August 12, 1999 prepared by Studio Gang/O'Donnell. Full size sets of the Site Plan, Landscape Plan, Riverwalk Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the areas delineated herein: manufacturing, warehouse, storage, distribution center, accessory office, accessory retail (not to exceed twenty percent (20%) of floor area devoted to manufacture or processing) and accessory uses.
6. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Any service drives 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 emergency 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. Closure of all or part of any public streets during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.

8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations 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 on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan, Riverwalk Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. 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 minor, appropriate and 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
12. 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.

- 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. 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.

- 14. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing Planned Manufacturing District Number 3 classification.

[Existing Zoning Map; Planned Development Property Line and Boundary Map; Planned Development Site Boundary Map; Existing Land-Use Map; Site Plan; Landscape Plan; Building Elevations; and River Edge Detail Plan referred to in these Plan of Development Statements printed on pages 10819 through 10829 of this Journal.]

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

Waterway-Manufacturing Planned Development Number 724.

Bulk Regulations And Data Table.

Net Site Area:	Acres	Square Feet
	4.68	203,860.2

Gross Site Area:	Net Site Area (203,860.2 square feet) + Area of Adjacent Public Streets (16,814 square feet) = 220,674.2 square feet.
Maximum Permitted Floor Area Ratio for Total Net Site Area:	0.8.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan and the River Edge Plan.
Minimum Number of Parking Spaces:	60 cars.
Minimum Number of Loading Docks:	4 docks.
Minimum Setbacks:	In substantial conformance with the River Edge Plan.
Maximum Building Height:	In conformance with the Building Elevations.

*Reclassification Of Area Shown On Map Number 3-G.
(Application Number A-4155)*

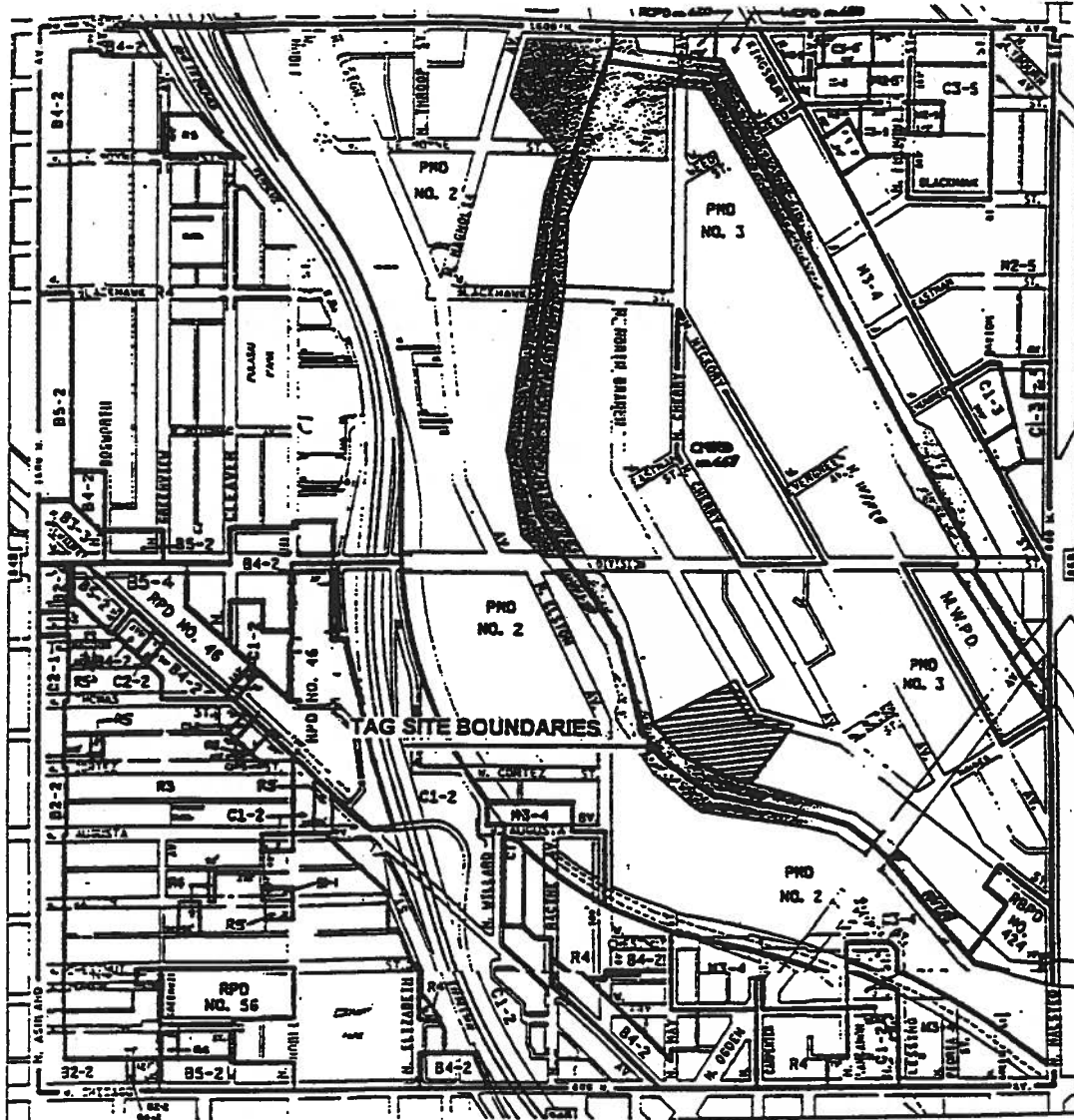
Be It Ordained by the City Council of the City of Chicago:

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 3-G in the area bounded by:

a line 67.20 feet north of and parallel to West Blackhawk Street; a line 25 feet east of and parallel to North Greenview Avenue; West Blackhawk Street; and North Greenview Avenue,

(Continued on page 10829)

Existing Zoning Map.



MANUFACTURING DISTRICTS

- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-5 LIGHT MANUFACTURING DISTRICT

BUSINESS DISTRICTS

- B1-1 TO B1-5 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-5 GENERAL SERVICE DISTRICTS
- B6-1 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
- B7-1 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

COMMERCIAL DISTRICTS

- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS
- C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
- C3-1 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS
- C4 VICTOR FREIGHT TERMINAL DISTRICT

APPLICANT:
 NJJ L.L.C.
 ADDRESS:
 1070-1092 ; 1100-1122
 NORTH BRANCH ST.
 CHICAGO, ILLINOIS

LEGEND

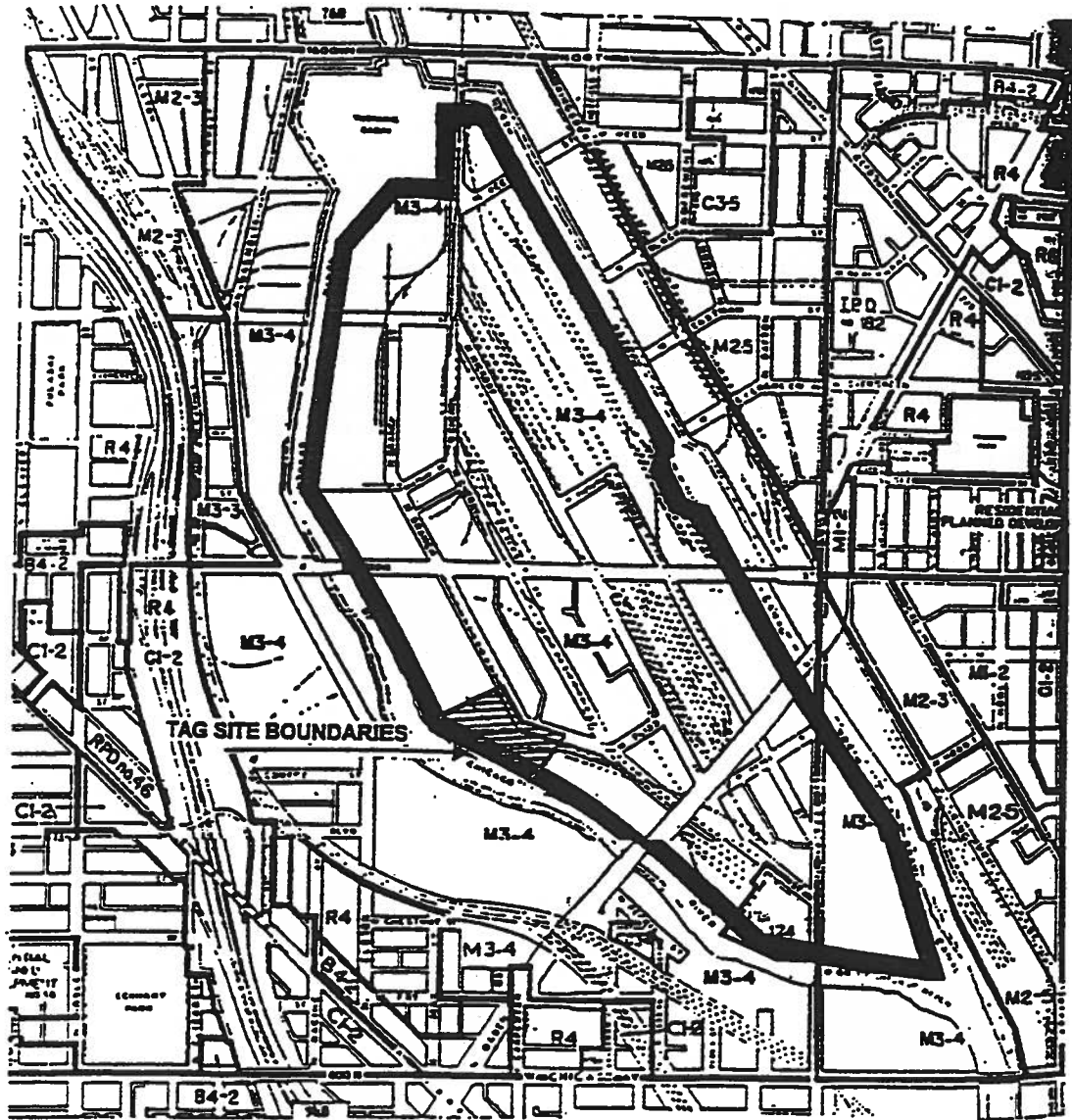
 SITE BOUNDARIES






APPLICANT: NJJ L.L.C.
 ADDRESS: 1070-1094; 1100-1122 NORTH BRANCH STREET
 DATE: MAY 11, 1999
 REVISED: AUGUST 12, 1999

STUDIO
 GARD /
 O'DONNELL
 3888 N. LINCOLN AVE., CHICAGO, IL 60618
 TEL: 773-525-7700 FAX: 773-525-7701

Planned Development Property Line And Boundary Map.



LEGEND

-  SITE BOUNDARIES
-  PMD BOUNDARY
-  ZONING DISTRICT BOUNDARIES

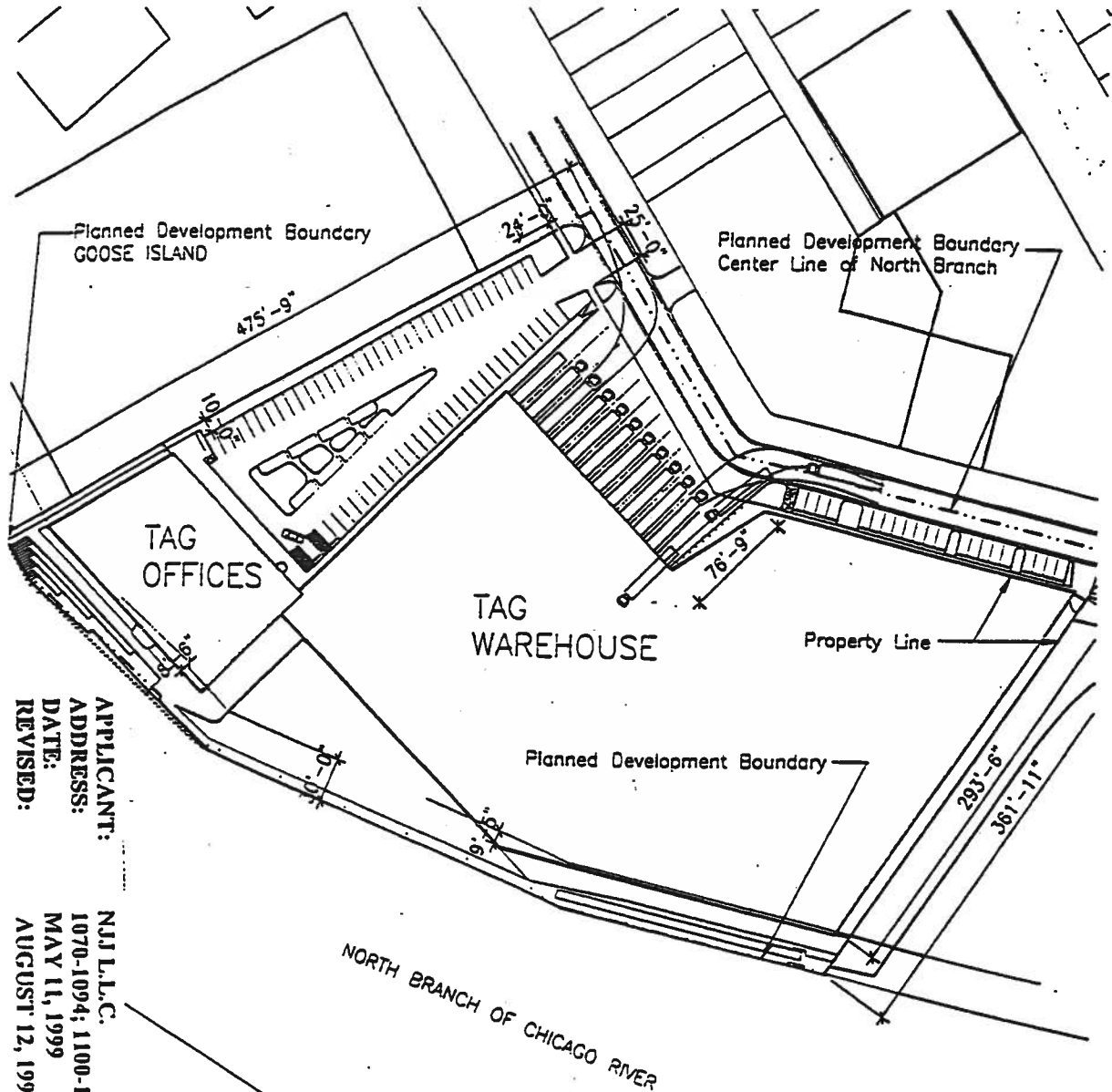


APPLICANT:
 NJJ L.L.C.
 ADDRESS:
 1070-1092, 1100-1122
 NORTH BRANCH ST.
 CHICAGO, ILLINOIS

STUDIO
 GANG /
 O'DONNELL
 3606 N. LINCOLN AVE., CHICAGO, IL 60641
 TEL. 773.286.7074 FAX 773.286.7074
 JUN 22, 1999

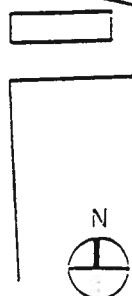
EXHIBIT G
 PLANNED DEVLPMT.
 BOUNDARY

Planned Development Site Boundary Map.



APPLICANT:
 ADDRESS:
 DATE:
 REVISED:

NJJ L.L.C.
 1070-1094; 1100-1122 NORTH BRANCH STREET
 MAY 11, 1999
 AUGUST 12, 1999



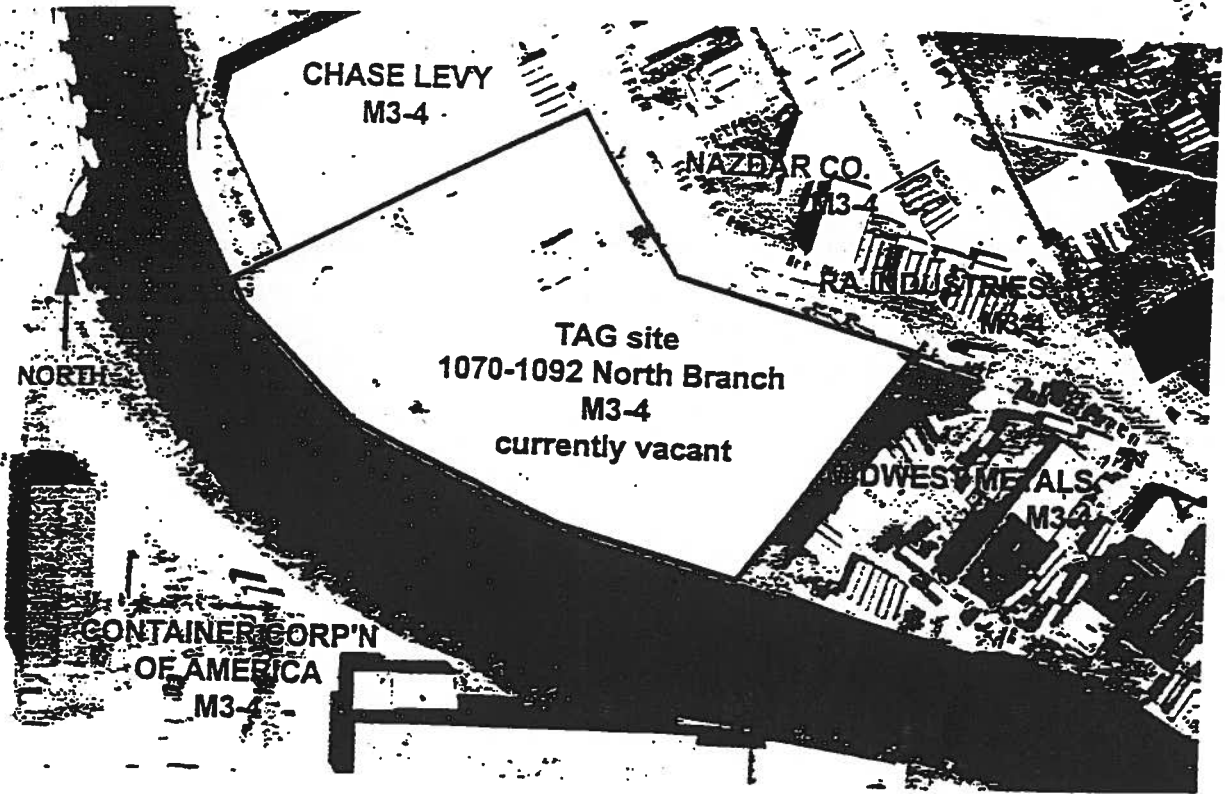
PLANNED DEVELOPMENT BOUNDARY
 AND PROPERTY LINE MAP
 scale 1:100

APPLICANT:
 NJJ L.L.C.
 ADDRESS:
 1070- 1092 ; 1100-1122
 NORTH BRANCH ST.
 CHICAGO, ILLINOIS

STUDIO
 GAMBINO
 ARCHITECTS
 2000 N. LAUREL AVE., CHICAGO, IL 60614
 TEL. 773.399.4444 FAX 773.399.4444

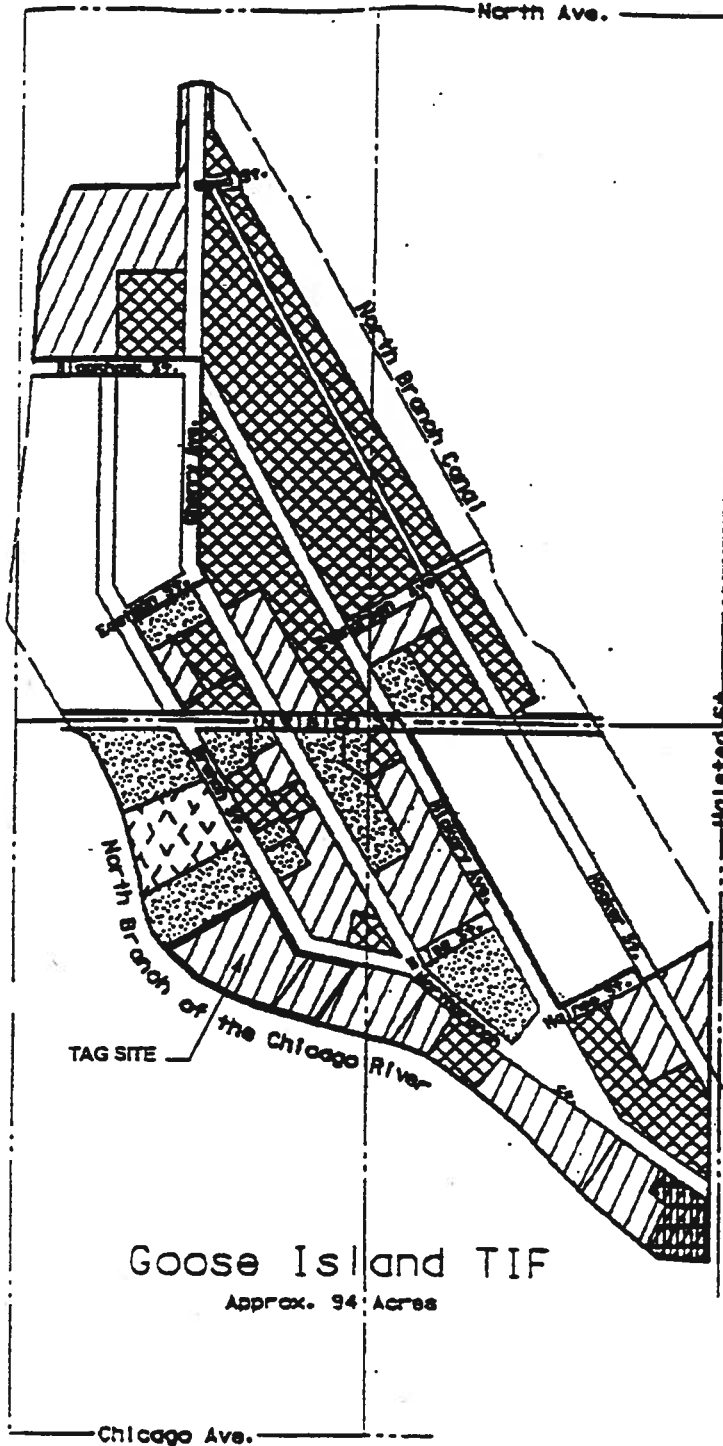
JUN 22, 1999
 EXHIBIT G-1
 PLANNED DEVLPMNT
 SITE BOUNDARY

Existing Land-Use Map.
(Page 1 of 2)



APPLICANT:	NJJ L.L.C.
ADDRESS:	1070-1094; 1100-1122 NORTH BRANCH STREET
DATE:	MAY 11, 1999
REVISED:	AUGUST 12, 1999






Existing Land-Use Map.
(Page 2 of 2)



Goose Island TIF
Approx. 94 Acres

NJJ L.L.C.
1070-1094; 1100-1122 NORTH BRANCH STREET
MAY 11, 1999
AUGUST 12, 1999

APPLICANT:
ADDRESS:
DATE:
REVISED:

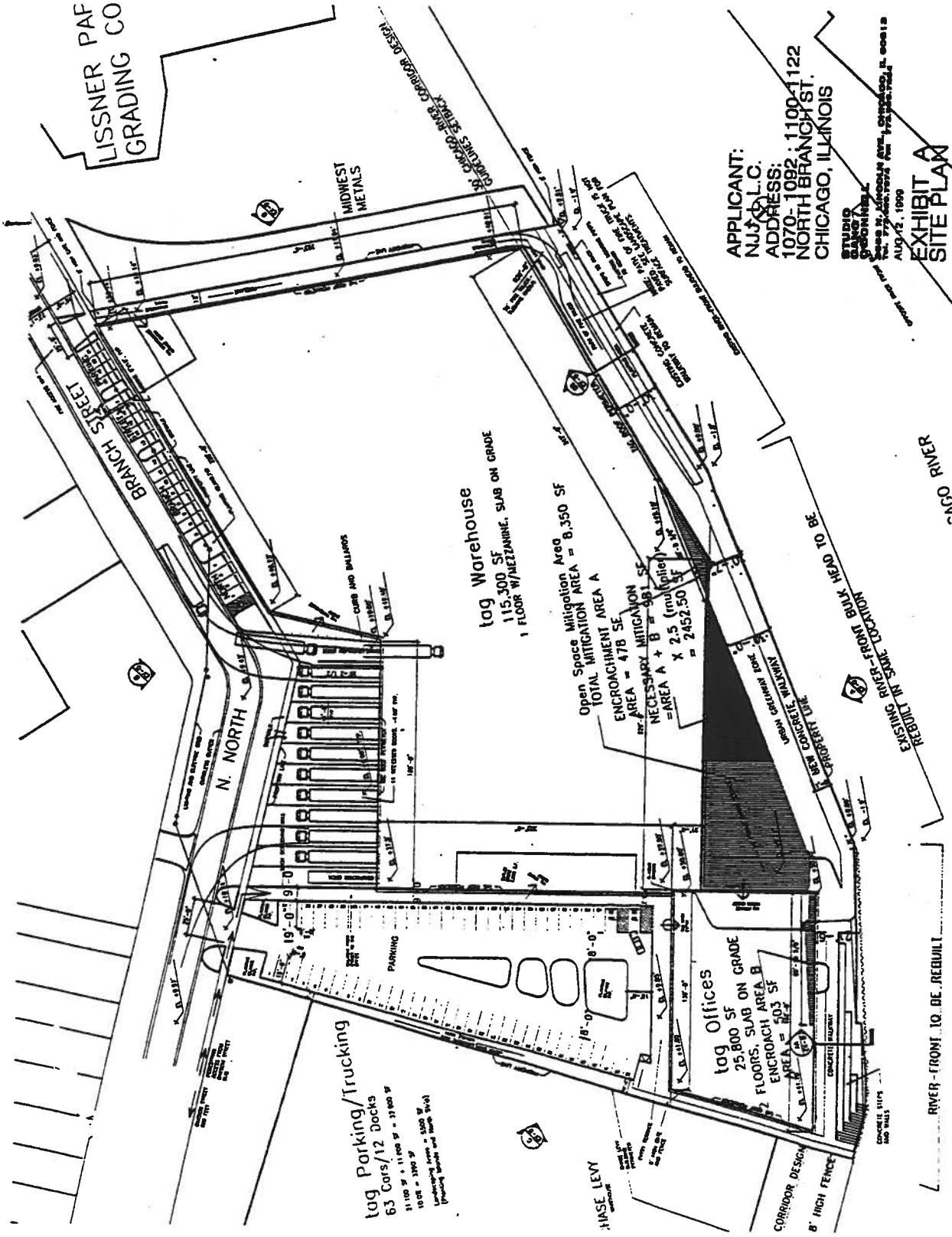
- Vacant Land 
- Commercial 
- Industrial 
- Precinct Office & Yard 
- Commercial Planned Development 

APPLICANT:
NJJ L.L.C.
ADDRESS:
1070- 1092 ; 1100-1122
NORTH BRANCH ST.
CHICAGO, ILLINOIS

UDHO
LANS /
O'DONNELL
3888 N. LINCOLN AVE., CHICAGO, IL 60618
Tel. 773-325-7070 Fax 773-325-7071
JUN 23, 1999

EXHIBIT H-1
EXISTING
LAND USE MAP

Site Plan.



LISSNER PAF GRADING CO

MIDWEST METALS

APPLICANT:
 NJJ & L.C.
 ADDRESS:
 1070-1082, 1100-1122
 NORTH BRANCH ST.
 CHICAGO, ILLINOIS

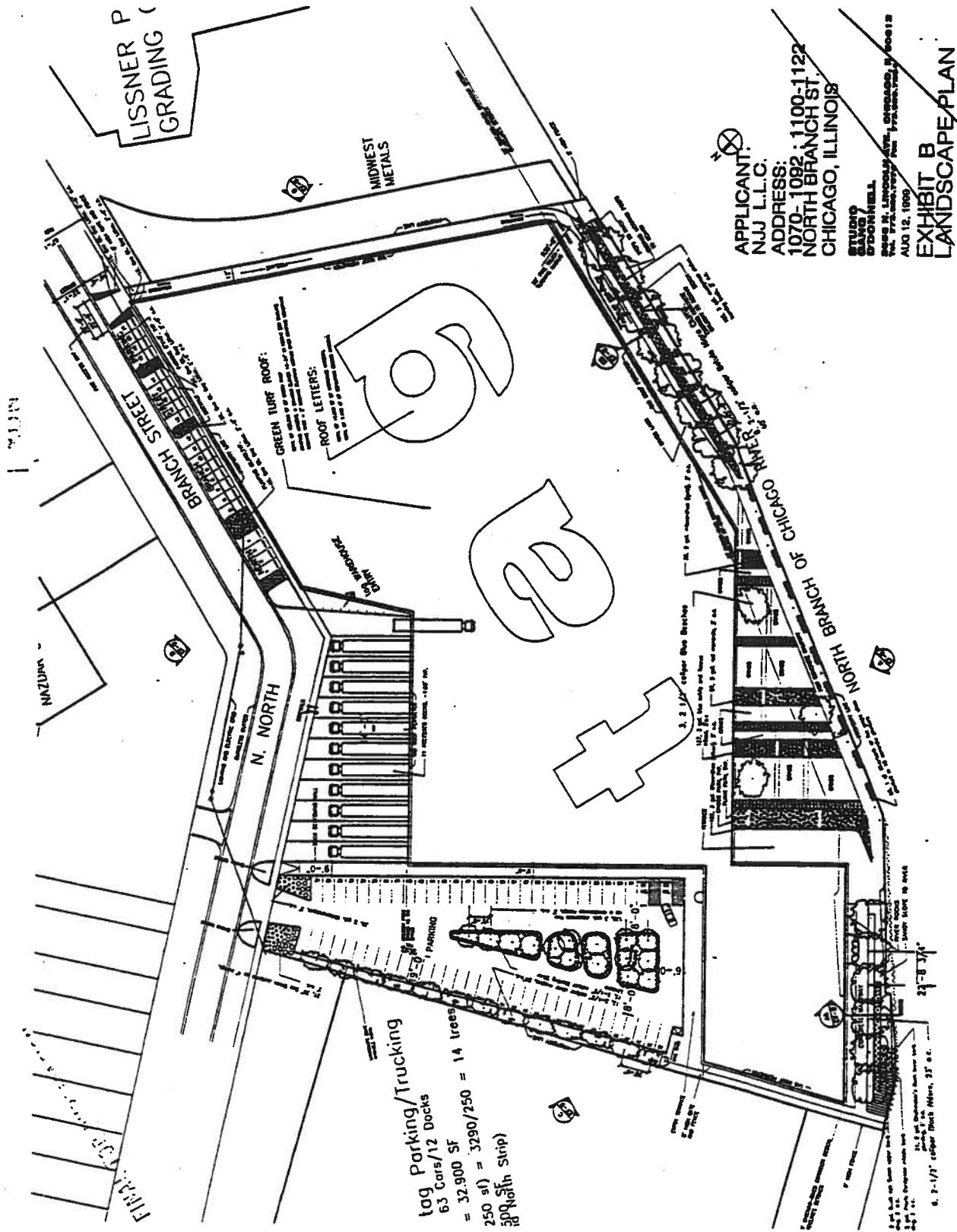
STUDIO
 ARCHITECTURE
 300 N. LAUREL ST. SUITE 200
 CHICAGO, ILL. 60610
 AUG 12, 1999

EXHIBIT A SITE PLAN

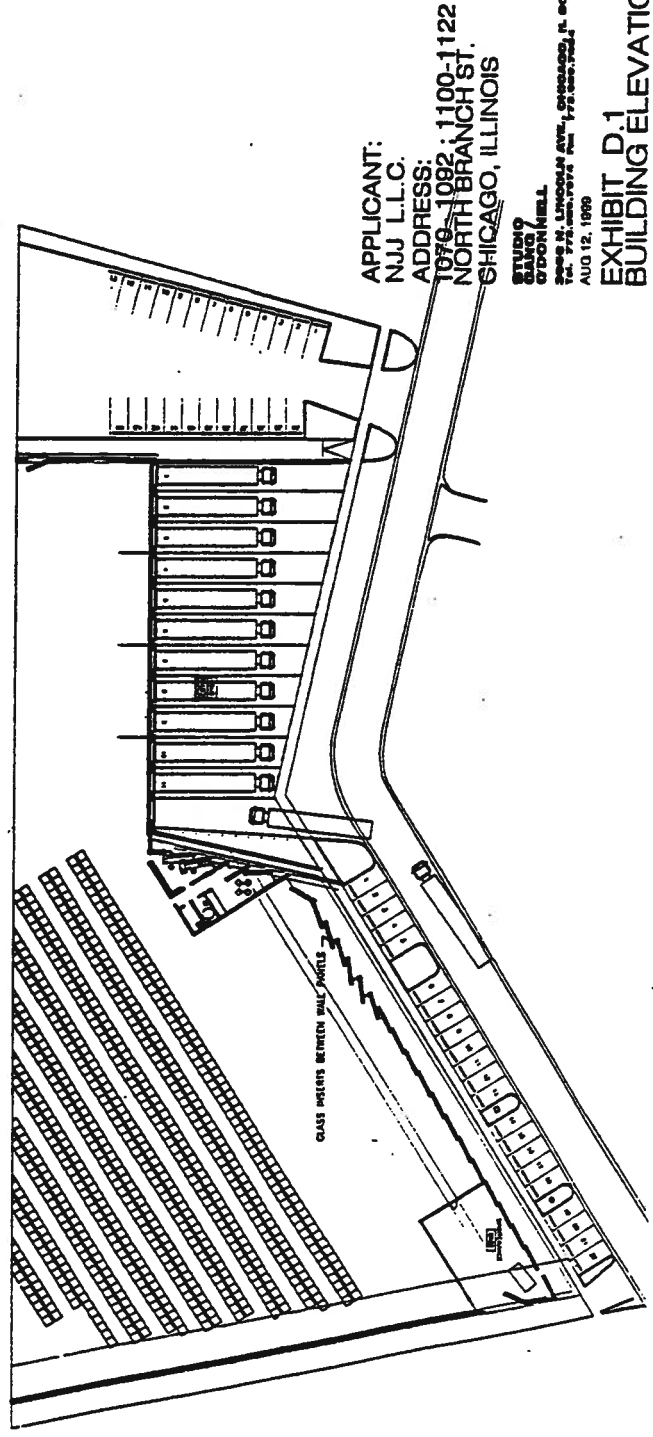
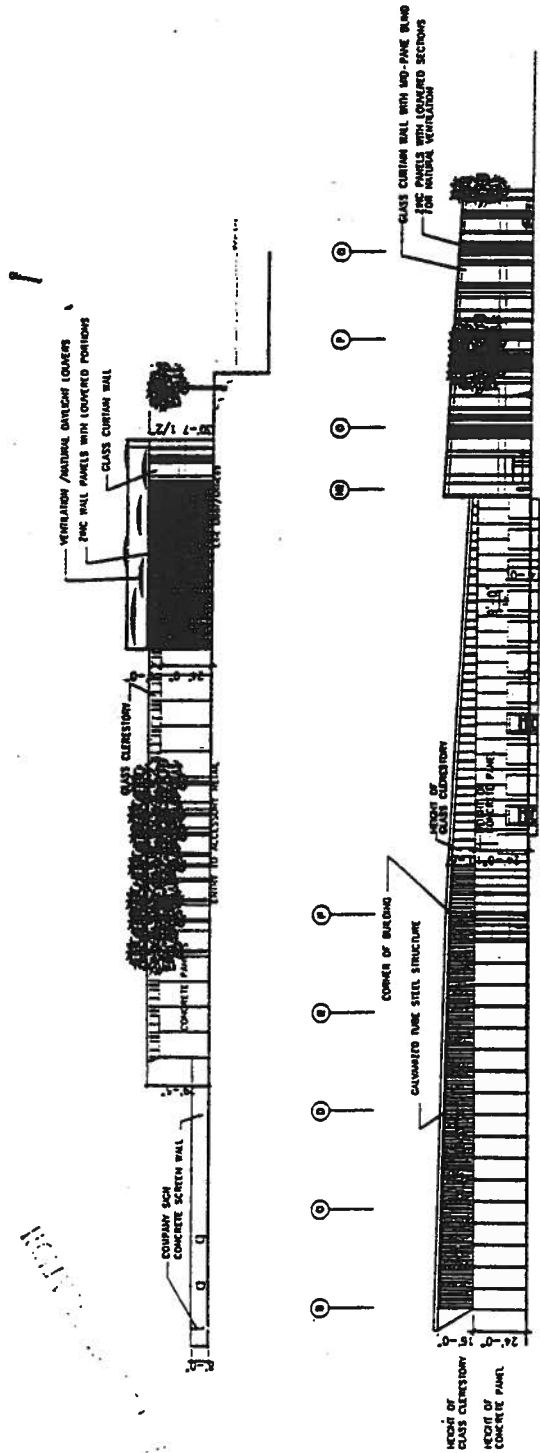
RIVER-FRONT

RIVER-FRONT TO BE REBUILT

Landscape Plan.



Building Elevations.
(Page 1 of 2)

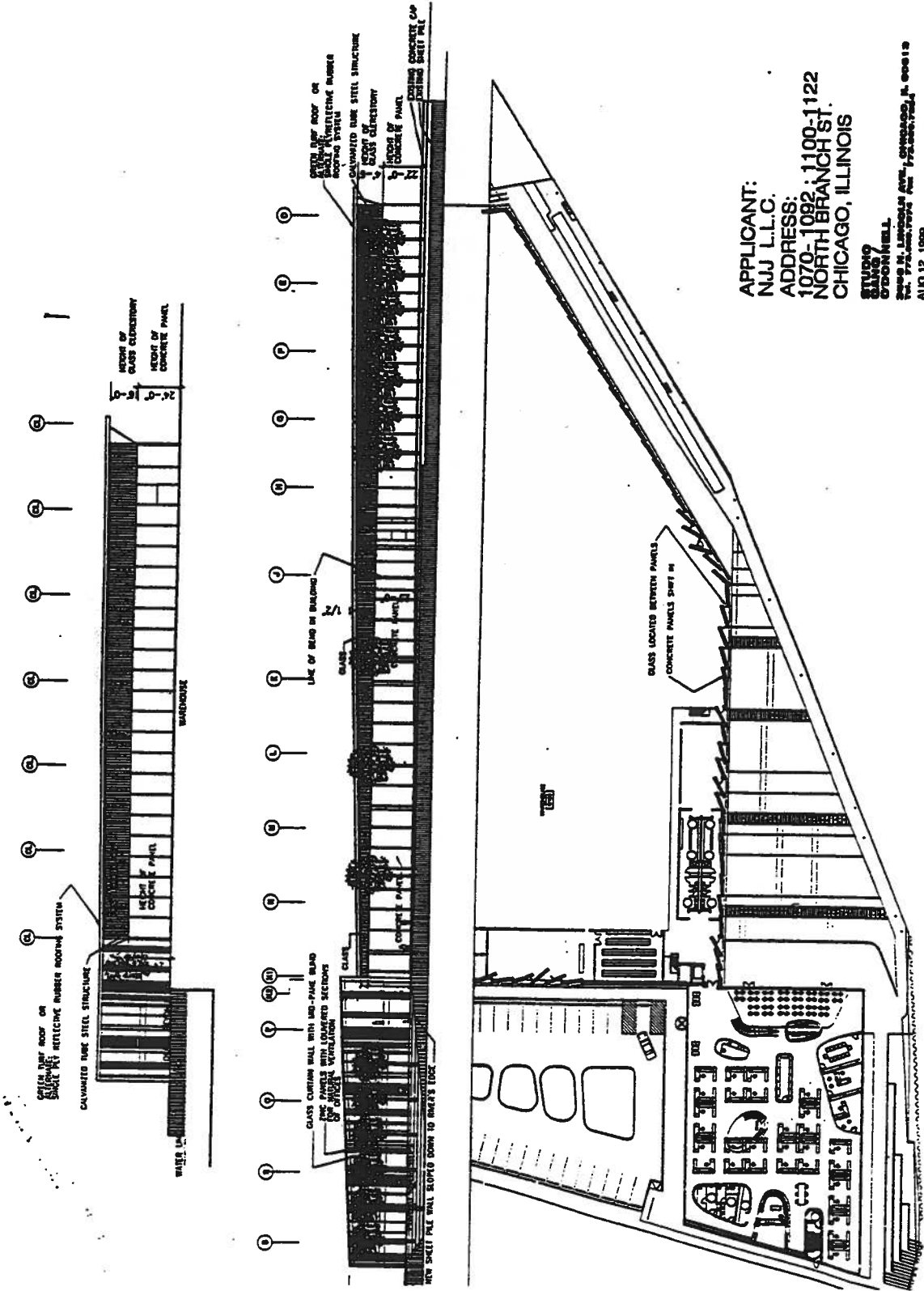


APPLICANT:
 NJJ L.L.C.
 ADDRESS:
 1076 1082 1100-1122
 NORTH BRANCH ST.
 CHICAGO, ILLINOIS

STUDIO
 CALVIN
 CRONIN
 700 N. LINCOLN AVE., CHICAGO, IL 60612
 AUG 12, 1999

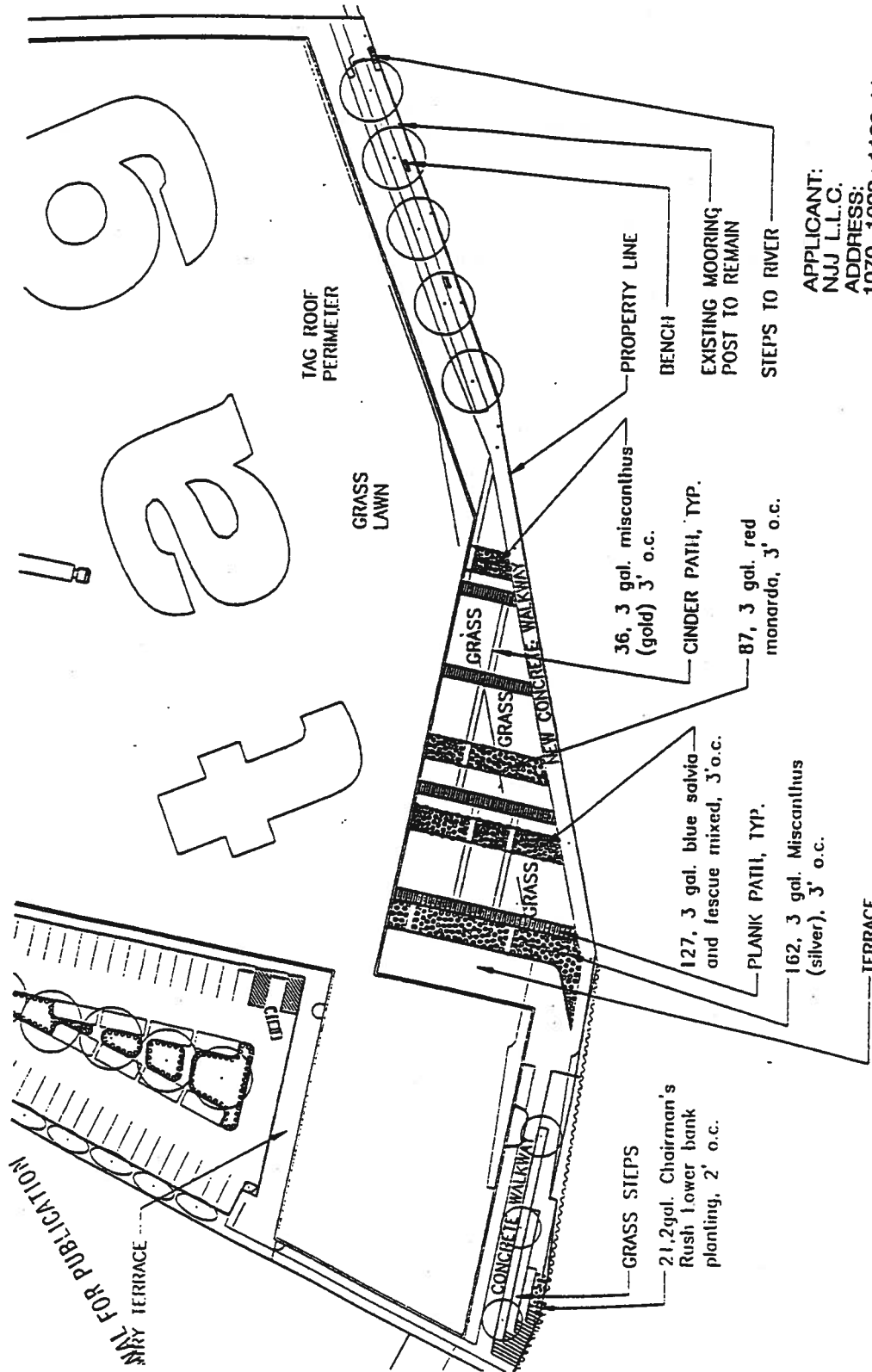
EXHIBIT D.1
 BUILDING ELEVATIONS

Building Elevations.
(Page 2 of 2)



APPLICANT:
 NUJ L.L.C.
 ADDRESS:
 1070-1092 NORTH BRANCH ST.
 CHICAGO, ILLINOIS
 STUDIO
 GAMES
 GREENWELL
 200 N. LAUREL ST., CHICAGO, IL 60610
 AUG 12, 1999
EXHIBIT D.2
BUILDING ELEVATIONS

River Edge Detail Plan.



APPLICANT:
 NJJ L.L.C.
 ADDRESS:
 1070-1094; 1100-1122
 NORTH BRANCH ST.
 CHICAGO, ILLINOIS

STUDIO
 O'DONNELL
 835 N. LINCOLN AVE., CHICAGO, IL 60610
 TEL. 773-462-7000 FAX 773-462-7001
 JUN 28, 1999

EXHIBIT C
RIVER EDGE
DETAIL PLAN

APPLICANT: NJJ L.L.C.
 ADDRESS: 1070-1094; 1100-1122 NORTH BRANCH STREET
 DATE: MAY 11, 1999
 REVISED: AUGUST 12, 1999

SCALE 1"=65'