

11/17/2021

REPORTS OF COMMITTEES

A-8722
41843

Reclassification Of Area Shown On Map No. 18-I.
(As Amended)
(Application No. A-8722)
(Common Address: 2850 W. Columbus Ave.)

MPD 776,99

[SO2021-3673]

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 of the Manufacturing Planned Development Number 776, as amended, symbols and indications as shown on Map Number 18-I in the area bounded by:

the Chicago and Western Indiana Belt Railroad right-of-way; a line 589.70 feet west of South California Avenue; a line 82.00 feet south of the south line of the Chicago and Western Indiana Belt Railroad right-of-way; a line 138.89 feet west of South California Avenue; the Chicago and Western Indiana Belt Railroad right-of-way; South California Avenue; West Columbus Avenue; West 77th Street; a line 538.76 feet west of the northwesterly line of West Columbus Avenue, as measured along the north line of West 77th Street; a line 35.00 feet north of West 77th Street; and the centerline of vacated South Sacramento Avenue,

to those of a Manufacturing Planned Development Number 776, as amended, which is hereby established in the area described above.

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:

Business Planned Development No. 776.

Planned Development Statements.

1. The area delineated herein as Manufacturing Planned Development, as amended (the "Planned Development"), consists of approximately 1,483,680.36 square feet (34.06 acres) of property which is depicted on the attached Property and Planned Development Boundary Map (the "Property").
2. All applicable official reviews approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication vacation of streets, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of Applicant, 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 Applicant and on its successors and assigns and, if different than Applicant, the legal titleholders. All rights granted hereunder to the Applicant shall inure to the benefit of Applicant and Applicant's successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of 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 the 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) is made or shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Chicago Zoning Ordinance ("Zoning Ordinance").
4. This Planned Development consists of thirteen (13) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Property Line and Planned Development Boundary Map. The Site Plan and Elevations for the Property previously approved under Manufacturing Planned Development Number 776 as originally adopted on March 3, 2001, and amended on May 12, 2010, including any Administrative Modification affecting the Property, are herein incorporated by this reference. Full-sized copies of these plans and elevations 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 Chicago 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 apply.
5. The following uses are permitted under this Planned Development: container storage and all uses permitted in an M2-1 Light Industry District, including but not limited to warehousing, manufacturing and distribution.
6. On-premises signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development ("DPD"). Off-premises signs are prohibited within the boundary of the Planned Development.
7. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the plans and as set forth below shall be subject to the review and approval of the Department of Transportation and

the Department. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.

8. Height restrictions on any building or any appurtenance attached thereto prescribed in this Planned Development shall be subject to height limitations as certified and approved by the Federal Aviation Administration. None of the structures proposed will exceed any federal or local height restrictions, in addition to the requirements of the Bulk Regulations and Data Table.
9. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent right-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the plans described in Statement Number 4 and the provisions of Section 10-32-050 of the Chicago Landscape Ordinance. Other amenities include pedestrian walkways from parking areas, striped pedestrian crosswalks from parking areas across roadways, landscaping, landscaped terraces adjacent to employee entrances into the facility, opportunities for outdoor eating and a system to avoid ponding on the site.
10. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Commissioner of the Department, upon the application for such a modification by Applicant or its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
11. Applicant acknowledges that, it is in the public interest to design, construct and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. All developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development and in effect as of the date hereof.
12. 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 new 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 at the time of application for a building permit.

- 13. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.

[Boundary and Property Line Map and Existing Zoning Map referred to in these Plan of Development Statements printed on pages 41847 and 41848 of this *Journal*.]

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

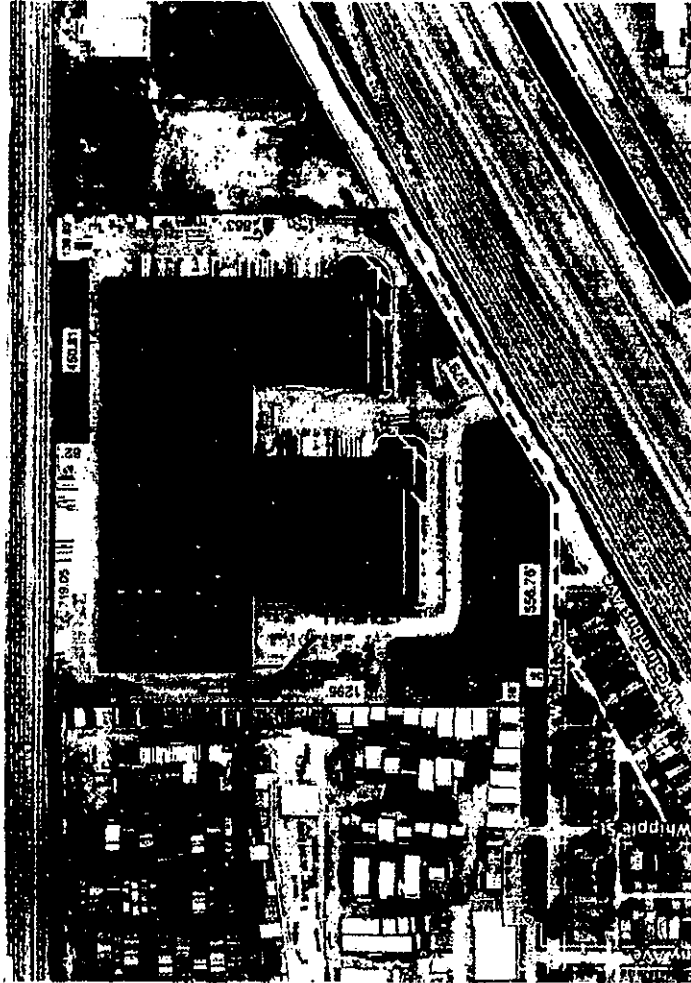
Business Planned Development No. 776.

Bulk Regulations And Data Table.

Net Site Area:	1,483,680.36 square feet
Area remaining in the Public Right-of-Way:	58,798.29 square feet
Gross Site Area:	1,542,478.65 square feet
Maximum Floor Area Ratio:	1.2
Maximum Building Height:	85 feet
Minimum Number of Accessory Off-Street Parking:	149 spaces
Minimum Number of Off-Street Loading Berths:	14
Minimum Setbacks From Property Line:	In accordance with the Site Plan

Final for Publication

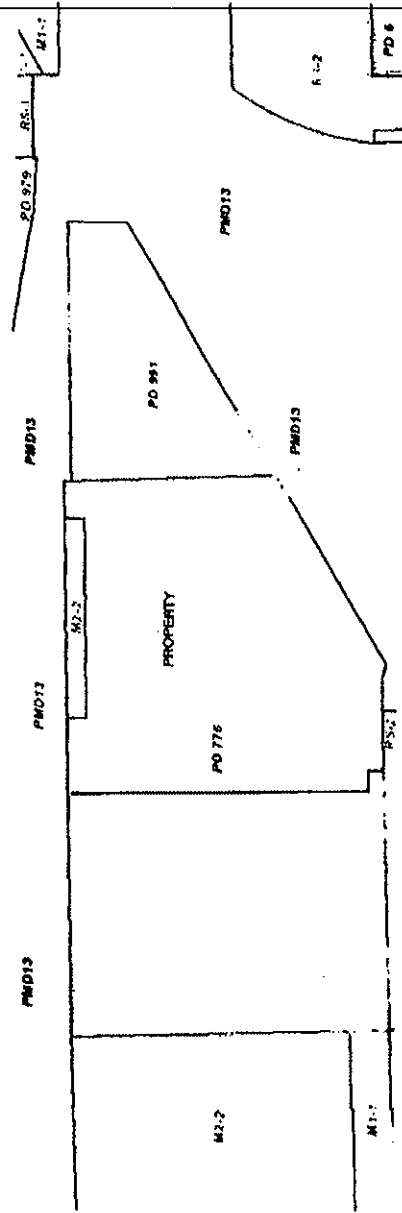
PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



Applicant: Alderman Derrick Curtis, 18th Ward
Address: 2850 West Columbus Avenue
Introduction Date: May 26, 2021
Plan Commission Date: T/B/D

Final for Publication

EXISTING ZONING MAP



Applicant: Alderman Derrick Curtis, 18th Ward
Address: 2850 West Columbus Avenue
Introduction Date: May 26, 2021
Plan Commission Date: T/B/D



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 6, 2015

Andrew P. Scott
Dykema Gossett PLLC
10 S. Wacker Drive
Suite 2300
Chicago, IL 60606

**Re: Administrative Relief request for Manufacturing Planned Development No. 776
Gateway Park, 3000 West 77th Street**

Dear Mr. Scott:

Please be advised that your request for a minor change to Manufacturing Planned Development No. 776 ("PD 776") as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 10 of PD 776.

Your clients and the owners of all the property within PD 776, Hat Properties, LLC and GWP II, LLC, (the "Owners") are seeking to make modifications to the Phase II plans and elevations for a container storage facility located at 3000 W. 77th St. (Phase I is an existing storage container facility). The Owners have entered into a purchase and sale contract with A.C. Real Estate Holding, LLC (the "Purchaser") to purchase the Phase II property. The Purchaser is seeking to demolish the existing buildings which were to remain and construct a new, approximately 14,800 square foot building with parking along W. 77th St. An approximately 1,000 square foot truck check-in building will be located in the center of the site and an approximately 750 square foot office building will be located on the western edge of the site. The remainder of the site will be occupied by container storage units which will be stacked in accordance with Section 17-9-0105-D of the Zoning Ordinance. The revised Site Plan was approved by the Department of Transportation on August 17, 2015, and includes new curb cuts along W. 77th St. However, all trucks will continue to enter and exit the site via S. Kedzie Ave. and W. 76th St.

In regards to sustainability, the main building will be prefabricated and not engineered for a green roof and based on the size of the existing detention facility and the City's new storm water requirements, the Purchaser will not be able to provide additional detention. In lieu of meeting the sustainability requirements, the Purchaser will provide more than 20,000 square feet of extra, non-required landscaping on site.

The attached Site Plan, dated August 17, 2015, Landscape Plan, dated July 17, 2015, and Illinois Transport Depot Floor Plan and Elevations, dated June 29, 2015, shall be inserted in the main file.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Manufacturing Planned Development No. 776, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

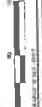
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Mary Bonome, Jim Molloy, Jim Horan, Main file



GATEWAY EAST PHASE 2 ILLINOIS TRANSPORT - CHICAGO FACILITY

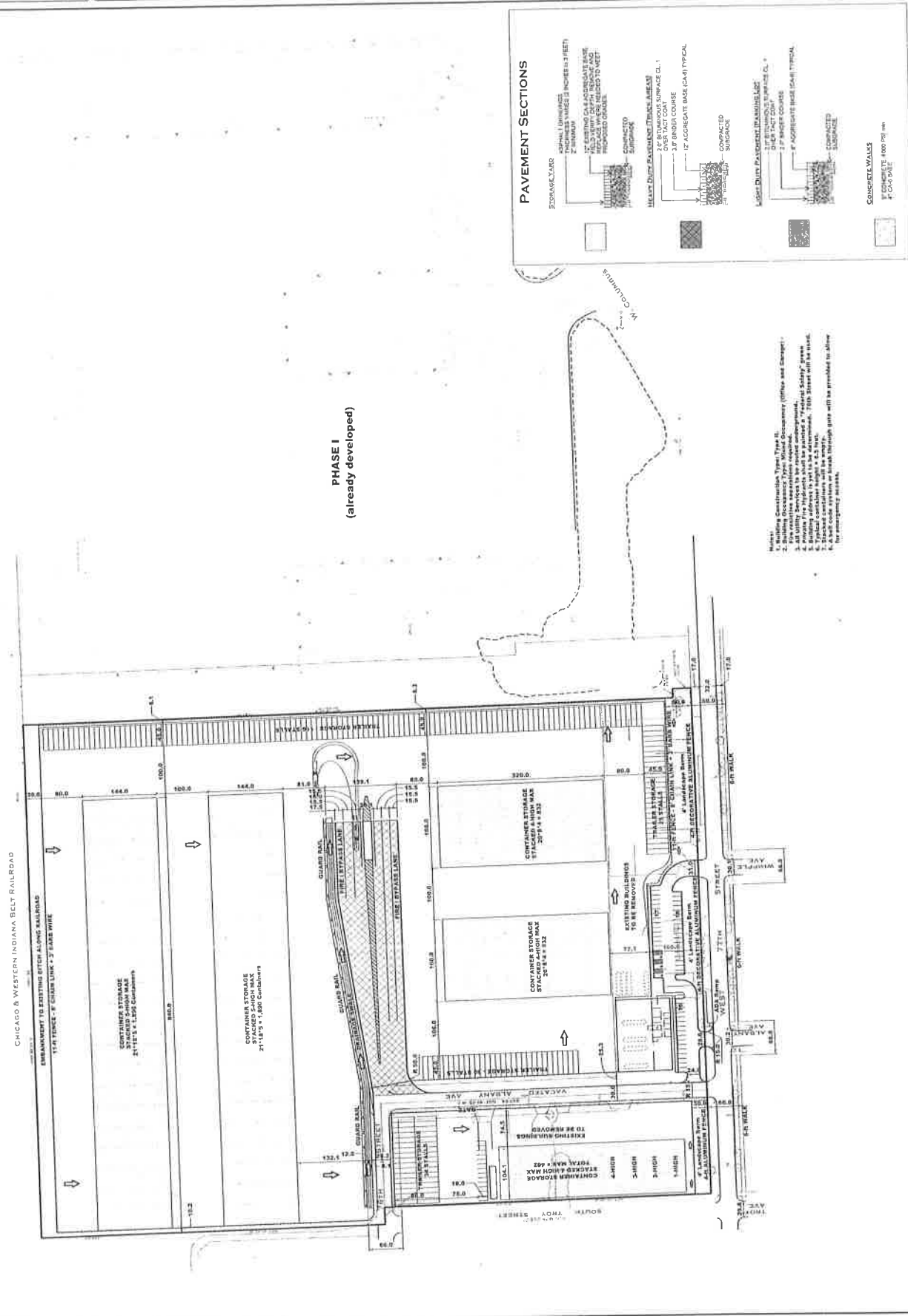
PROJ: 15-001
REV: 01
DATE: 01/15/15
SCALE: AS SHOWN
SHEET: 1 OF 1

WESTERN, MCGRAW HILL & HOKUEN, LTD.
ARCHITECTS
100 N. LAUREL ST., SUITE 1000
CHICAGO, IL 60610
TEL: 312.467.1000
WWW.WMHILL.COM

NO.	DATE	DESCRIPTION
1	01/15/15	ISSUED FOR PERMITTING
2	01/15/15	ISSUED FOR PERMITTING
3	01/15/15	ISSUED FOR PERMITTING
4	01/15/15	ISSUED FOR PERMITTING
5	01/15/15	ISSUED FOR PERMITTING
6	01/15/15	ISSUED FOR PERMITTING
7	01/15/15	ISSUED FOR PERMITTING
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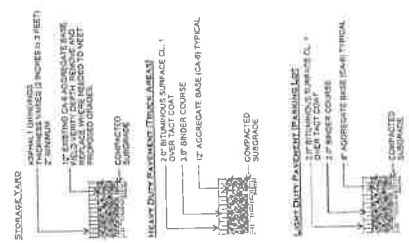
SITE PLAN

1 OF 1



PHASE I
(already developed)

PAVEMENT SECTIONS



- 1. All construction shall be in accordance with the City of Chicago Building Code.
- 2. Building Occupancy Type: Office/Storage (Office use changes).
- 3. All Utility Services to be provided underground.
- 4. All Utility Services to be provided underground.
- 5. All Utility Services to be provided underground.
- 6. All Utility Services to be provided underground.
- 7. All Utility Services to be provided underground.
- 8. All Utility Services to be provided underground.
- 9. All Utility Services to be provided underground.
- 10. All Utility Services to be provided underground.

CONCRETE WALLS
#4 @ 16" O.C.
#3 @ 12" O.C.



APPLICANT: GATEWAY PARK, L.L.C.

REVISD: APRIL 15, 2010
 JULY 14, 2015

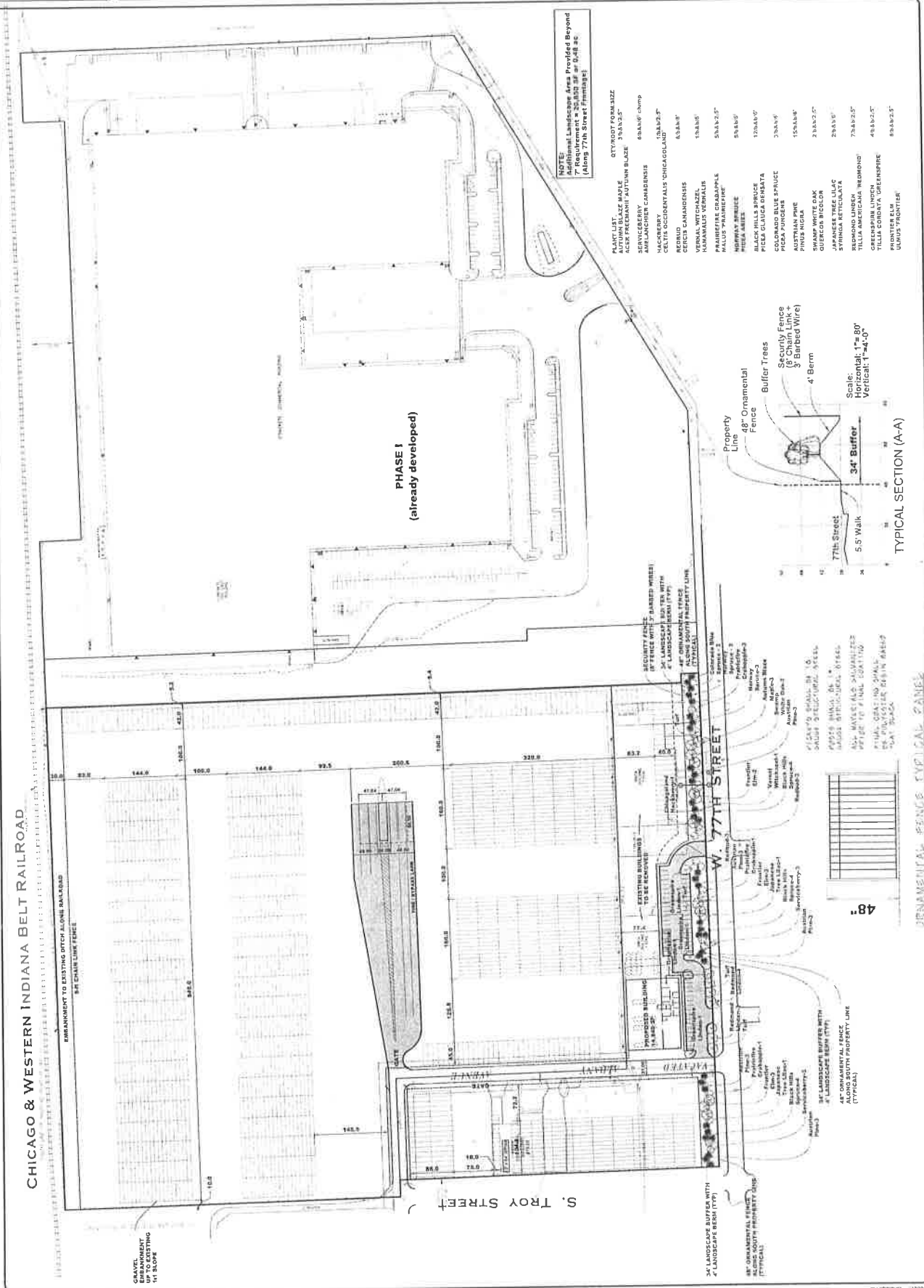
DATE:



NO.	DATE	BY	DESCRIPTION
1	07/14/15	MM	ISSUED FOR PERMITTING
2	04/15/10	MM	ISSUED FOR PERMITTING
3	03/10/10	MM	ISSUED FOR PERMITTING

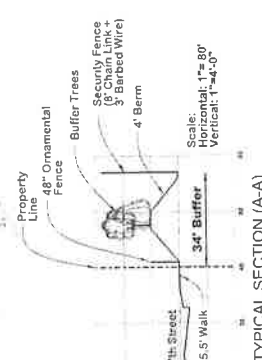
LANDSCAPE PLAN

L-1



NOTE: Additional Landscaping Area Provided Beyond 77th Street & Along 77th Street Frontage!

PLANT	QTY/TYPICAL	PLANT SIZE
AUTUMN BLAZE MAPLE	1	100A&B
ACER FREEMANTLE AUTUMN BLAZE	1	100A&B
SERVICEBERRY	1	60A&B
AMELANCHIER CONDENSIS	1	100A&B
CELTIS OCCIDENTALIS 'CHICAGO LAND'	1	100A&B
REDBUD	1	60A&B
CERCIS CANADENSIS	1	100A&B
VERNAL WITCHAZEL	1	100A&B
ROUNDBAY WINDMILL	1	100A&B
PAULUS PARTISANUS	1	100A&B
PIERIS ARBorea	1	100A&B
PIERIS ARBorea	1	100A&B
BLACK HILLS SPRUCE	1	100A&B
PICUS OLIVACEA	1	100A&B
PICCO PAVONIA	1	100A&B
PICCO PAVONIA	1	100A&B
AUSTRIAN PINE	1	100A&B
SHARP WHITE OAK	1	100A&B
QUERCUS VICTORIA	1	100A&B
QUERCUS VICTORIA	1	100A&B
SPRING PRINCEPALITY	1	100A&B
REDWOOD LINDEA	1	100A&B
TILLIA AMERICANA 'INDIGNIS'	1	100A&B
GRENSPIRE LINDEN	1	100A&B
TILLIA CORONATA 'GREENSPRE'	1	100A&B
QUERCUS VICTORIA	1	100A&B



TYPICAL SECTION (A-A)

ORNAMENTAL FENCE TYPICAL PANEL



CHICAGO & WESTERN INDIANA BELT RAILROAD

EMBANKMENT TO EXISTING DITCH ALONG RAILROAD

5/8\"/>

GRAVEL EMBANKMENT TO EXISTING DITCH ALONG RAILROAD

EMBANKMENT TO EXISTING DITCH ALONG RAILROAD

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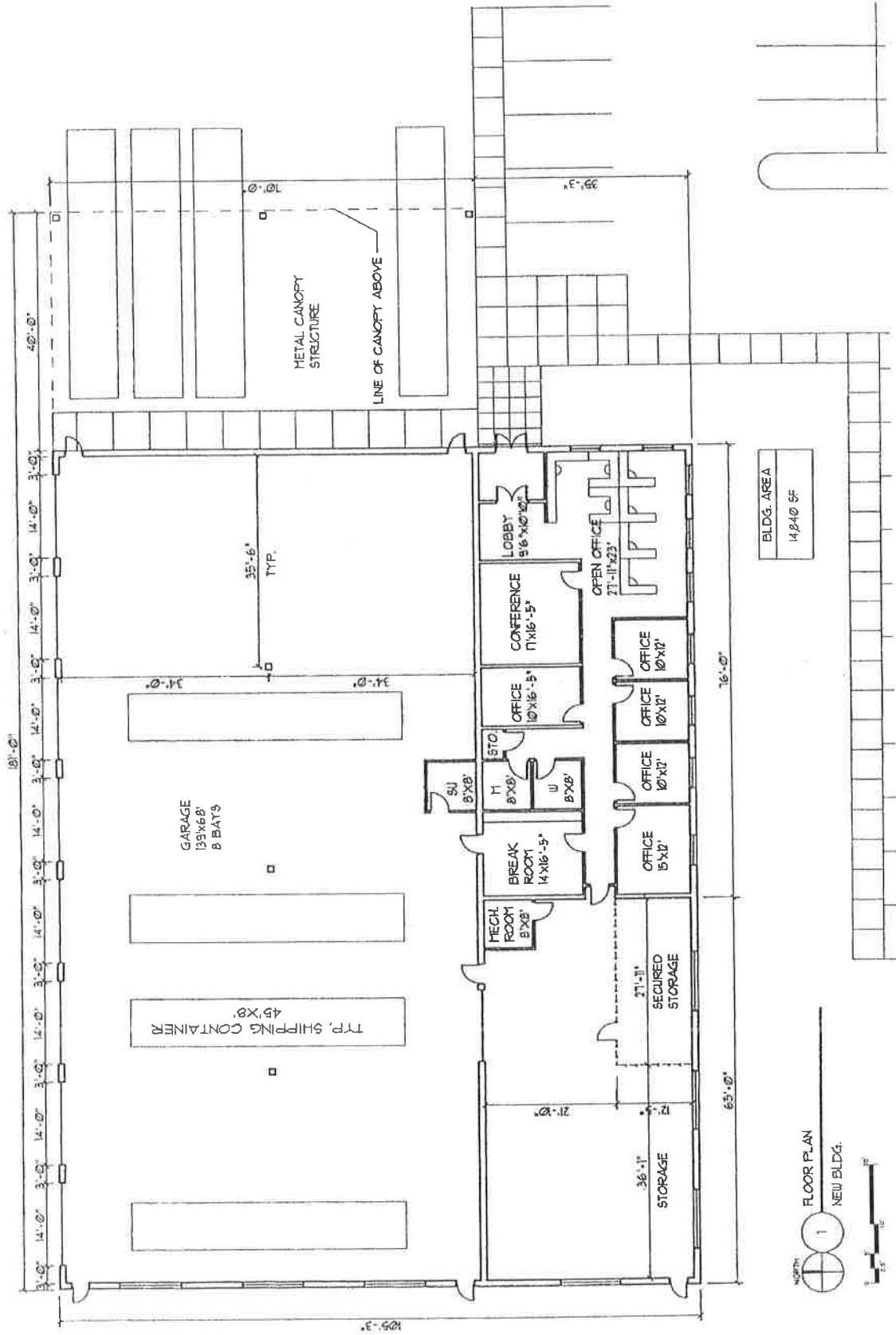
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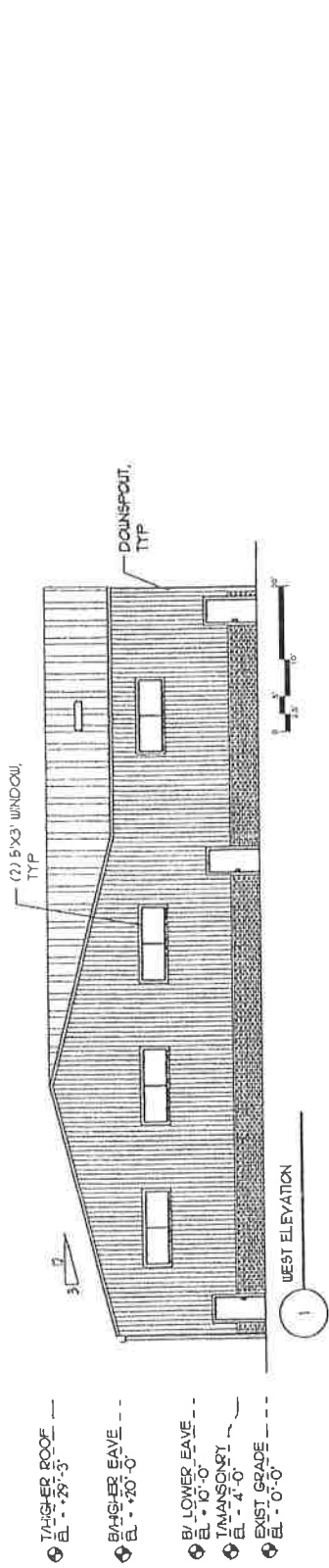


NORTH
 1
 FLOOR PLAN
 NEW BLDG.

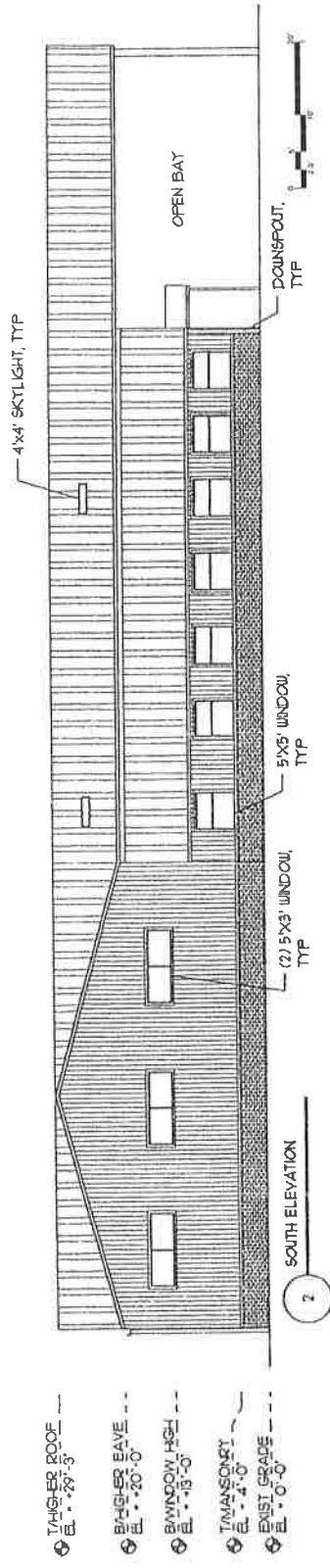


ILLINOIS TRANSPORT DEPOT
 CHICAGO, IL

June 29, 2015



- ⊕ TANGLER ROOF
EL. +29'-3"
- ⊕ BAYSER EAVE
EL. +20'-0"
- ⊕ LOWER EAVE
EL. +16'-0"
- ⊕ TAMANSONY
EL. +4'-0"
- ⊕ EXIST GRADE
EL. +0'-0"



- ⊕ TANGLER ROOF
EL. +29'-3"
- ⊕ BAYSER EAVE
EL. +20'-0"
- ⊕ BWINDOW, HIGH
EL. +13'-0"
- ⊕ TAMANSONY
EL. +4'-0"
- ⊕ EXIST GRADE
EL. +0'-0"

5/12/2010

REPORTS OF COMMITTEES

17032

92111

~~SECTION 2. This ordinance shall be in force and effect upon passage and publication.~~

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NO. 18-I.

(As Amended)
(Application No. 17032)
(Common Address: 2850 W. Columbus Ave.)

[SO2010-2136]

The Committee on Zoning submitted the following report:

CHICAGO, May 12, 2010.

MPID 776, CK

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on April 22, 2010, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of Mayoral Application Number MA-109 regarding cell towers in police districts.

I beg leave to recommend the passage of one Text Amendment (TAD-423) which was amended and corrected in its amended form regarding features allowed to encroach in required setbacks.

I beg leave to recommend the passage of one Text Amendment (TAD-433) regarding the Roscoe Street Overlay District.

I beg leave to recommend the passage of one Text Amendment (TAD-434) regarding daycare centers in planned manufacturing districts.

I beg leave to recommend the passage of one Text Amendment (TAD-435) regarding grocery stores in planned manufacturing districts.

I beg leave to recommend the passage of two ordinances which were corrected and amended in their amended form. They are Application Numbers 17032 and 17039.

Please let the record reflect that Application Numbers A-7498 and A-7500 were withdrawn by Alderman Roberto Maldonado.

At this time, I move for passage of the substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

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

Yeas -- Aldermen Moreno, Fioretti, Dowell, Hairston, Lyle, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zalewski, Dixon, Solis, Maldonado, Burnett, E. Smith, Graham, Reboyras, Suarez, Waguespack, Mell, Colón, Rice, Mitts, Allen, Laurino, O'Connor, Doherty, Reilly, Daley, Tunney, Levar, Shiller, Schuller, M. Smith, Moore, Stone -- 46.

Nays -- None.

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

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedures, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

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 of the Manufacturing Planned Development Number 776 symbols and indications as shown on Map Number 18-1 in the area bounded by:

the Chicago and Western Indiana Belt Railroad right-of-way; a line 82 feet south of the south line of the Chicago and Western Indiana Belt Railroad right-of-way; a line 138.89 feet west of the west line of South California Avenue; the Chicago and Western Indiana Belt Railroad right-of-way; the west line of South California Avenue; the north line of West Columbus Avenue; the north line of West 77th Street; and the east line of South Troy Street,

to those of Manufacturing Planned Development Number 776, as amended.

SECTION 2. The ordinance takes effect after its passage and approval.

Plan of Development Statements attached to this ordinance read as follows:

Manufacturing Planned Development No. 776, As Amended.

Planned Development Statements.

1. The area delineated herein as a Manufacturing Planned Development, as amended (the "Planned Development") consists of approximately two million seven hundred thirty-four thousand two hundred sixty-nine (2,734,269) square feet (sixty-two and seventy-seven hundredths (62.77) acres) of property which is depicted on the attached Property Line and Planned Development Boundary Map (the "Property"), and is owned or controlled by Gateway Park, L.L.C. ("Applicant"), GWP II, L.L.C. and the City of Chicago. Applicant makes this application with the consent of GWP II, L.L.C. and the City of Chicago (the "City").
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, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of Applicant, 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 Applicant and on its successors and assigns and, if different than Applicant, the legal titleholders. All rights granted hereunder to the Applicant shall inure to the benefit of Applicant and Applicant's successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of 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 the 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) is made or shall be under single ownership or designated control. Single designated control is defined Section 17-8-0400 of the Chicago Zoning Ordinance ("Zoning Ordinance").
4. This Planned Development consists of twelve (12) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; an Existing Land-Use Map; Site Plan and Elevations prepared by

Raymond-NOBB Incorporated, dated September 29, 2000; a Landscape Plan prepared by Daniel Weinbach & Associates, dated September 19, 2000; Site Plan, Landscape Plan and Elevations prepared by Webster McGrath & Ahlberg, Ltd., dated April 15, 2010 (for the alternate Phase II improvements). Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Zoning and Planning. 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 Chicago 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 apply.

By this amendment, Applicant is adding an alternate site plan, elevations and landscape plan for the Phase II improvements, as prepared by Webster McGrath & Ahlberg, Ltd. Applicant shall be entitled to develop the improvements on such plans and/or those improvements depicted as Phase II on the site plan and elevations prepared by Raymond-NOBB Incorporated and the landscape plan prepared by Daniel Weinbach & Associates, all as approved pursuant to Manufacturing Planned Development Number 776 on March 7, 2001 (the "Original Planned Development"). The Original Planned Development contemplated that the Phase II improvements would include the demolition of certain buildings to the south and west of the updated plans for the Phase II improvements. Applicant intends to retain such buildings, as such are depicted on the updated plans, pending the development of a development plans for one or more of the parcels upon which such buildings are currently located.

5. The following uses are permitted under this Planned Development: container storage and all uses permitted in an M2-1 Light Industry District, including but not limited to warehousing, manufacturing and distribution.
6. On-premise 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 Zoning and Land Use Planning (D.Z.P.). Off-Premise signs are prohibited within the boundary of the Planned Development.
7. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.

8. Height restrictions on any building or any appurtenance attached thereto prescribed in this Planned Development shall be subject to height limitations as certified and approved by the Federal Aviation Administration. None of the structures proposed will exceed any federal or local height restrictions, in addition to the requirements of the Bulk Regulations and Data Table.
9. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent right-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the plans described in Statement Number 4 and the provisions of Section 10-32-050 of the Chicago Landscape Ordinance. Other amenities include pedestrian walkways from parking areas, striped pedestrian crosswalks from parking areas across roadways, landscaping, landscaped terraces adjacent to employee entrances into the facility, opportunities for outdoor eating and a system to avoid ponding on the site.
10. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Commissioner of the Department, upon the application for such a modification by Applicant or its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
11. Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy natural resources. All developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Zoning and Land Use Planning and in effect as of the date hereof.
12. 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 new 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 at the time of application for a building permit.
13. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.

[Affordable Housing Agreement (Rental) attached to these Planned Development Statements omitted for printing purposes but on file and available for public inspection in the Office of the City Clerk.]

17032

[Property Line and Planned Development Boundary Map; Surrounding Land-Use Map; Existing Zoning Map; Site Plan; Site Plan -- Phase II; Landscape Plan; Landscape Plan -- Phase II; Building Elevations; and Building Elevations -- Phase II referred to in these Plan of Development Statements printed on pages 92117 through 92127 of this *Journal*.]

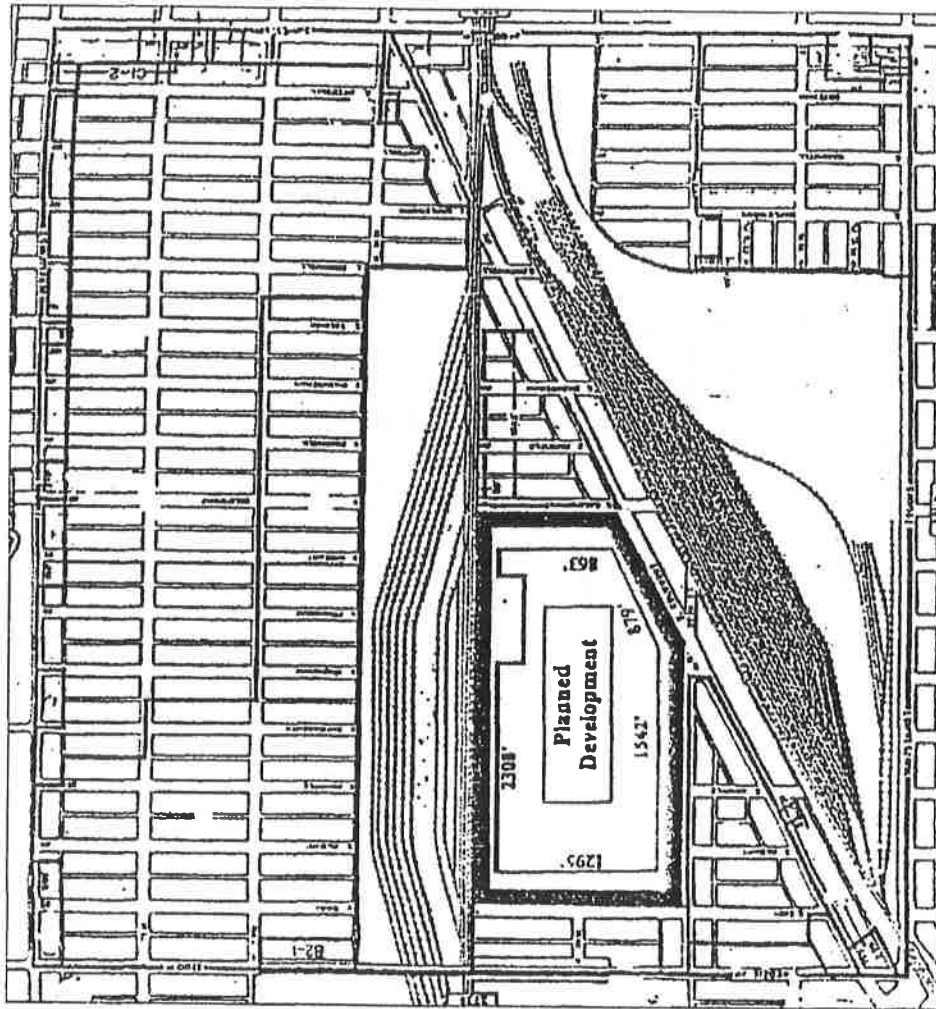
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Manufacturing Planned Development No. 776, As Amended.

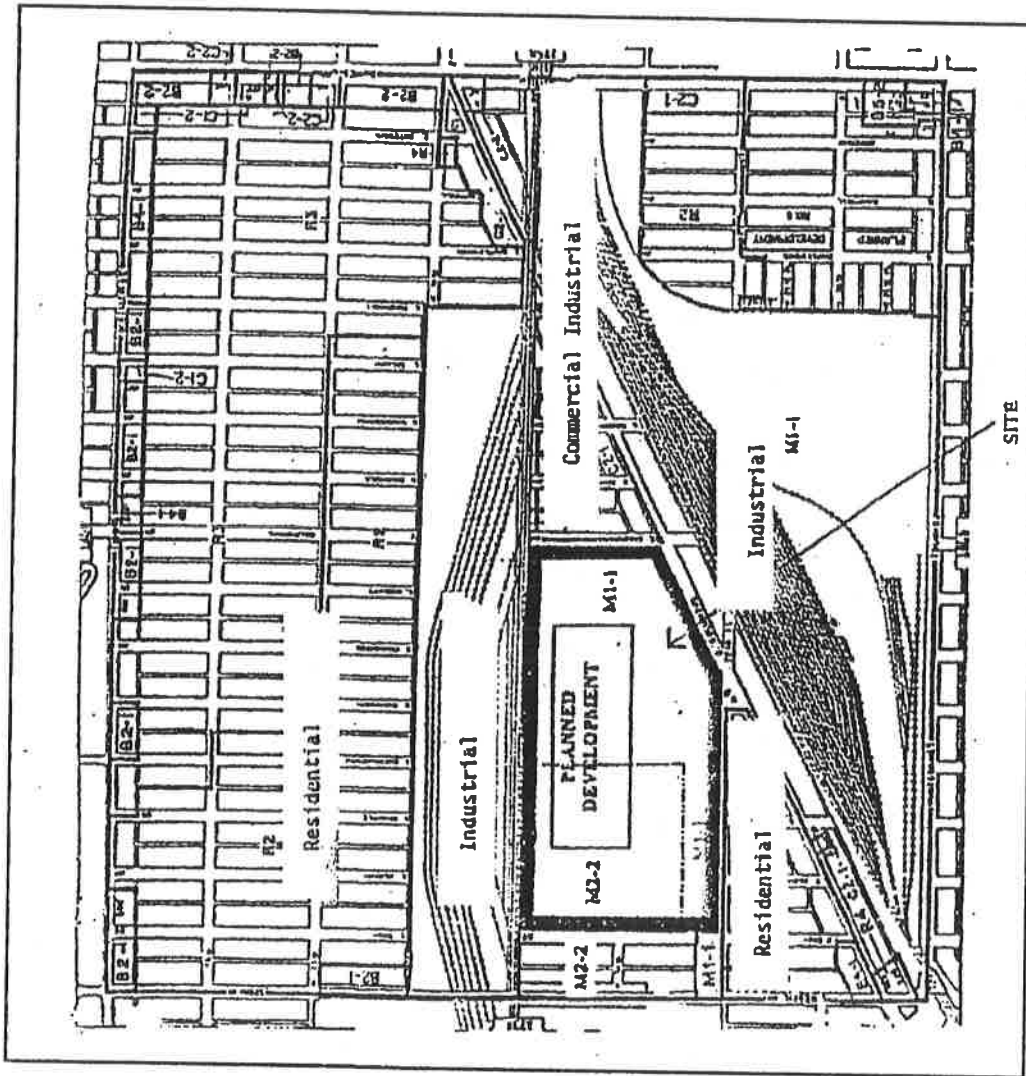
Bulk Regulations And Data Table.

Actual Net Site Area Square Feet (Acres):	2,757,613 (63.248)
Minimum Number of Parking Spaces:	200
Minimum Number of Loading Berths:	14
Maximum Floor Area Ratio (F.A.R.):	1.2
Maximum Percent of Site Coverage:	60%
Minimum Required Building Setbacks:	30 feet
Maximum Permitted Building Heights:	85 feet

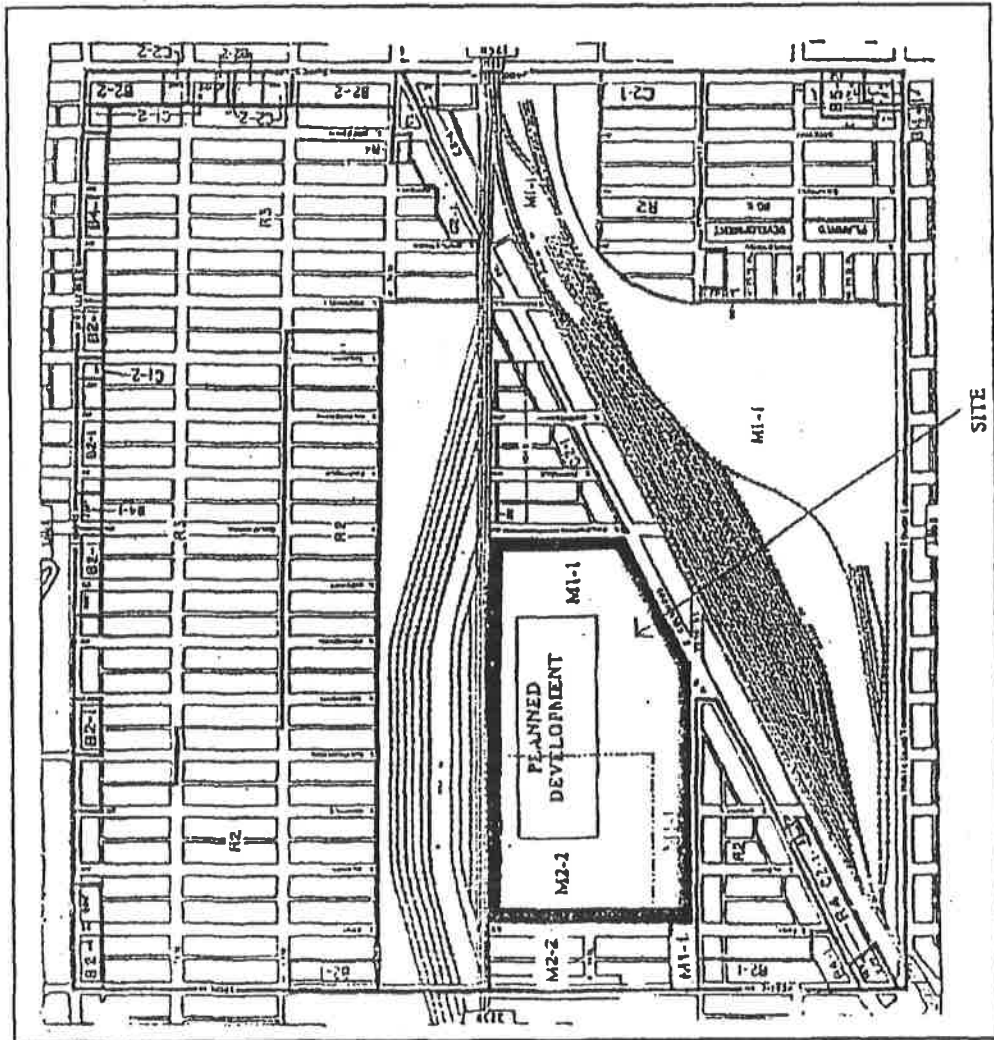
Property Line And Planned Development
Boundary Map.



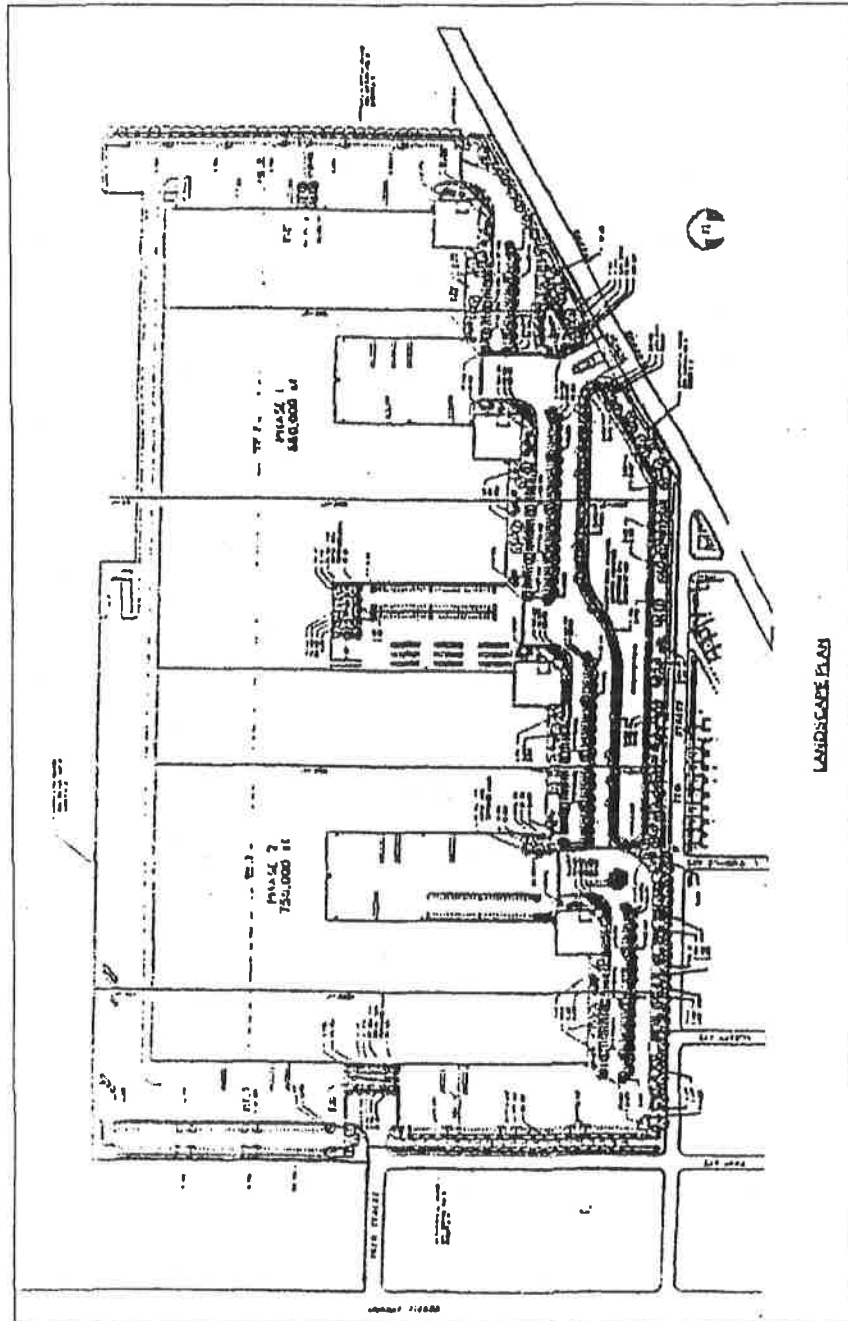
Surrounding Land-Use Map.



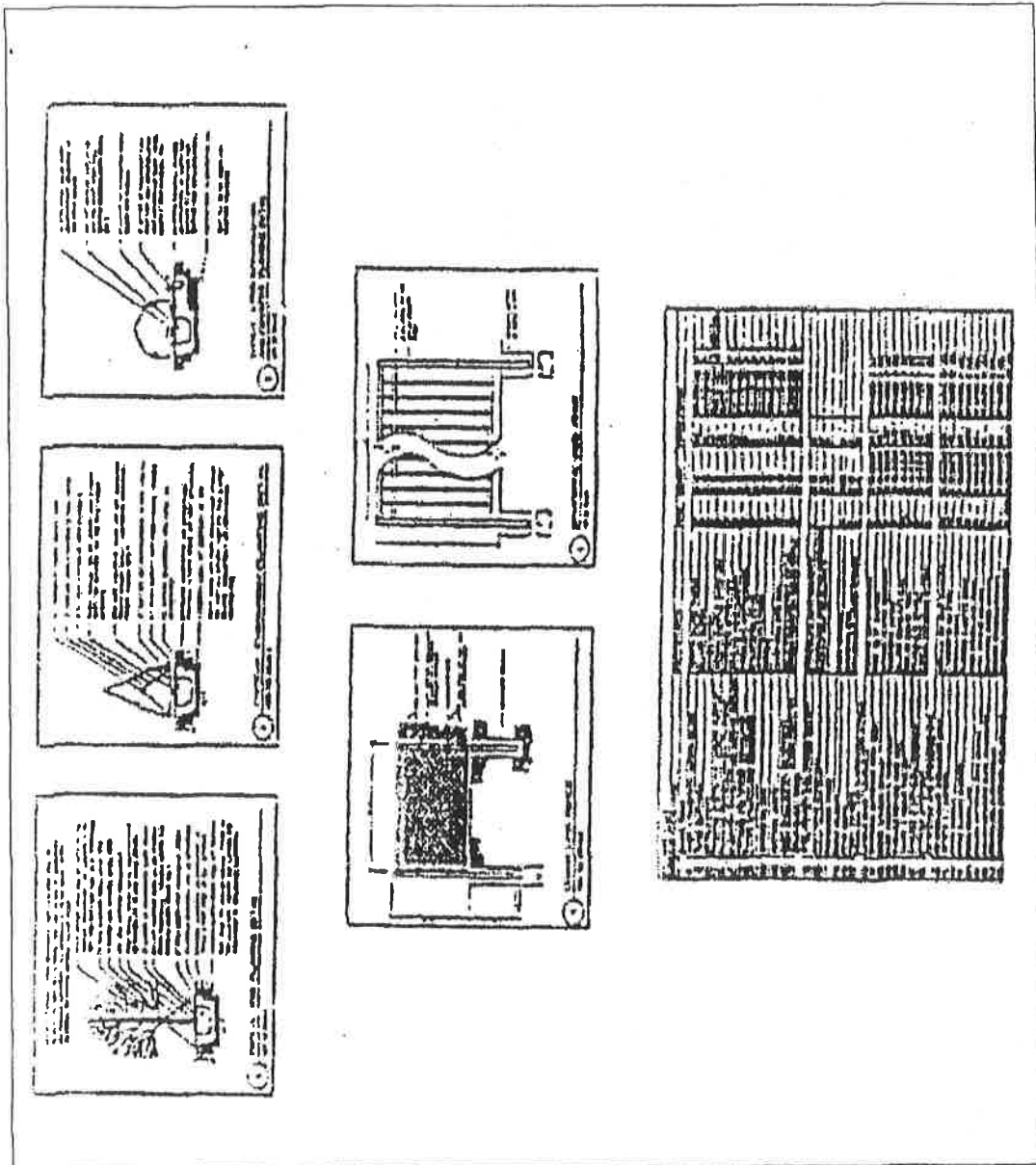
Existing Zoning Map.



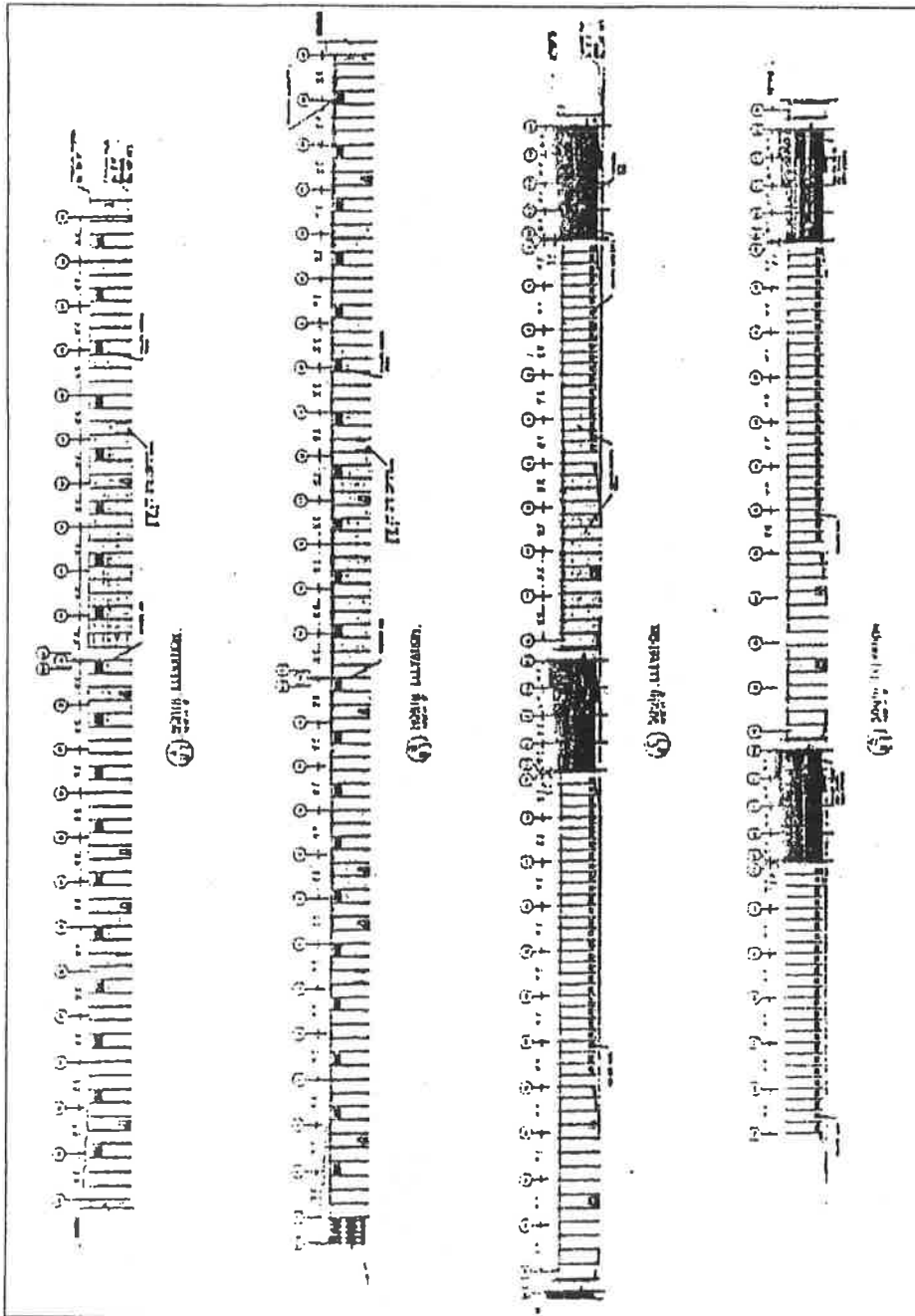
Landscape Plan.
(Page 1 of 2)



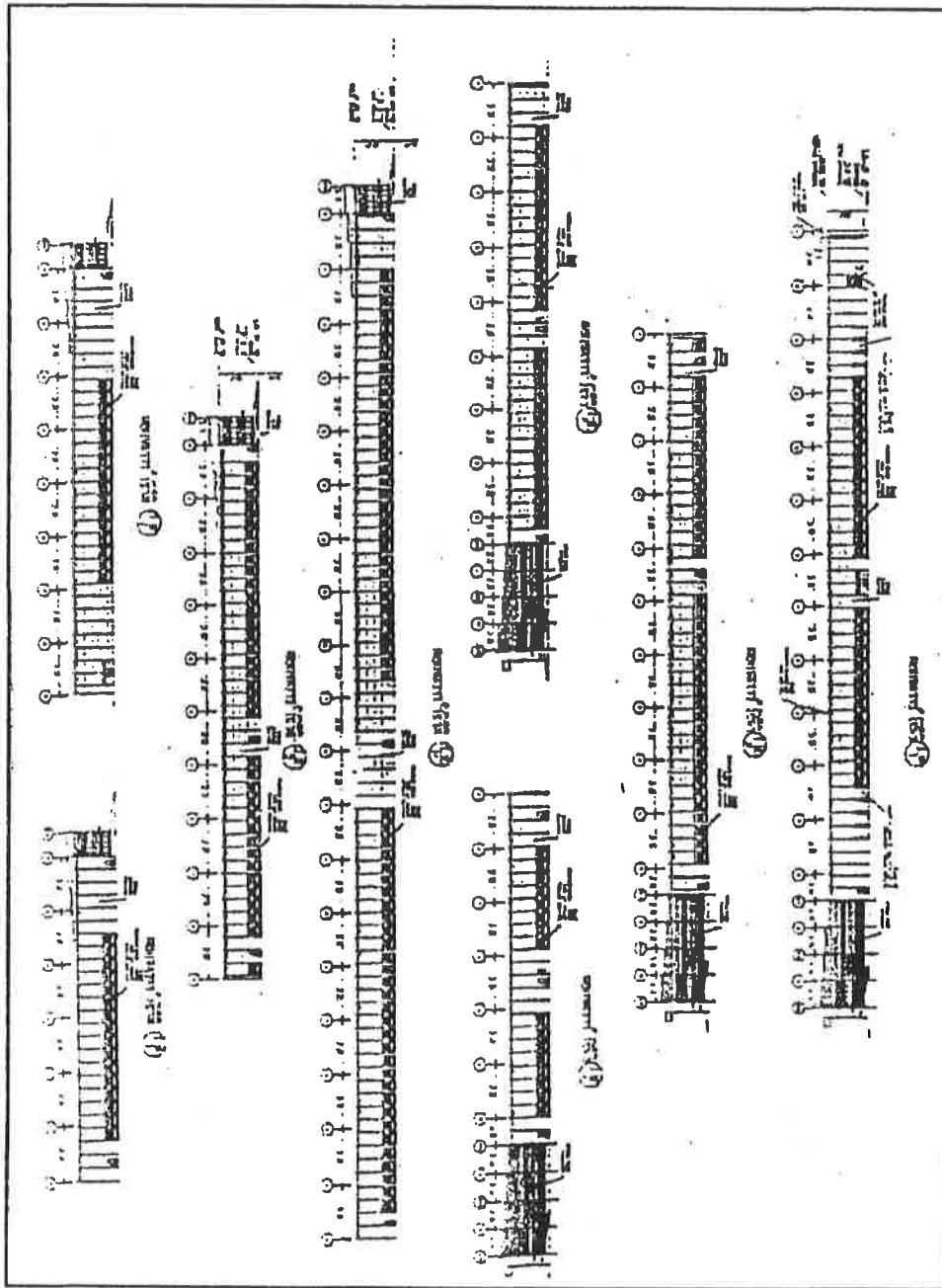
Landscape Plan.
(Page 2 of 2)



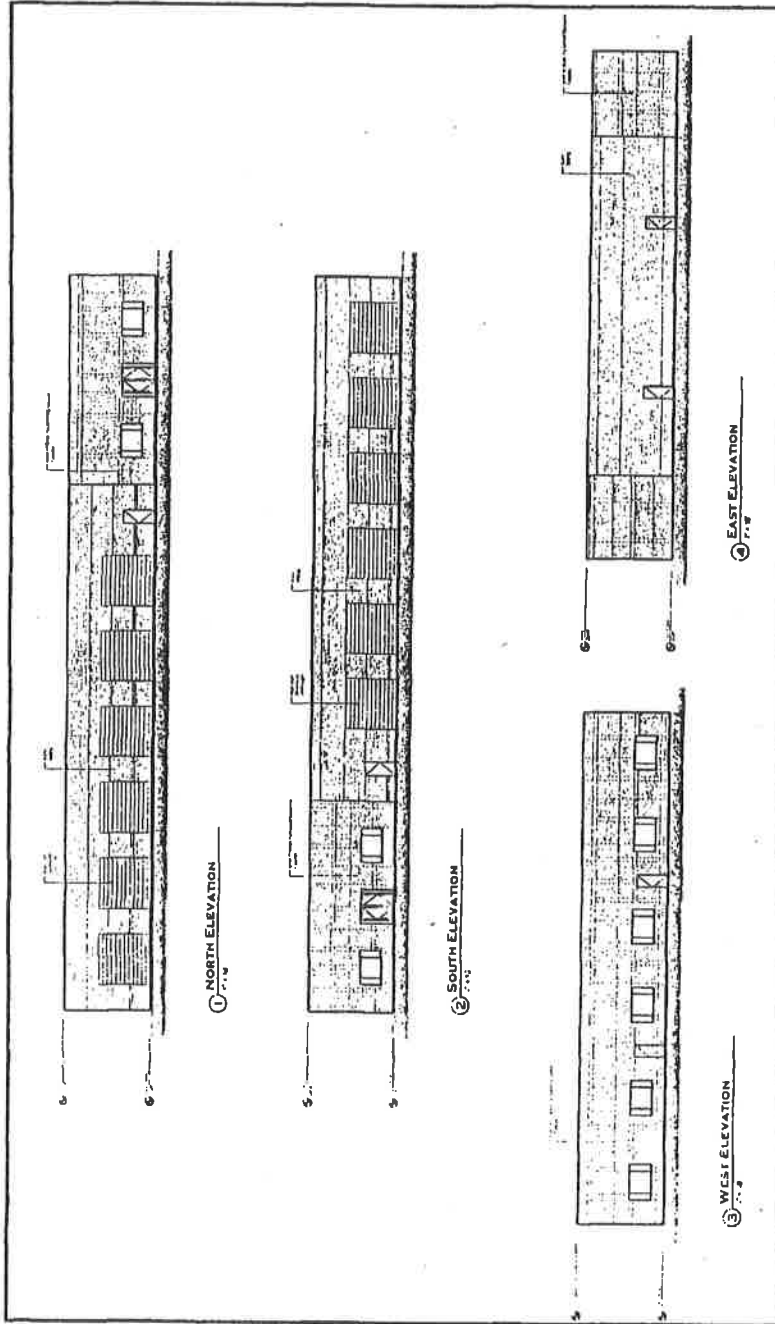
Building Elevations.
(Page 1 of 2)



Building Elevations.
(Page 2 of 2)



Building Elevations -- Phase II.





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>

February 1, 2006

Mr. William Bailes
Gateway Park, LLC
8999 Palmer St.
River Grove, IL 60171-1926

**Re: Sunset provision for Manufacturing Planned Development No. 776
(Gateway Park)**

Dear Mr. Bailes:

Please be advised that the sunset provision for Manufacturing Planned Development No. 776 has been met since permitted construction has commenced within the required five (5) year period, as specified by statement number 14 of the Plan of Development and Section 17-13-0612 of the Chicago Zoning Ordinance. No administrative action is necessary to allow for future construction within the Planned Development.

Sincerely,

Lori T. Healey
Commissioner

cc: Samuel Polsky (Polsky & Associates, Ltd.), Kathleen Nelson, Mary Bonome, Jim Horan,
DPD Files

LTH:PAS:mrd



Reclassification Of Area Shown On Map Number 18-I.

(As Amended)

(Application Number 13199)

MPD 776

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 current M1-1 Restricted Manufacturing and M2-2 General Manufacturing District symbols and indications as shown on the Existing Zoning Map (attached) within the area legally described as:

that part of the southwest quarter of Section 25, Township 38 North, Range 13 East of the Third Principal Meridian, described as follows: beginning at the intersection of the south line of the Chicago and Western Indiana Belt Railroad right-of-way in Wabash Addition to Chicago, being a subdivision in said southwest quarter according to the plat thereof recorded May 14, 1890, as Document Number 1269284, with the east line of the west half of Sacramento Avenue; thence east, along said south line, to the east line of the west half of vacated Richmond Street; thence south, along said east line, to the south line extended west of the north 82.00 feet of Blocks 21 and 22 in said Wabash Addition to Chicago; thence east, along said extension and south line, to the east line of said Block 22; thence south, along said east line, 0.39 feet; thence east, parallel to said south line, to the west line of Block 23 in said Wabash Addition to Chicago; thence north, along said west line, to the northwest corner of Lot 46, in said Block 23; thence east, along the north line of said Lot 46, to the west line, of the north/south alley in said Block 23; thence south, along said west line, to the south line of the north 82.39 feet of said alley; thence east, along said south line, to the west line of the east half of said alley; thence north, along said west line, to the westerly extension of the north line of Lot B in said Block 23; thence east, along said north line and the easterly extension thereof, to the east line of the west 5 feet of vacated California Avenue; thence south, along said east line, to the northwest line of Columbus Avenue; thence southwest, along said northwest line, to the north line of 77th Street; thence west, along said north line, to the west line of the east half of Troy Street; thence north, along said west line to aforesaid south line of the Chicago and Western Indiana Belt Railroad right-of-way; thence east, along said south line to the point of beginning; in Cook County, Illinois,

to those of an M2-1 General Manufacturing District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing the M2-1 General Manufacturing District as shown on the Existing Zoning Map (attached) within the area legally described as:

that part of the southwest quarter of Section 25, Township 38 North, Range 13 East of the Third Principal Meridian, described as follows: beginning at the intersection of the south line of the Chicago and Western Indiana Belt Railroad right-of-way in Wabash Addition to Chicago, being a subdivision in said southwest quarter according to the plat thereof recorded May 14, 1890, as Document Number 1269284, with the east line of the west half of Sacramento Avenue; thence east, along said south line, to the east line of the west half of vacated Richmond Street; thence south, along said east line, to the south line extended west of the north 82.00 feet of Blocks 21 and 22 in said Wabash Addition to Chicago; thence east, along said extension and south line, to the east line of said Block 22; thence south, along said east line, 0.39 feet; thence east, parallel to said south line, to the west line of Block 23 in said Wabash Addition to Chicago; thence north, along said west line, to the northwest corner of Lot 46 in said Block 23; thence east, along the north line of said Lot 46, to the west line of the north/south alley in said Block 23; thence south, along said west line, to the south line of the north 82.39 feet of said alley; thence east, along said south line, to the west line of the east half of said alley; thence north, along said west line, to the westerly extension of the north line of Lot B in said Block 23; thence east, along said north line and the easterly extension thereof, to the east line of the west 5 feet of vacated California Avenue; thence south, along said east line, to the northwest line of Columbus Avenue; thence southwest, along said northwest line, to the north line of 77th Street; thence west, along said north line, to the west line of the east half of Troy Street; thence north, along said west line, to the aforesaid south line of the Chicago and Western Indiana Belt Railroad right-of-way; thence east, along said south line, to the point of beginning, in Cook County, Illinois,

to those of a Manufacturing Planned Development (with an underlying zoning of M2-1) which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

[Existing Zoning Map referred to in this ordinance printed on page 53994 of this Journal.]

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

Manufacturing Planned Development Number 776.

Plan Of Development Statements.

1. The area delineated herein as a Manufacturing Planned Development ("Planned Development") consists of approximately two million seven hundred thirty-four thousand two hundred sixty-nine (2,734,269) square feet (sixty-two and seventy-seven hundredths (62.77) acres) of property, excluding rights-of-way to be vacated which is depicted on the attached Property Line and Planned Development Boundary Map (the "Property") and is owned or controlled by Gateway Park, L.L.C., which is hereby filing this application for this Planned Development through its attorneys, Polsky & Associates, Ltd.
2. Applicant shall obtain all necessary official reviews, approvals or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of the applicant, its successors, assignees or grantees, and approval by the City Council.
3. The requirements, obligations and conditions contained within this Plan of Development shall be binding upon the applicant and on its successors and assigns and, if different than the applicant, the legal title holders. 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 of the Property. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time of 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 the purposes of this paragraph shall mean that any application to the City of Chicago (the "City") for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) is made or authorized by all landowners of the Property.
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; a Site Plan and Elevations prepared by Raymond-NOBB Incorporated, dated September 29, 2000; and a Landscape Plan prepared by Daniel Weinbach & Associates dated September 19, 2000. 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 are permitted under this Planned Development: all uses permitted in an M2-1 General Manufacturing District, including warehousing, manufacturing and distribution.
6. Temporary signs such as construction and marketing signs also shall be permitted, subject to review and approval of the Department of Planning and Development. Illuminated business identification and advertising signs, excluding electronic message boards or flashing signs, subject to the review and approval of the Department of Planning and Development and Inspectional Services, shall be permitted in the Planned Development so long as the signs conform to the requirements, as of the date of passage of this Planned Development, of permitted signs within an M2-1 General Manufacturing District.
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 and the approval of the Department of 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 of Planning and Development.
9. Height restrictions on any building or any appurtenance attached thereto prescribed in this Planned Development shall be subject to height limitations as certified and approved by the Federal Aviation Administration. None of the structures proposed will exceed any federal or local height restrictions, in addition to the requirements of the Bulk Regulations and Data Table.
10. On-site roadways will permit fire and emergency vehicles access via emergency lanes as required by the Commissioners of Planning, Public Works and the Fire Department.

11. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent right-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site and Landscape Plans and Elevations described in Statement 4 and the provisions of Section 10-32-050 of the Chicago Landscape Ordinance. Other amenities include pedestrian walkways from parking areas, striped pedestrian crosswalks from parking areas across roadways, landscaping and water features, including fountains in the detention pond, landscaped terraces adjacent to employee entrances into the facility, opportunities for outdoor eating and a complete underground rainwater runoff system to avoid ponding on the site.
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 its 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.").
13. The requirements of this Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant or legal holder of the Property and a determination by the Commissioner of the Department 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 these statements 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. Unless substantial construction of the improvements contemplated for the Property has commenced within five (5) 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 for which the Planned Development has expired shall automatically revert to an M1-1 (Restricted Manufacturing District) and an M2-2 (General Manufacturing District).

- 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 throughout the Property.

[Property Line and Planned Development Boundary Map; Existing Zoning Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 53993 through 53999 of this Journal.]

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

Manufacturing Planned Development Number 776.

Plan Of Development

Bulk Regulations And Data Table – M2-1 Zoning.

Actual Net Site Area Square Feet/Acres	Actual F.A.R.	Actual Building Area (Square Feet)	Actual Off-Street Parking	Actual Off-Street Loading
Total: 2,757,613/63.248	.51	1,410,000	620	80
Minimum Number of Parking Spaces:		200.		
Minimum Number of Loading Berths:		14.		
Maximum Floor Area Ratio (F.A.R.):		1.2.		

Maximum Percent of Site Coverage:	In accordance with the Landscape Ordinance Criteria submitted to the City of Chicago, Department of Planning and Development.
Minimum Required Building Setbacks:	30 feet.
Maximum Permitted Building Heights:	85 feet.

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Reclassification Of Area Shown On Map Number 20-F.
(As Amended)
(Application Number 13062)

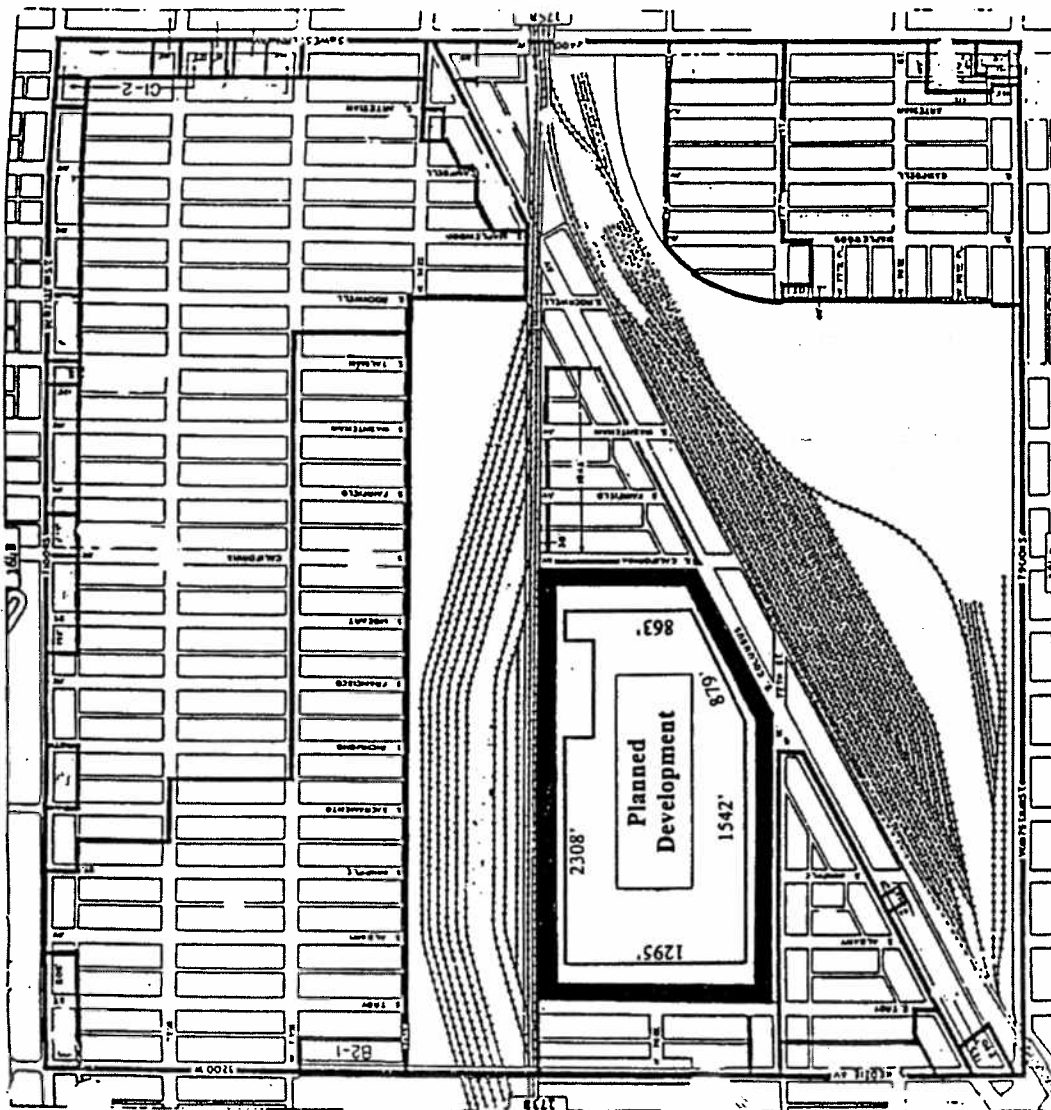
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 20-F in the area bounded by:

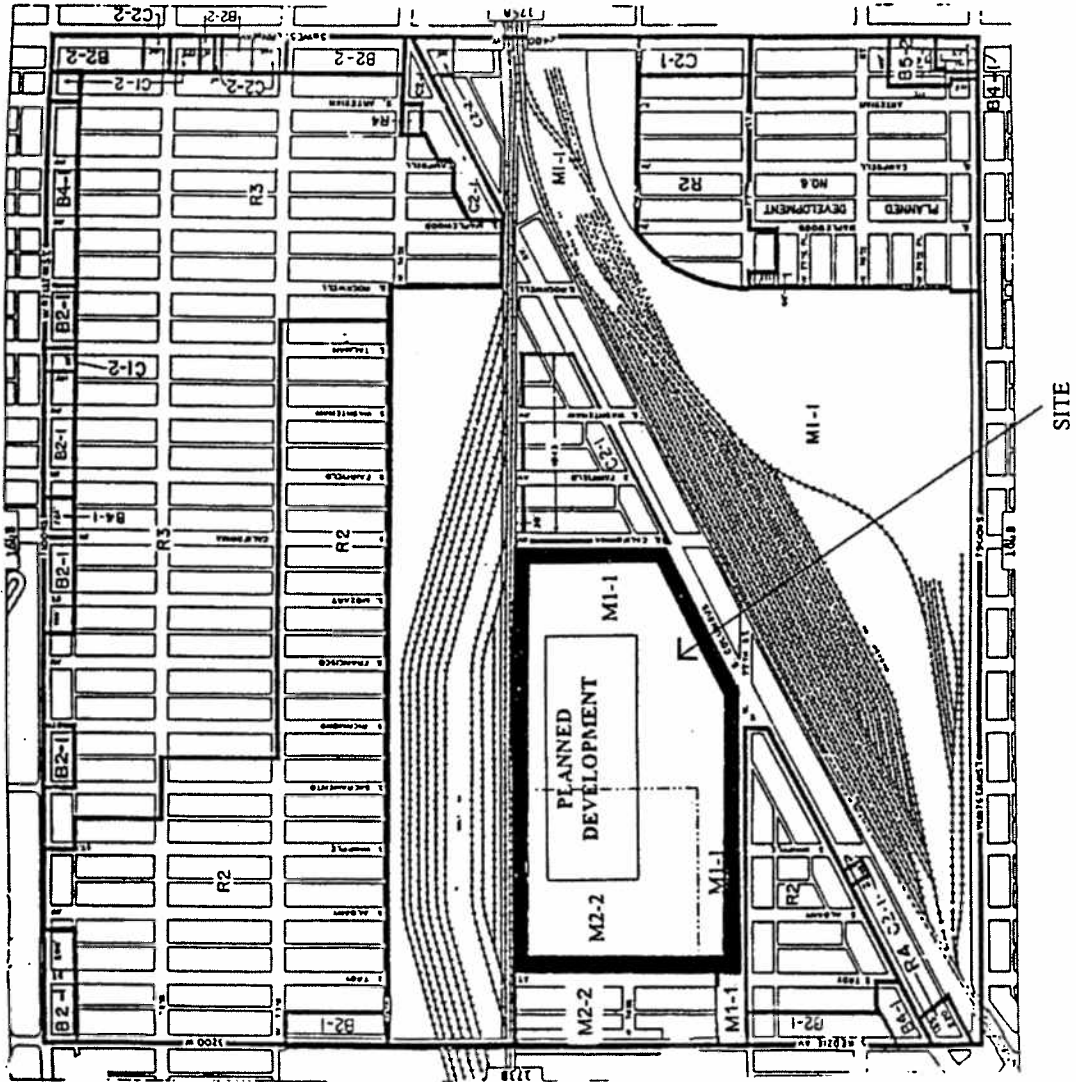
a line 1,856 feet north of and parallel to West 87th Street; a line from a point 1,856 feet north of West 87th Street and 3 feet east of South Parnell Avenue, to a point 1,620 feet north of West 87th Street and 58 feet east of South Parnell Avenue; a line from a point 1,620 feet north of West 87th Street and 58 feet east of South Parnell Avenue, to a point 1,160 feet north of West 87th Street and 249 feet east of South Parnell Avenue to be connected by a convex curve line having a radius of 1,407.7 feet with a chain length of 492.30 feet; a line from a point 1,160 feet north of West 87th Street and 249 feet east of South Parnell Avenue, line; a line from a point 710 feet north of West 87th Street to a point 710 feet north of West 87th Street and 539 feet east of South Parnell Avenue; a line from a point 710 feet north of West 87th Street and 539 feet east of South Parnell Avenue, to a point 270 feet north of West 87th Street and 747 feet east of South

(Continued on page 54000)

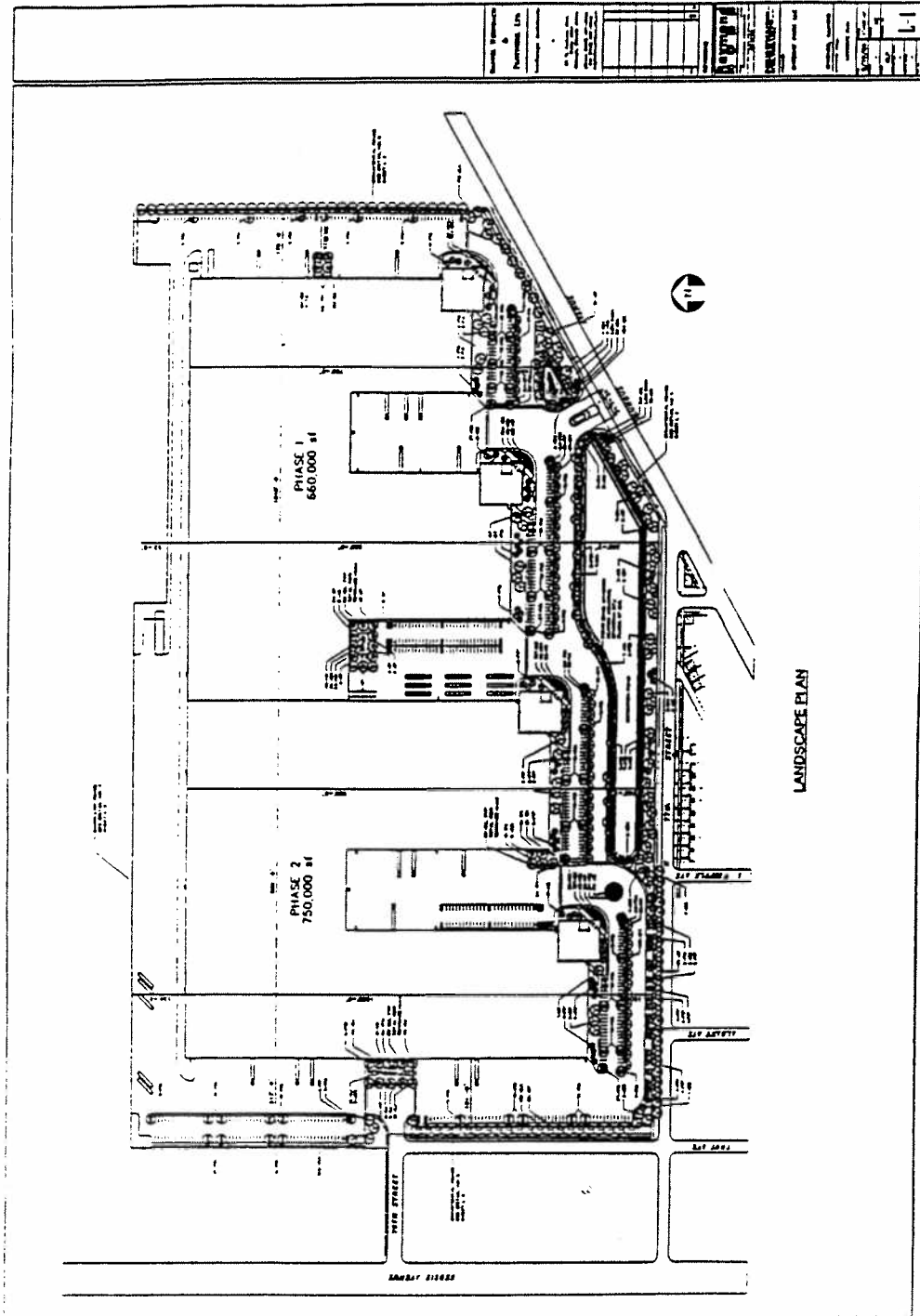
Property Line And Planned Development
Boundary Map.



Existing Zoning Map.

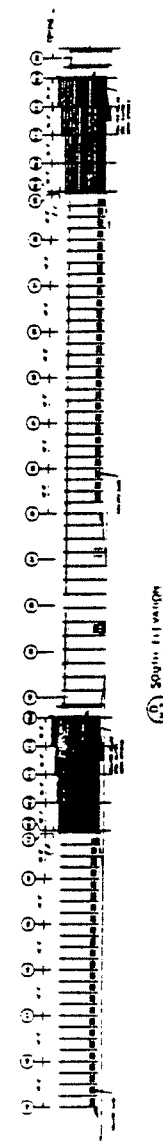
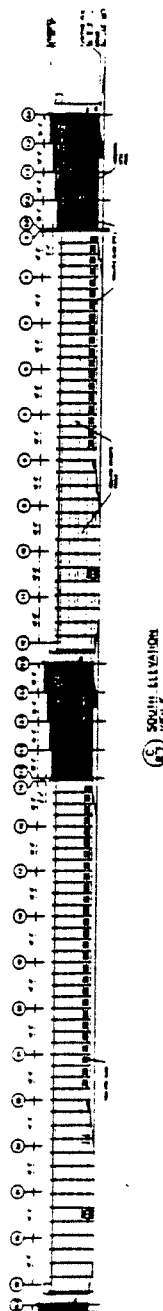
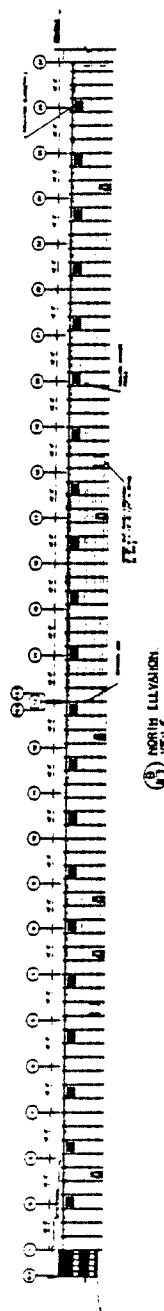
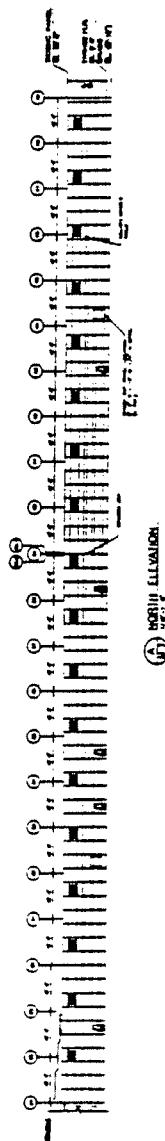


Landscape Plan.
(Page 1 of 2)



Building Elevations.
(Page 1 of 2)

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Building Elevations.
(Page 2 of 2)

