

PD 804

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 7, 2025

Liz Butler
Taft Law
111 E. Wacker Dr.
Suite 2600
Chicago, IL 60601

Re: Minor change to PD 804, Lot 4 (12525 S. Carondelet Ave.) and Lot 8 (12519 S. Burley Ave. and 3400 E. 126th St.)

Dear Ms. Butler:

Please be advised that your request for a minor change to Waterway Manufacturing Planned Development No. 804 ("PD 804") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance ("Ordinance") and Statement Number 13 of PD 804.

On behalf of your client, GIJV IL 2, LLC (the "Lot 4 Owner") and GIJV IL 3, LLC (the "Lot 8 Owner" referred to collectively with Lot 4 Owner as the "Applicant"), you are requesting a minor change to the net site area and right-of-way area as a result of CDOT acquiring certain property from the Applicant. Consent to this request has been provided by all the property owners within the PD (GIJV IL 1 LLC, GIJV IL 2 LLC, GIJV IL 3 LLC, GIJV IL 4 LLC, affiliates of NorthPoint Development), the Chicago Manufacturing Campus Property Owners Assn., and the Chicago Manufacturing Campus II, LLC).

The PD was established in 2001 and authorized the development of four industrial buildings on the approximately 135-acre site. This minor change relates to Lot 4, with a common address of 12525 S. Carondelet Ave. and Lot 8, with a common address of 12519 S. Burley Ave. and 3400 E. 126th St.

The Lot 4 Owner has agreed to convey fee interest in a portion of Lot 4 known as Parcel No 1BJ0027 ("Parcel 27") to the City to facilitate the widening of S. Carondelet Ave. Parcel 27 consists of an approximately 0.107 acre/4,660.92 SF rectangular shaped parcel on the east side of S. Carondelet Ave. As a result of conveying this property, Lot 4's net site area will be reduced from 784,021 SF to 779,360 SF.

Additionally, the Lot 8 Owner has agreed to convey fee interest in a portion of Lot 8 known as Parcel No 1BJ0005 ("Parcel 5") to the City. Parcel 5 consists of an approximately 0.835 acre/36,373 SF, rectangular shaped parcel on the east side of S. Burley Ave., along the western border of Lot 8. As a result, Lot 8's net site area will be reduced from 899,123 SF to 862,750 SF. As identified on the attached, revised Bulk Regulations and Data Table, the total net site area will be reduced from 5,891,925 SF to 5,850,891 SF and the right-of-way area will increase

from 404,575 SF to 445,609 SF. After these adjustments, the overall SF will remain the same for the PD as a whole and the private development rights will be adjusted proportionately to match the change in the net site area.

The following exhibits are attached: Bulk Regulations and Data Table, Lot 4 Survey, Lot 8 Survey (2), Proposed ROW Acquisition Diagrams (6).

With regard to your request, the Department of Planning and Development has determined that allowing these site area 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 PD 804, I hereby approve the foregoing minor change, but no other changes to this Planned Development. Since this is an existing condition with no proposed physical changes to the site, the 12-month validation limit for a minor change does not apply. No further action is required to memorialize this minor change as part of the Planned Development.

Sincerely,



Noah Szafraniec
Assistant Commissioner
NS:tm

WATERWAY MANUFACTURING PLANNED DEVELOPMENT NUMBER 804 AS AMENDED

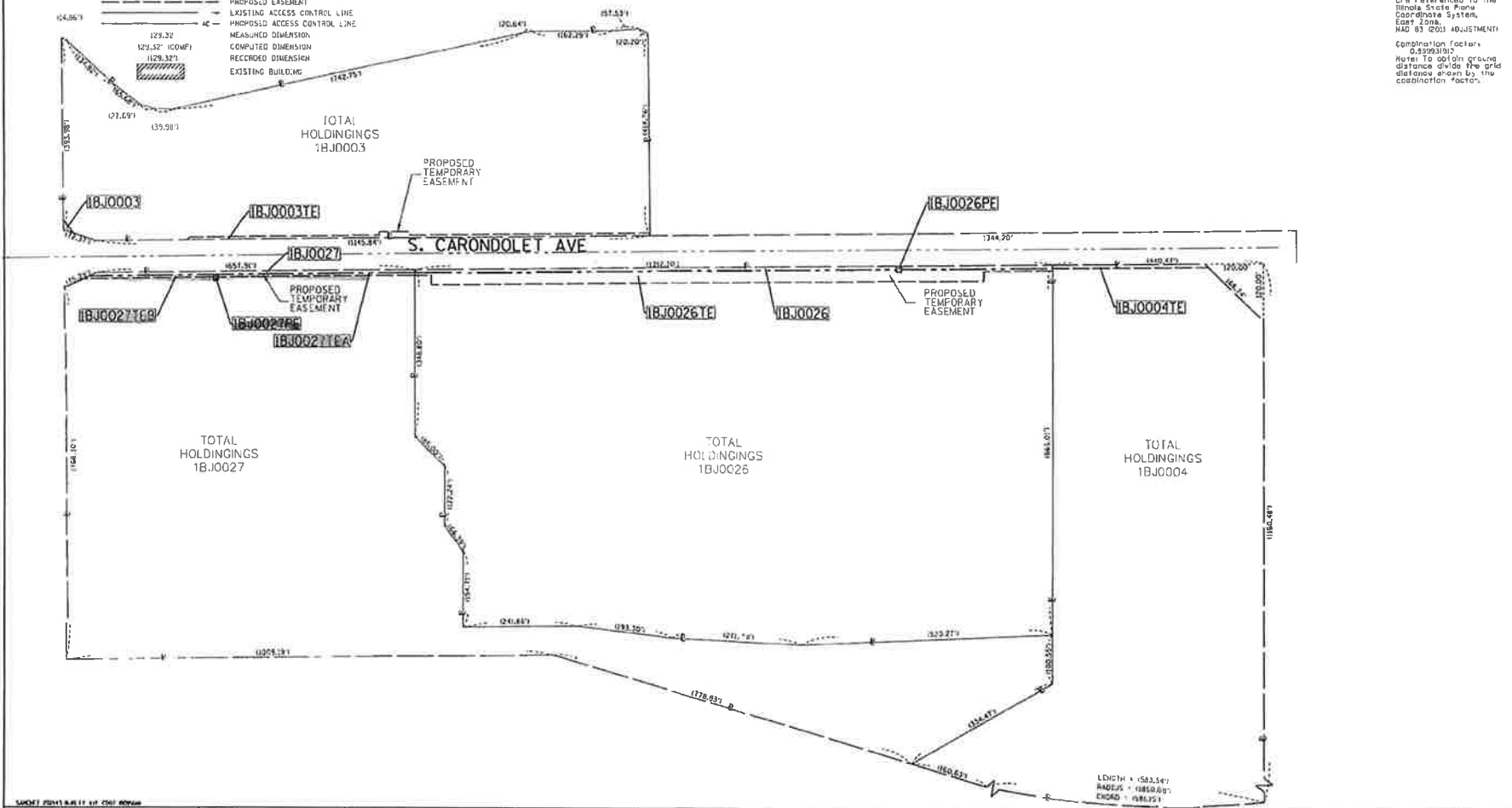
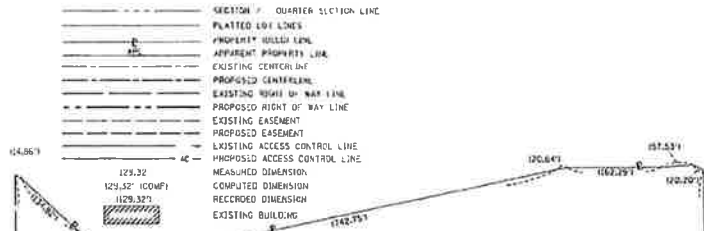
PLAN OF DEVELOPMENT

BULK REGULATIONS AND DATA TABLE

Gross Site Area	=	Parcel Area	+	Right-of-Way
6,296,501 square feet (144.55 acres)		5,850,891 square feet (134.32 acres)		445,609 square feet (10.22 acres)
Maximum Permitted Floor Area Ratio:		1.0		
Minimum Setbacks:		In accordance with Site Plan		
Maximum Site Coverage:		85%		
Minimum Number of Off-Street Parking Spaces:		1,000		
Minimum Number of Off-Street Loading Spaces:		20		
Maximum Building Height:		100 feet		

PART OF SECTION 30 OF TWP. 37 N., R. 15 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.

LEGEND



Scale 1" = 100'

Bearings and distances are referenced to the Illinois State Plane Coordinate System, East Zone. NAD 83 (2011 ADJUSTMENT) Combination Factor = 0.99993107. Note: To obtain ground distance divide the grid distance shown by the combination factor.

	LMP NAME: DATE BY: PLOT SCALE: PLOT DATE:	REVISION: DATE BY: CHECK BY: DATE:	REVISION: DATE BY: CHECK BY: DATE:	CHICAGO DEPARTMENT OF TRANSPORTATION DIVISION OF ENGINEERING	BURLEY AVENUE IMPROVEMENTS PROPOSED RIGHT-OF-WAY ACQUISITION PLAN	SHEET NO. 23 OF 23 SHEETS	SECTION: COUNTY: TWP. 37 N. R. 15 E.
	SANITARY DISTRICT OF CHICAGO			SCALE: 1" = 100'		SHEET 23 OF 23 SHEETS	

PART OF SECTION 7 OF TWP. 37 N., R. 15 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.
 PART OF SECTION 18 OF TWP. 37 N., R. 15 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.
 PART OF SECTION 19 OF TWP. 37 N., R. 15 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.
 PART OF SECTION 30 OF TWP. 37 N., R. 15 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.

LEGEND

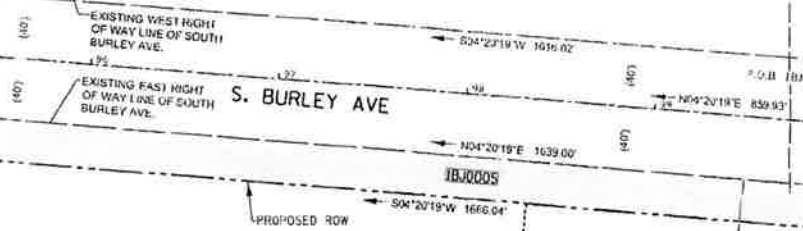
- SECTION LINE
- QUARTER SECTION LINE
- PLATTED LOT LINE
- PROPERTY BOUNDARY LINE
- ASPHALT PROPERTY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ACCESS CONTROL LINE
- PROPOSED ACCESS CONTROL LINE
- MEASURED DIMENSION
- COMPUTED DIMENSION
- RECORDED DIMENSION
- EXISTING BUILDING



Bar has end distance
 or reference to the
 Illinois State Plane
 Coordinate System,
 East Zone,
 NAD 83 (2011) ADJUSTMENT.
 Combination Factor:
 0.9999912
 Note: To obtain ground
 distance divide the grid
 distance shown by the
 combination factor.

MATCHLINE - SEE SHEET 1A

LOT 7
 CHICAGO MANUFACTURING
 CAMPUS SUBDIVISION
 REC. 09/12/2003 DOC. 0322410112



LOT 8
 CHICAGO MANUFACTURING
 CAMPUS SUBDIVISION
 REC. 05/12/2003 DOC. 0322410112

LENGTH = 303.04'
 RADIUS = 500.00'
 CHORD LENGTH = 236.73'
 CHORD BEARING = 71°52'20\"/>

PROJECT STATION/OFFSET TABLE

STATIONING: STATION 100+00 TO 100+75.00

POINT #	STATION	OFFSET	DESCRIPTION	BEARING	RADIUS
100	100+00.00	0.00	START OF CURVE	180°00'00"	500.00
101	100+06.15	15.00	POINT ON CURVE	180°00'00"	500.00
102	100+12.30	30.00	POINT ON CURVE	180°00'00"	500.00
103	100+18.45	45.00	POINT ON CURVE	180°00'00"	500.00
104	100+24.60	60.00	POINT ON CURVE	180°00'00"	500.00
105	100+30.75	75.00	END OF CURVE	180°00'00"	500.00

FACILITY	TOTAL LENGTH	AREA IN SQUARE FEET		AREA IN SQUARE FEET		AREA IN SQUARE FEET		PERCENTAGE
		ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	
RIGHT-OF-WAY	75.00	0.18	15,000	0.18	15,000	0.18	15,000	100%

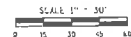
LINE TABLE

NAME	BEARING	DISTANCE
LOT 7	180°00'00"	112.00'
LOT 8	180°00'00"	112.00'

	USER NAME: _____	DESIGNED BY: _____	REVISION: _____	CHICAGO DEPARTMENT OF TRANSPORTATION DIVISION OF ENGINEERING	BURLEY AVENUE IMPROVEMENTS PROPOSED RIGHT-OF-WAY ACQUISITION PLAN	DATE: _____	SCALE: 1"=30'
	DATE: _____	DATE: _____	DATE: _____			DATE: _____	DATE: _____

PART OF SECTION 7 OF TWP. 37 N., R. 15 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.
 PART OF SECTION 18 OF TWP. 37 N., R. 15 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.
 PART OF SECTION 19 OF TWP. 37 N., R. 15 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.
 PART OF SECTION 30 OF TWP. 37 N., R. 15 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.

PRICE	TOTAL	PERCENTAGE	PERAIN	NUMBERS	PERCENTAGE	PERMANENT
WIDTH	AREA	FEET	SQUARE	AND ACRES	ACRES	INDEX
IN FEET	SQ. FT.	PERCENT	FEET	AND ACRES	ACRES	NUMBER
10.00	10.00	100.00	10.00	0.23	0.23	100.00



Bearing and distance are referenced to the Illinois State Plane Coordinate System, East Zone, NAD 83 WITH ADJUSTMENT.

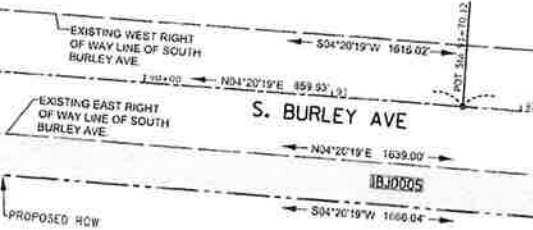
Consolidation Factor: 0.999999
 Notes: To obtain ground distance divide the grid distance shown by the consolidation factor.

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 13

LOT 7
 CHICAGO MANUFACTURING
 CAMPUS SUBDIVISION
 REC. 08/12/2003 DOC. 0322410112

LOT 8
 CHICAGO MANUFACTURING
 CAMPUS SUBDIVISION
 REC. 08/12/2003 DOC. 0322410112



LEGEND

- SECTION 7 QUARTER SECTION LINE
- PLATTE LOT & NET
- PROPERTY DEED LINE
- APPARENT PROPERTY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ACCESS CONTROL LINE
- PROPOSED ACCESS CONTROL LINE
- MEASURED DIMENSION
- COMPUTED DIMENSION
- HELD/DRAWN DIMENSION

AC --

179.35' (CLAMP)
 1529.52'

SANCHEZ
 ENGINEERS & ARCHITECTS
 1000 N. LAKE ST. SUITE 200
 CHICAGO, IL 60610
 TEL: 312.467.1000
 FAX: 312.467.1001
 WWW.SANCHEZEA.COM

USER NAME	DESIGNED BY	REVISION
FILE NAME	CREATED BY	REVISION
PRINT DATE	DATE	REVISION

CHICAGO DEPARTMENT OF TRANSPORTATION
 DIVISION OF ENGINEERING

BURLEY AVENUE IMPROVEMENTS
 PROPOSED RIGHT-OF-WAY ACQUISITION PLAN

SCALE: 1" = 30'
 SHEET: 21 OF 24 SHEETS
 374 06-03 TO 374 06-04

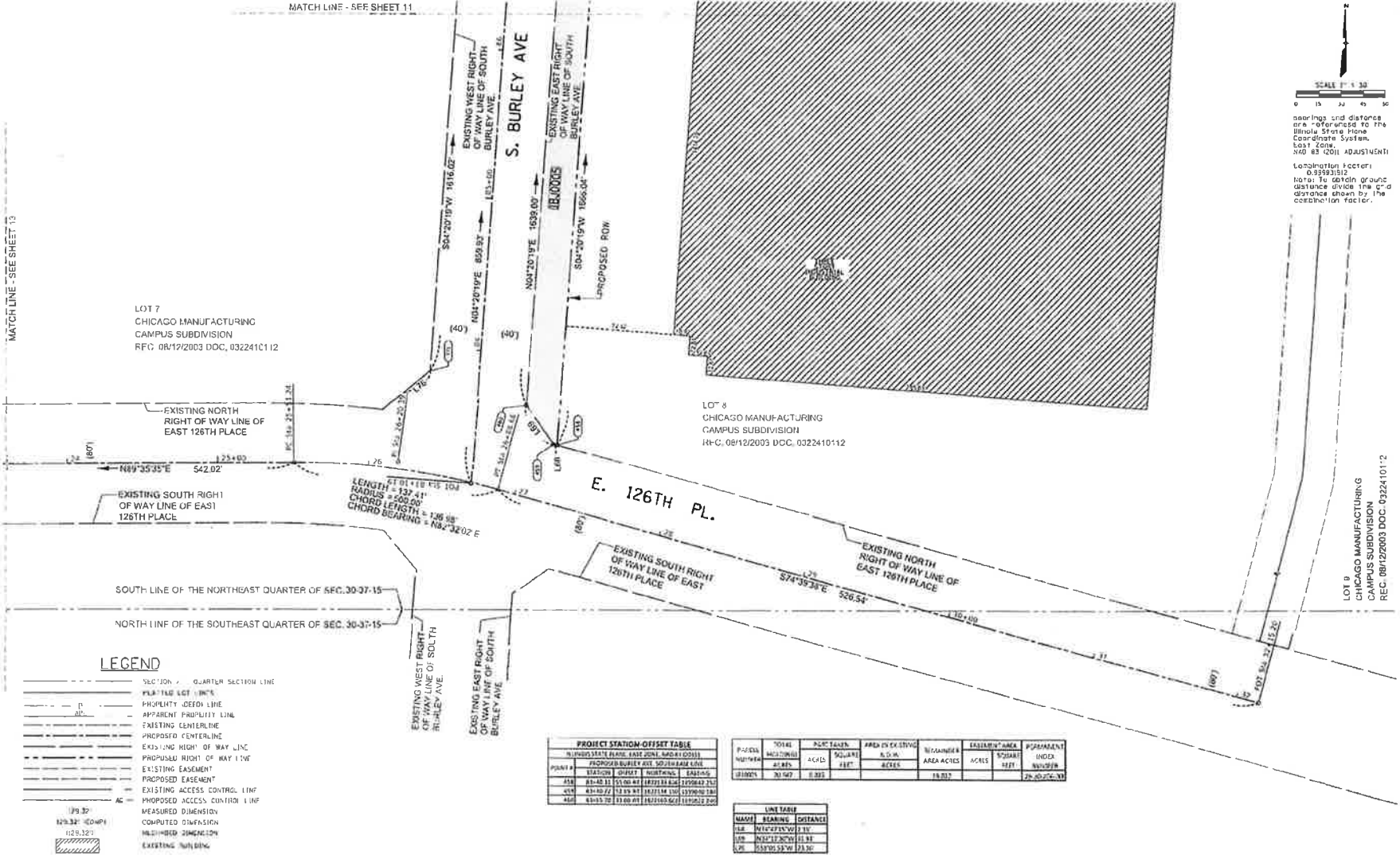
DATE	SECTION	QUARTER	SHEET NO.
10/11/03	1206	23	11

PART OF SECTION 30 OF TWP. 37 N., R. 15 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.

MATCH LINE - SEE SHEET 11

SCALE 1" = 30'

bearings and distances are referenced to the Illinois State Plane Coordinate System, East Zone. NAD 83 (2011) ADJUSTMENT 0.95931512. Note: To obtain ground distance divide the grid distance shown by the correction factor.



PROJECT STATION-OFFSET TABLE

IN HUNDREDS OF FEET, EAST ZONE, NAD 83 (2011)

PLAN #	STATION	OFFSET	DESCRIPTION	BEARING
538	88+00.00	15.00	EXISTING EAST RIGHT OF WAY LINE	S84°39'38"E
538	88+00.00	15.00	EXISTING WEST RIGHT OF WAY LINE	S84°39'38"E
538	88+00.00	15.00	EXISTING NORTH RIGHT OF WAY LINE	N89°35'35"E
538	88+00.00	15.00	EXISTING SOUTH RIGHT OF WAY LINE	N89°35'35"E

PROJECT	TOTAL ACRES	ACRES	SQ. FT.	% D.W.	BEARING	AREA ACRES	BEARING AREA ACRES	PERMANENT INDEX
1010024	20.000	0.000	288,000	0.000	0.000	18.000	0.000	28,800,000

LINE TABLE

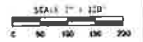
NAME	BEARING	DISTANCE
LINE 1	N89°35'35"E	542.02
LINE 2	N89°35'35"E	123.00
LINE 3	N89°35'35"E	11.34
LINE 4	N89°35'35"E	11.34
LINE 5	N89°35'35"E	11.34
LINE 6	N89°35'35"E	11.34
LINE 7	N89°35'35"E	11.34
LINE 8	N89°35'35"E	11.34
LINE 9	N89°35'35"E	11.34
LINE 10	N89°35'35"E	11.34
LINE 11	N89°35'35"E	11.34
LINE 12	N89°35'35"E	11.34
LINE 13	N89°35'35"E	11.34
LINE 14	N89°35'35"E	11.34
LINE 15	N89°35'35"E	11.34
LINE 16	N89°35'35"E	11.34
LINE 17	N89°35'35"E	11.34
LINE 18	N89°35'35"E	11.34
LINE 19	N89°35'35"E	11.34
LINE 20	N89°35'35"E	11.34
LINE 21	N89°35'35"E	11.34
LINE 22	N89°35'35"E	11.34
LINE 23	N89°35'35"E	11.34
LINE 24	N89°35'35"E	11.34
LINE 25	N89°35'35"E	11.34
LINE 26	N89°35'35"E	11.34
LINE 27	N89°35'35"E	11.34
LINE 28	N89°35'35"E	11.34
LINE 29	N89°35'35"E	11.34
LINE 30	N89°35'35"E	11.34
LINE 31	N89°35'35"E	11.34
LINE 32	N89°35'35"E	11.34
LINE 33	N89°35'35"E	11.34
LINE 34	N89°35'35"E	11.34
LINE 35	N89°35'35"E	11.34
LINE 36	N89°35'35"E	11.34
LINE 37	N89°35'35"E	11.34
LINE 38	N89°35'35"E	11.34
LINE 39	N89°35'35"E	11.34
LINE 40	N89°35'35"E	11.34
LINE 41	N89°35'35"E	11.34
LINE 42	N89°35'35"E	11.34
LINE 43	N89°35'35"E	11.34
LINE 44	N89°35'35"E	11.34
LINE 45	N89°35'35"E	11.34
LINE 46	N89°35'35"E	11.34
LINE 47	N89°35'35"E	11.34
LINE 48	N89°35'35"E	11.34
LINE 49	N89°35'35"E	11.34
LINE 50	N89°35'35"E	11.34
LINE 51	N89°35'35"E	11.34
LINE 52	N89°35'35"E	11.34
LINE 53	N89°35'35"E	11.34
LINE 54	N89°35'35"E	11.34
LINE 55	N89°35'35"E	11.34
LINE 56	N89°35'35"E	11.34
LINE 57	N89°35'35"E	11.34
LINE 58	N89°35'35"E	11.34
LINE 59	N89°35'35"E	11.34
LINE 60	N89°35'35"E	11.34
LINE 61	N89°35'35"E	11.34
LINE 62	N89°35'35"E	11.34
LINE 63	N89°35'35"E	11.34
LINE 64	N89°35'35"E	11.34
LINE 65	N89°35'35"E	11.34
LINE 66	N89°35'35"E	11.34
LINE 67	N89°35'35"E	11.34
LINE 68	N89°35'35"E	11.34
LINE 69	N89°35'35"E	11.34
LINE 70	N89°35'35"E	11.34
LINE 71	N89°35'35"E	11.34
LINE 72	N89°35'35"E	11.34
LINE 73	N89°35'35"E	11.34
LINE 74	N89°35'35"E	11.34
LINE 75	N89°35'35"E	11.34
LINE 76	N89°35'35"E	11.34
LINE 77	N89°35'35"E	11.34
LINE 78	N89°35'35"E	11.34
LINE 79	N89°35'35"E	11.34
LINE 80	N89°35'35"E	11.34
LINE 81	N89°35'35"E	11.34
LINE 82	N89°35'35"E	11.34
LINE 83	N89°35'35"E	11.34
LINE 84	N89°35'35"E	11.34
LINE 85	N89°35'35"E	11.34
LINE 86	N89°35'35"E	11.34
LINE 87	N89°35'35"E	11.34
LINE 88	N89°35'35"E	11.34
LINE 89	N89°35'35"E	11.34
LINE 90	N89°35'35"E	11.34
LINE 91	N89°35'35"E	11.34
LINE 92	N89°35'35"E	11.34
LINE 93	N89°35'35"E	11.34
LINE 94	N89°35'35"E	11.34
LINE 95	N89°35'35"E	11.34
LINE 96	N89°35'35"E	11.34
LINE 97	N89°35'35"E	11.34
LINE 98	N89°35'35"E	11.34
LINE 99	N89°35'35"E	11.34
LINE 100	N89°35'35"E	11.34

	DESIGNED BY:	REVISION:	CHICAGO DEPARTMENT OF TRANSPORTATION DIVISION OF ENGINEERING	BURLEY AVENUE IMPROVEMENTS PROPOSED RIGHT-OF-WAY ACQUISITION PLAN	SHEET 17 OF 25 SHEETS	SECTION: 17A COUNTY: COOK DATE: 11/11/11
	DRAWN BY:	REVISION:				
PROJECT SCALE: PROJECT DATE:	CHECKED BY: DATE:	REVISION: REVISION:	SHEET 17 OF 25 SHEETS	BURLEY AVENUE IMPROVEMENTS PROPOSED RIGHT-OF-WAY ACQUISITION PLAN	SHEET 17 OF 25 SHEETS	SECTION: 17A COUNTY: COOK DATE: 11/11/11

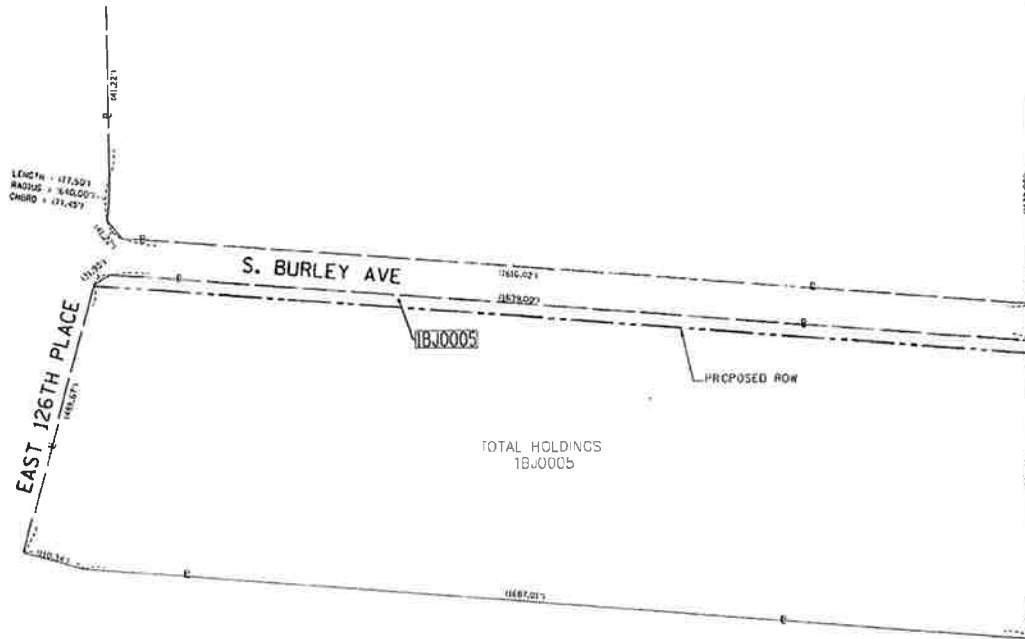
PART OF SECTION 7 OF TWP. 37 N., R. 15 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.
 PART OF SECTION 18 OF TWP. 37 N., R. 15 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.
 PART OF SECTION 19 OF TWP. 37 N., R. 15 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.
 PART OF SECTION 30 OF TWP. 37 N., R. 15 E. OF THE 3RD. P.M., IN COOK COUNTY, ILLINOIS.

LEGEND

- SECTION / QUARTER SECTION LINE
- PLATTED LOT LINES
- PROPERTY MARKING LINE
- APPARENT PROPERTY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ACCESS CONTROL LINE
- PROPOSED ACCESS CONTROL LINE
- MEASURED DIMENSION
- COMPUTED DIMENSION
- RECORDED DIMENSION
- EXISTING BUILDING



Bearings and distances are referenced to the Illinois State Plane Coordinate System, East Zone, NAD 83 (2011 ADJUSTMENT).
 Combination Factor: 0.9999932
 Note: To obtain ground distance divide the grid distance shown by the combination factor.



SHEET 20743 BURLEY AVE CONT. DRAWING



DATE:	DESIGNED BY:	REVISION:
PROJECT SCALE:	DRAWN BY:	REVISION:
PLAT DATE:	CHECK:	REVISION:

CHICAGO DEPARTMENT OF TRANSPORTATION
 DIVISION OF ENGINEERING

BURLEY AVENUE IMPROVEMENTS
 PROPOSED RIGHT-OF-WAY ACQUISITION PLAN

DATE: 11/11/09

SHEET 23 OF 23 SHEETS

SECTION:	COUNTY:	11/11/09
TWP:	CDP:	23
SHEET:		23

April 11, 2021

Grant W. Williams
Miller Canfield Paddock and Stone
840 W. Long Lake Road, Suite 150
Troy, Michigan 48098

Re: Minor change for PD No. 804, 2920 E. 126th Street

Dear Mr. Williams:

Please be advised that your request for a minor change to Waterway Manufacturing Planned Development No. 804 ("PD 804"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 13 of PD 804.

Chicago Manufacturing Campus II, LLC ("CMC II") is seeking a minor change to allow lot 3, located at 2920 E. 126th Street, to be used for outdoor trailer storage. The stored trailers will be used to keep production vehicle parts for Ford Motor Company. The lot will accommodate roughly 225 storage trailers and include a guard house as shown on the attached Landscape Plan. The other property owners within PD 804, which include GIJV IL 1 LLC, GIJV IL 2 LLC, GIJV IL 3 LLC, GIJV IL 4 LLC (all controlled by Northpoint), along with Chicago Manufacturers Campus Property Owner's Association (comprised of Northpoint and CMC II) have provided their consent to this request.

Regarding your request, the Department of Planning and Development has determined that allowing the proposed outdoor, trailer storage lot will not create an adverse impact on the PD or the 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 PD 804, 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,



Steven Valenziano
Assistant Zoning Administrator



March 29, 2004

Mr. Andrew Scott
Piper Rudnick
203 North LaSalle Street, Suite 1800
Chicago, IL 60601-1293

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.cityofchicago.org>

Re: Site Plan Approval for Lot 7 of Waterway Manufacturing Planned Development No. 804
Proposal: The construction of a temporary vehicle storage area containing two-thousand and one-hundred (2,100) vehicles.
Location: The property bounded approximately by a line 1,616 feet north of East 126th Street, South Burley Avenue, East 126th Street and South Chicago and South Railroad Right of Way.

Dear Mr. Scott:

We have reviewed the Site Plan dated March 19, 2004 prepared by Spaceco submitted by you for the construction of a temporary vehicle storage area containing two-thousand and one-hundred (2,100) vehicles. These plans are submitted in accordance with Statement No. 12 of Waterway Manufacturing Planned Development No. 804.

It is the Departments understanding based on your March 23, 2004 letter that your client, Chicago Manufacturing Campus II, LLC ("CMC II"), proposes to construct a temporary vehicle storage area to store approximately 2,100 vehicles for the Ford Motor Company ("Ford"). Ford Motor Company would use the storage area on a temporary basis during its roll out of new vehicles at the nearby Ford Assembly Plant. Logistical issues created by the City's road improvements at East 130th Street and South Torrence Avenue necessitate the use of the subject property in this manner. Ford and CMC II are in the process of entering into a six-month license (with an additional six-month renewal option) for use of the subject property. Upon expiration of the license, CMC II would seek to develop the site in a manner consistent with the overall manufacturing campus.

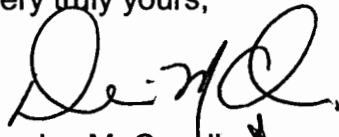
In regard to the proposed site plan, each stall would be designed at 10 feet x 18 feet and the drive aisles designed to accommodate a 24 foot width. The storage area would be surrounded by a chain link fence for security purposes. Pursuant to its obligations under the



Redevelopment Agreement and the Planned Development, Chicago Manufacturing Campus II, LLC has already obtained approval of and installed all landscaping on those parts of Lot 7 which front on a public right of way. The landscape plan was developed with the Department of Planning and Development's significant input, and the landscaping that has been installed is consistent with the Lake Calumet Landscape Plan Standards.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Waterway Manufacturing Planned Development No. 804, Lot 7, for the construction of a temporary vehicle storage area containing two-thousand and one-hundred (2,100) vehicles, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on October 31, 2001.

Very truly yours,



Denise M. Casafino
Commissioner

cc. Ed Kus
Jack Swenson
Philip Levin
Juanita Charlton
Tim Bleuher
Michael Marmo



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

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

<http://www.cityofchicago.org>

October 10, 2002

Mr. Andrew P. Scott
Alzheimer & Gray
10 South Wacker Drive
Suite 4000
Chicago, Illinois 60606

**Re: WMPD No. 804 (Chicago Manufacturing Campus - Building 1)
Request for Administrative Relief**

Dear Mr. Scott:

Your request for minor changes to Waterway Manufacturing Planned Development No. 804 ("WMPD No. 804") on behalf of Chicago Manufacturing Campus, LLC (the "Developer") 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 WMPD No. 804. Specifically, you requested to:

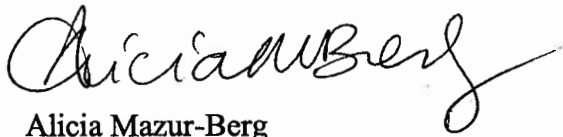
1. Decrease the square footage of Building 1 from 391,964 s.f. to 384,000 s.f. This request results in a decrease in F.A.R. and Site Coverage.
2. Reduce the number of docks, reconfigure their location, and increase the number of doors in order to meet the tenants' design demands. Specifically, the Developer seeks to provide 34 exterior docks and six drive-in doors. Moreover, while all of the docks originally faced east, two will be relocated to the southern side of the Building and six to the north side of the Building. This change is proposed in order to meet tenant design demands. The modification in the number of docks and doors and their location will not, however, materially change the architecture of Building 1.
3. Reduce the number of parking spaces from 278 to 233 spaces. This reduction in parking spaces is commensurate with the reduction in building square footage. Moreover, the number of parking spaces is consistent with the demands of the tenants that will occupy Building 1.



4. Reconfigure the drive aisles, parking lot and landscaping adjacent to the Calumet River pursuant to the revised site plan and landscape plan, dated September 30, 2002.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 82, as amended, I hereby approve the foregoing minor change, but no other changes to Residential Business Planned Development No. 82, as amended.

Very truly yours,



Alicia Mazur-Berg
Commissioner

cc: Phil Levin
Ed Kus
Tim Bleuher
Michael Marmo



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
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<http://www.cityofchicago.org>

June 25, 2002

Mr. Andrew P. Scott
Alzheimer & Gray
10 South Wacker Drive
Suite 4000
Chicago, Illinois 60606

**Re: WMPD No. 804 (Chicago Manufacturing Campus - Parcel 4) –
Request for Administrative Relief**

Dear Mr. Scott:

Your request for a minor change to Waterway Manufacturing Planned Development No. 804 (“WMPD No. 804”) on behalf of Chicago Manufacturing Campus, LLC 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 WMPD No. 804. Specifically, the Applicant requests administrative changes with respect to:

Square Footage of Building No.1: The Planned Development, as approved, provides that the square footage of the Building is 428,160 square feet. The Developer seeks to decrease the square footage of the Building to 384,000 square feet.

Exterior Docks and Drive-In Doors: The PD, as approved, provides that the Building would have 35 exterior docks and four drive-in doors. The Developer seeks to provide 34 exterior docks and six drive-in doors. Moreover, while all of the docks originally faced east, two will be relocated to the southern side of the Building and six to the north side of the Building.

Minimum Number of Parking Spaces: The PD, as approved, shows that Building 1 would have 303 off-street parking spaces. The Developer proposes to reduce the number of parking spaces to 233 spaces.

The Department of Planning and Development is unable to support these requests at this time based on the following separate, but related, issues which have been raised based on the submittal material. These are:

1. **Building Facades:** The north and south building elevations have been modified from the originally approved ordinance exhibits. Thorough direction was given by the Department to the Applicant with regard to any elevations which would face onto public-rights-of-way and the Calumet



River. The City would, and will not, support "flat" building elevations at these areas. The previously approved elevations were articulated through distinguishing specific facade planes and details, utilization of different architectural elements, and coloration to highlight these elements.

2. Landscaping and Riverfront: See attached memo from Nelson Cheung dated June 21, 2002.

We are happy to meet with you and your client to address these matters. Until these issues have been resolved, the Department will be unable to support your request for Administrative Relief. If you have any questions, please feel free to contact me at 744-4770.

Sincerely,



Tim Bleuher
Coordinating Planner II
Design/Development Review

cc: Ed Kus, Philip Levin, Tim Bleuher, Michael Marmo, Nelson Cheung,
Eileen Figel



10 SOUTH WACKER DRIVE
CHICAGO, ILLINOIS 60606-7482
TEL: (312) 715-4000
FAX: (312) 715-4800

FACSIMILE COVER PAGE

DELIVER TO	COMPANY/CITY, ST, COUNTRY	FAX #	CONTACT PHONE #
Tim Bleuher	Department of Planning and Development	(312) 744-6550	(312) 744-4770
Mike Marmo	Department of Planning and Development	(312) 744-6550	(312) 744-4179
Ed Harrington	CenterPoint Properties Trust	(630) 686-8005	(630) 586-8167

FAX Special Instructions:

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WRITER'S DIRECT DIAL
(312) 715-4701
scotta@althelmer.com



10 SOUTH WACKER DRIVE
CHICAGO, ILLINOIS 60606-7482
TEL: (312) 715-4000
FAX: (312) 715-4800

June 17, 2002

Ms. Alicia Mazur Berg, Commissioner
Department of Planning and Development
City Hall - Room 1000
121 North LaSalle Street
Chicago, Illinois 60602

Attention: Mr. Phil Levin

Re: **WMPD No. 804 – Request for Administrative Relief**

Dear Commissioner Mazur Berg:

On behalf of the developer of the Chicago Manufacturing Campus, Chicago Manufacturing Campus, LLC (the "Developer"), we hereby respectfully request an administrative change to Waterway Manufacturing Planned Development No. 804 (the "PD").

The instant request applies to Building No. 1 (the "Building") which will be used by multiple manufacturing and/or distribution tenants. When the PD was approved, the Developer had a conceptual plan for the Building, but did not have the benefit of extensive design consultation with its tenants. Only after several months of discussions with these tenants has the Developer been able to refine the Building's plans to meet the tenants' needs. Because those refinements involve certain minor changes to the site plan and exterior of the Building, the Developer is seeking the Department of Planning and Development's approval for those changes.

Specifically, the Developer requests administrative changes with respect to:

Square Footage of Building No.1: The PD, as approved, provides that the square footage of the Building is 428,160 s.f. The tenants, however, have determined that their space demands are not so great as originally planned. In order to meet these demands, the Developer seeks to decrease the square footage of the Building to 384,000 s.f. This request results in a decrease in F.A.R. and Site Coverage.

Exterior Docks and Drive-In Doors: The PD, as approved, provides that the Building would have 35 exterior docks and four drive-in doors. The Developer is seeking reduce the number of docks, reconfigure their location, and increase the number of doors in order to meet the tenants' design demands. The Developer seeks to provide 34 exterior docks and six drive-in doors. Moreover, while all of the docks originally faced east, two will be relocated to the

**ALTHEIMER
& GRAY**

Ms. Alicia Mazur Berg
June 17, 2002
Page 2

southern side of the Building and six to the north side of the Building. Again, this change is proposed in order to meet tenant design demands. The modification in the number of docks and doors and their location will not, however, materially change the architecture of the Building. The architectural features, including the vertical and horizontal elements, will continue for the length of the Building.

Minimum Number of Parking Spaces: The PD, as approved, shows that Building 1 would have 303 off-street parking spaces. The Developer proposes to reduce the number of parking spaces to 233 spaces. This reduction in parking spaces is commensurate with the reduction in building square footage. Moreover, the number of parking spaces is consistent with the demands of the tenants that will occupy Building 1.

In accordance with Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 13 of the PD, the request of the Developer will not result in one or more of the following:

1. A change in the character of the development.
2. An increase in the maximum permitted F.A.R. for the total net site area.
3. An increase in the maximum number of units per acre of total net site area.
4. A reduction in the minimum required distance between structures or in periphery setbacks; provided, however, that setback or yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures.
5. An increase in the maximum percent of land covered for total net site area.

For your reference, I have included two full-sized sets of plans which shows the new footprint and elevations and a copy of the PD. Should you have any questions or need additional information, please call me at (312) 715-4701. Thank you for your consideration of this request.

Very truly yours,



Andrew P. Scott

cc: Tim Bleuher (w/o encls.)
Mike Marmo (w/o encls.)
Ed Harrington (w/o encls.)



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
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<http://www.cityofchicago.org>

May 6, 2002

Mr. Andrew P. Scott
Alzheimer & Gray
10 South Wacker Drive
Suite 4000
Chicago, Illinois 60606

**Re: WMPD No. 804 (Chicago Manufacturing Campus - Parcel 4) –
Request for Administrative Relief**

Dear Mr. Scott:

Your request for a minor change to Waterway Manufacturing Planned Development No. 804 ("WMPD No. 804") on behalf of Chicago Manufacturing Campus, LLC 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 WMPD No. 804. Specifically, you requested to:


1. Increase the square footage of Building No. 4 from 215,040 square feet to 247,000 square feet. Despite this increase in square footage, the building remains within the permitted F.A.R. (1.0) and Site Coverage (85%). With the proposed changes, the actual F.A.R. would be 0.41, and the Site Coverage would be slightly more than 41%.
2. Re-orient Building No. 4 so that the long side of the building abuts South Carondolet Avenue and revise the landscape plan to reflect that re-orientation. By re-orienting the building, the impact of prevailing winds would be minimized on the dock doors and air infiltration would be reduced.
3. Eliminate the wrought iron fencing along South Carondolet Avenue. The City's Calumet Area Land Use Plan does not direct development to utilize wrought iron fencing. Consistent with the Plan, a more natural environment including landscape setback areas and berms will be utilized.
4. Revise the configuration and number of the exterior docks, trailer storage positions and drive-in doors from 20 exterior docks, 118 trailer storage positions and two drive-in doors to 15 exterior docks, 40 trailer storage positions and one drive-in door. The modification in the number of docks, storage positions and doors would not materially change the architecture of the building.



5. Reduce the number of off-street parking spaces from 148 spaces to 143 spaces. Based on information derived from the Applicant on the type of use for the subject building and the total number of employees on-site at any one time, staff has determined that 143 spaces is sufficient.

With regard to your request, the Department of Planning and Development has determined that the above requested items constitute minor changes. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, your request, outlined above, is hereby deemed approved.

Very truly yours,



Alicia Mazur Berg
Commissioner

cc: Ed Kus, Philip Levin, Tim Bleuher, Michael Marmo

*Reclassification Of Area Shown On Map Numbers 30-A And 30-B.
(As Amended)
(Application Number 13261)*

Be It Ordained by the City Council of the City of Chicago: wmpd, ⁸⁰⁴as amended

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current R2 Single-Family Residence District symbols and indications as shown on Map Numbers 30-A and 30-B in the area bounded by:

East 26th Street; South Burley Avenue; a line 209.48 feet south of East 126th Street; and the east line of the South Chicago and Southern Railroad right-of-way,

to those of an M3-3 Heavy Manufacturing District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current R2 Single-Family Residence District symbols and indications as shown on Map Number 30-B in the area bounded by:

East 126th Street; South Houston Avenue; a line 117.90 feet south of East 126th Street; the alley next west of South Houston Avenue; a line 157.90 feet south of East 126th Street; South Houston Avenue; a line 197.90 feet south of East 126th Street; the alley next west of South Houston Avenue; a line 147.07 feet south of East 126th Street; and South Carondolet Avenue,

to those of an M3-3 Heavy Manufacturing District.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the current M3-3 Heavy Manufacturing District symbols and indications as shown on Map Numbers 30-A and 30-B in the area bounded by:

the Calumet River to a point 503 feet south of East 122nd Street and 780 feet west of South Carondolet Avenue; a line from the last described point traveling southeasterly a distance of 655.14 feet to a point 1,155 feet south of East 122nd Street and 653.57 feet west of South Carondolet Avenue; a line from the last described point 645 feet south of East 122nd Street; a line 415.86 feet west of South Carondolet Avenue; a line 1,305.42 feet south of East 122nd Street; South Carondolet Avenue; a line 855.52 feet north of East 126th Street or the line thereof extended where no street exists; a line 408.65 feet east of South Carondolet Avenue; a line 916.23 feet north of East 126th Street; the west line of the South Chicago & Southern Railroad right-of-way; East 126th Street; South Houston Avenue; a line 117.90 feet south of East 126th Street; the alley next west of South Houston Avenue; a line 157.90 feet south of East 126th Street;

South Houston Avenue; a line 197.90 feet south of East 126th Street; a line 197.90 feet south of East 126th Street; the alley next west of South Houston Avenue; a line 147.02 feet south of East 126th Street; the north line of East 126th Street to a point 660.56 feet west of South Carondolet Avenue; and a line from the last described point traveling northwesterly a distance of 1,985.52 feet to the point of beginning,

and

a line 850 feet south of East 122nd Street; a line 200 feet west of South Avenue O, as measured along the south line of East 122nd Street; a line 315 feet south of East 122nd Street; South Avenue O; the west line of the Penna Railroad right-of-way to a point thereon 245.07 feet south of East 126th Street or the line thereof extended where no street exists; a line from the last described point traveling northwesterly a distance of 1,206.18 feet to a point 242.48 feet south of East 126th Street or the line thereof extended where no street exists; South Burley Avenue; a line 209.48 feet south of East 126th Street on the line thereof extended where no street exists; South Brandon Avenue; a line 33 feet north of East 126th Street or the line thereof extended where no street exists; the east line of the South Chicago & Southern Railroad right-of-way to the point of beginning,

to those of a Waterway Manufacturing Planned Development 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 4. This ordinance shall be in force and effect from and after its passage and due publication.

Exhibit "A" and Plan of Development Statements attached to in this ordinance read as follows:

Exhibit "A".

Boundary Of Subject Property.

The Calumet River to a point 503 feet south of East 122nd Street and 780 feet west of South Carondolet Avenue; a line from the last described point traveling southeasterly, a distance of 655.14 feet to a point 1,155 feet south of East 122nd Street and 653.57 feet west of South Carondolet Avenue; a line from the last

described point 645 feet south of East 122nd Street; a line 415.86 feet west of South Carondolet Avenue; a line 1,305.42 feet south of East 122nd Street; South Carondolet Avenue; a line 855.52 feet north of East 126th Street or the line thereof extended where no street exists; a line 408.65 feet east of South Carondolet Avenue; a line 916.23 feet north of East 126th Street; the west line of the South Chicago & Southern Railroad right-of-way; East 126th Street; South Houston Avenue; a line 117.90 feet south of East 126th Street; the alley next west of South Houston Avenue; a line 157.90 feet south of East 126th Street; South Houston Avenue; a line 197.90 feet south of East 126th Street; a line 197.90 feet south of East 126th Street; the alley next west of South Houston Avenue; a line 147.02 feet south of East 126th Street; the north line of East 126th Street to a point 660.56 feet west of South Carondolet Avenue; and a line from the last described point traveling northwesterly a distance of 1,985.52 feet to the point of beginning,

and

a line 850 feet south of East 122nd Street; a line 200 feet west of South Avenue O, as measured along the south line of East 122nd Street; a line 315 feet south of East 122nd Street; South Avenue O; the west line of the Penna Railroad right-of-way to a point thereon 245.07 feet south of East 126th Street or the line thereof extended where no street exists; a line from the last described point traveling northwesterly a distance of 1,206.18 feet to a point 242.48 feet south of East 126th Street or the line thereof extended where no street exists; South Burley Avenue; a line 209.48 feet south of East 126th Street on the line thereof extended where no street exists; South Brandon Avenue; a line 33 feet north of East 126th Street or the line thereof extended where no street exists; the east line of the South Chicago & Southern Railroad right-of-way to the point of beginning.

Waterway Manufacturing Planned Development Number 804.

Plan Of Development Statements.

1. The area delineated herein as a Waterway Manufacturing Planned Development (the "Planned Development") consists of approximately Five Million Eight Hundred Ninety-one Thousand Nine Hundred Twenty-five (5,891,925) square feet (one hundred thirty-five and twenty-six hundredths (135.26) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned by CenterPoint Properties Trust ("Applicant").

2. The 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 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 lessees or condominium association which may be formed. 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, lessees or any condominium association which may be formed. 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) is made or authorized by all landowners any owner association that may be formed.
4. This Plan of Development consists of: (1) sixteen (16) statements; (2) a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Right-of-Way Adjustment Map; a Site Plan; and Elevations which were prepared by Cornerstone Architects, Ltd., dated October 11, 2001; (3) a Landscape Plan which was prepared by Allen Kracower & Associates, Inc., dated October 11, 2001 and (4) Design Standards for certain improvements. 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 uses permitted within the area delineated herein as this Waterway Manufacturing Planned Development shall be all uses permitted in anM3-3 Heavy Manufacturing District, motor freight terminals, ancillary retail and service uses, day care, job training facilities, accessory parking and related and incidental uses as set forth below in the Bulk Regulations and Data Table.

6. 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. Business identification signs shall be permitted provided: (i) The gross area in square feet of all signs for an individual business on a Parcel shall not exceed the individual business' linear feet of frontage of such lot; (ii) No sign shall project across the property line into the public way to a point within eighteen (18) inches of the curb line; and (iii) roof signs shall not project higher than one hundred (100) feet from the curb level. In addition, business identification monument signs shall be permitted provided that the materials and colors are consistent with the buildings for which such monument sign is provided.
7. Off-street parking and loading 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 heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements on the Property, landscaping along the Calumet River, Indian Creek and adjacent rights-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 Plan, Landscape Plan and Building Elevations except as provided in Statement Number 12.
11. The building improvements on Parcels 2, 5, 6, 7 and 10 shall be designed, constructed and maintained in general conformance with the following design standards and procedures set forth in this Statement 12.
 - (a) Parking. Off-street parking shall be provided upon the Property for each Parcel in accordance with the following provisions:

- (i) Applicant shall provide, at a minimum, sufficient parking, in the opinion of the Department of Planning and Development, to serve the use intended on each Parcel. Design of off-street parking spaces shall comply with Sections 10.16(4), 10.16(5) and 10.16(6) of the Chicago Zoning Ordinance. Nothing in this Planned Development, however, should be construed to limit the number of off-street parking spaces provided for any Parcel.
 - (ii) Interim outdoor, at-grade, off-street shall be permitted; provided, any such parking shall be located, landscaped and maintained in a manner consistent with the landscaping and screening in the approved Landscape Plan.
 - (iii) Pedestrian walkways, where provided, should be protected from vehicular intrusion through the use of landscaping, curbs, bollards or other elements that are integrated into the overall streetscape. Walkways should be clearly marked to minimize pedestrian and auto traffic conflicts.
- (b) Loading. Off-street loading for each Parcel shall comply with the provisions of Section 10.15-3 of the Chicago Zoning Ordinance in effect on the date of passage of this Planned Development. The view of loading areas from East 126th Place and South Avenue O shall be minimized, to the extent feasible, through the use of landscaping, berms and fencing.
- (c) Exterior Building Design. The exterior walls of any structure, including walls and fences, shall be designed and constructed of such materials to avoid a monotonous and blank appearance through the use of texture and detail, openings, projections, recesses, offsets, variations to the parapet wall, variations in type or color of materials or other architectural devices. Exterior walls of structures located on Parcels 2, 5, 6, 7 and 10, which are substantially similar to the design and materials of the structures on Parcels 1, 3, 4, 8 and 9, as depicted and described on the Parcel 1, 3, 4, 8 and 9 elevations, shall be deemed to satisfy the aforesaid standard.

- (d) **Site Coverage.** The maximum building coverage applicable for each Parcel shall be eighty-five percent (85%).
 - (e) **Building Height.** No building, excluding appurtenances to the roof, shall exceed one hundred (100) feet in height.
 - (f) **Curbcuts.** Driveways, entrances to off-street parking and to loading docks, openings for vehicular drop offs, and all other facilities requiring curb cuts shall be located to minimize conflict with on-street traffic and with pedestrian circulation. All curb cuts shall be constructed in accordance with the standards of the City of Chicago.
12. Prior to issuance by the Department of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for any development of Parcels 2, 5, 6, 7 and 10 on the Property, a Site Plan for proposed development shall be submitted to the Department of Planning and Development for Site Plan approval. Site Plan approval is intended to assure that specific development proposals conform with this Planned Development and to assist the City in monitoring ongoing development. A Site Plan may be submitted for all or any part of Parcels 2, 5, 6, 7 and 10. No Part II approval for development within Parcels 2, 5, 6, 7 and 10 upon the Property shall be granted until an applicable Site Plan has been approved.

If a Site Plan substantially conforms with the provisions of this Planned Development, the Department of Planning and Development shall approve said Site Plan. Following approval of a Site Plan by the Department, the Site Plan shall be kept on permanent file with the Department and shall be deemed to be an integral part of this Planned Development.

After approval of a Site Plan by the Department, the approved Site Plan may be changed or modified pursuant to the provisions of Statement Number 13 of this Planned Development. In the event of any inconsistency between an approved Site Plan and the terms of the Planned Development in effect at the time of approval of such Site Plan or of the modifications thereto, the terms of the Planned Development shall govern.

An application for Site Plan approval shall, at a minimum, provide the following information with respect to the proposed improvements within the boundaries of the applicable Parcel:

- (a) building elevations;
- (b) footprint of the improvements;
- (c) pedestrian and vehicular circulation;
- (d) preliminary cross-sections of the improvements; and
- (e) statistical information applicable to the applicable Parcel including floor area and floor area ratio, uses to be established, building heights and setbacks.

A Site Plan approval application shall include such other information as may be necessary to illustrate conformance with the applicable provisions of the Planned Development.

13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, 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.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers and the Illuminating Engineering Society.

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. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's office of 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.
16. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years of the date of City Council approval of this Planned Development Ordinance, then the zoning of the Property shall automatically revert to the underlying M3-3 Heavy Manufacturing District.

[Existing Zoning Map; Existing Land-Use Map; Right-of-Way Adjustment Map; Planned Development Boundary and Property Line Map; Composite Site Plan "A"; Enlarged Site Plan "A"; Exterior Building Elevation Drawings; Overall Site Plan; Landscape Development Plan; Typical Planting Plan for 126th Place and Screening Buffer; Planting Sections and Plant Lists; Maintenance Responsibility Limits and Schedule; Planting Plan; and Wetland Planting and Seeding Specifications referred to in these Plan of Development Statements printed on pages 71672 through 71692 of this Journal.]

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

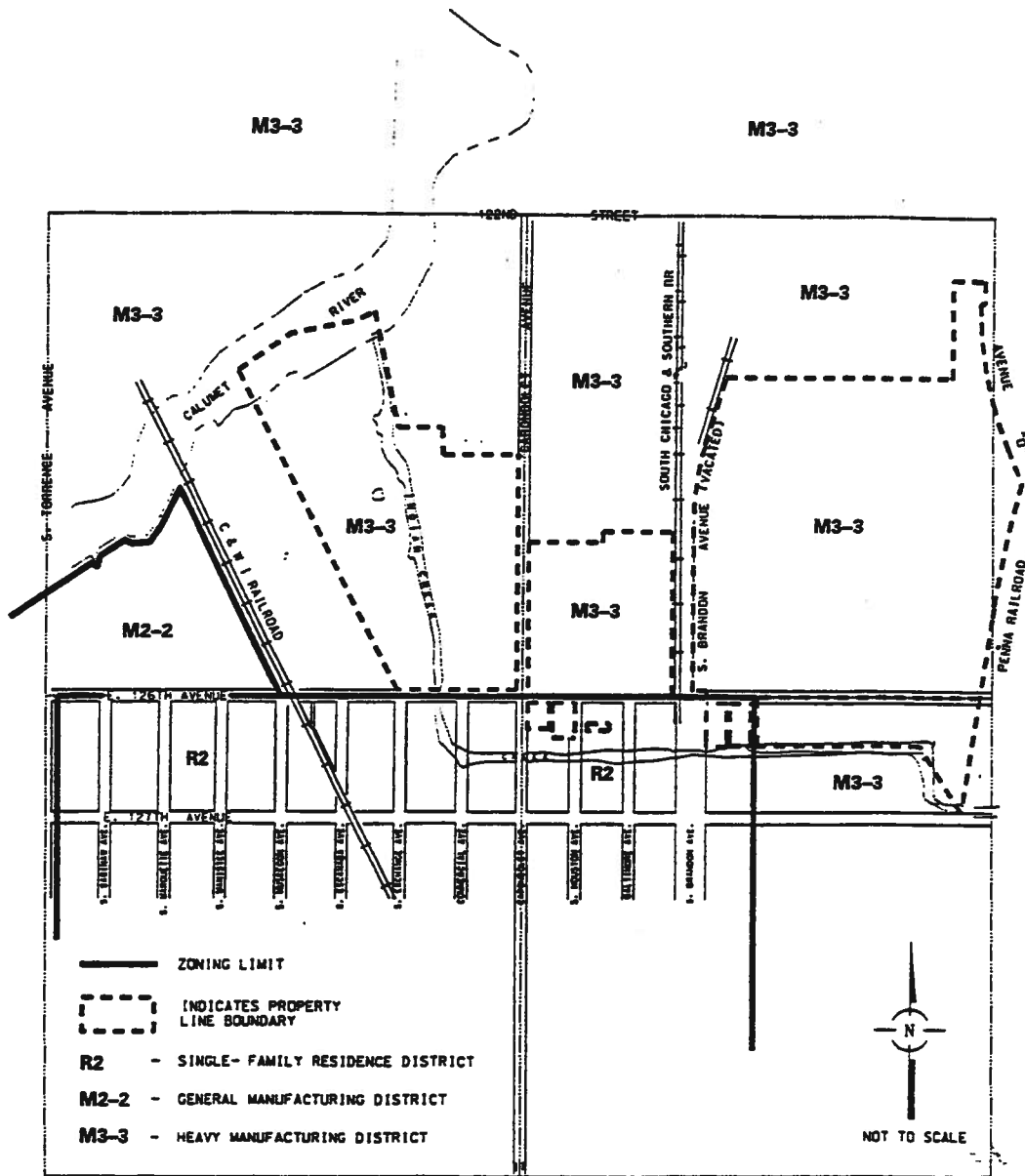
Waterway Manufacturing Planned Development Number 804. as amended

Plan Of Development

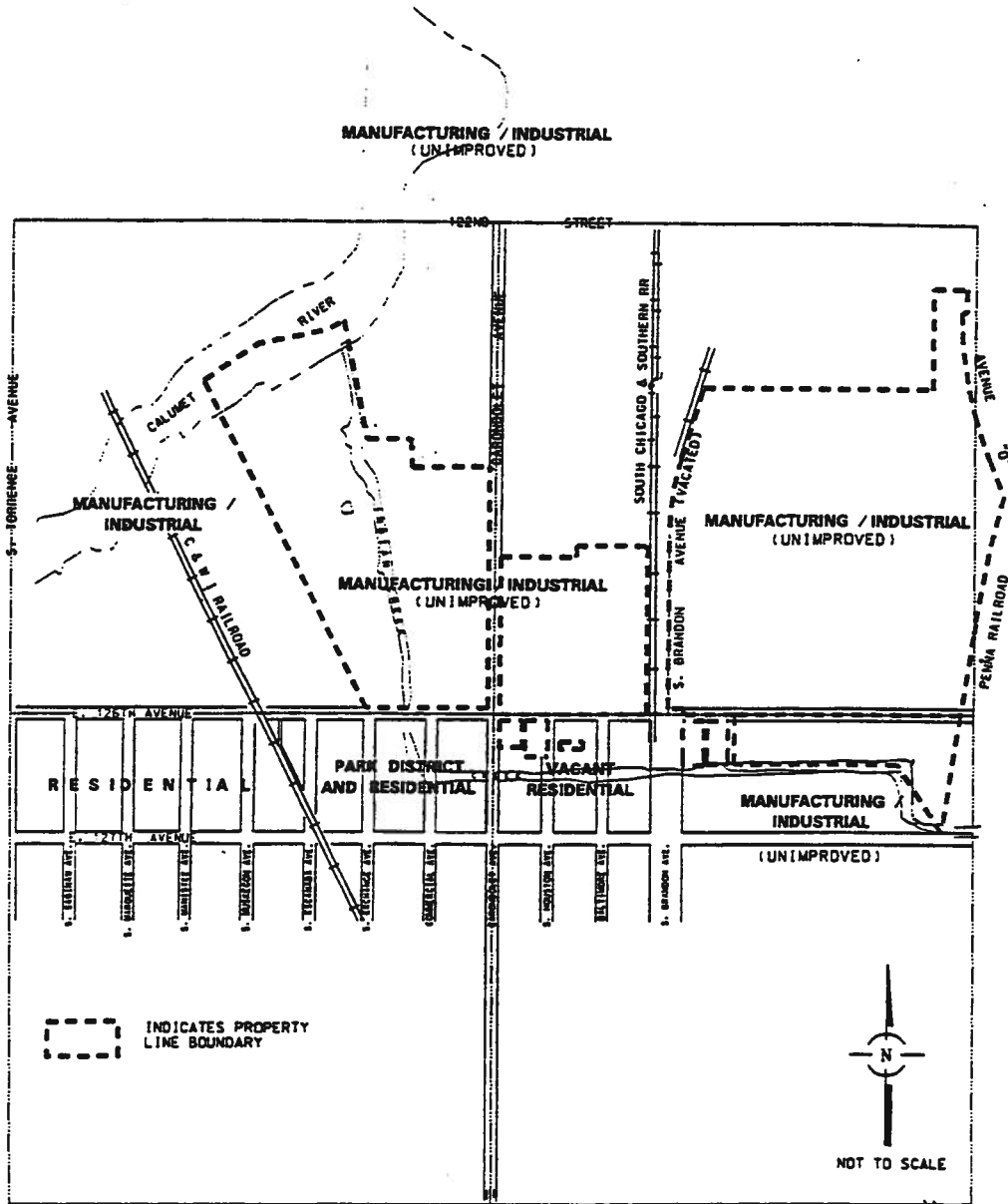
Bulk Regulations And Data Table.

Gross Site Area	=	Parcel Area	+	Right-Of-Way
6,296,501 square feet (144.55 acres)		5,891,925 square feet (135.26 acres)		404,575 square feet (9.28 acres)
Maximum Permitted Floor Area Ratio:				1.0.
Minimum Setbacks:				In accordance with the Site Plan.
Maximum Site Coverage:				85%.
Minimum Number of Off-Street Parking Spaces:				1,000.
Minimum Number of Off-Street Loading Spaces:				20.
Maximum Building Height:				100 feet.

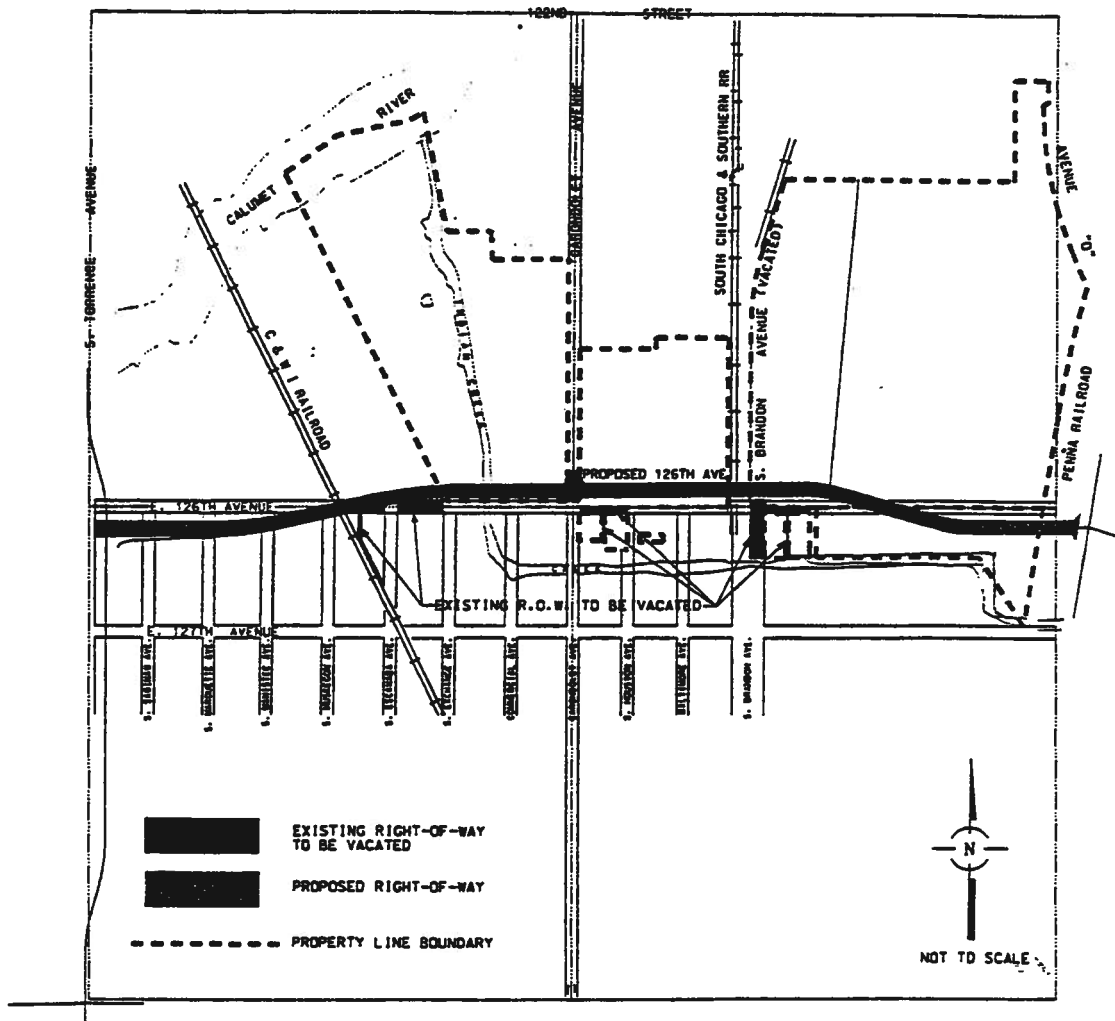
Existing Zoning Map.



Existing Land-Use Map.

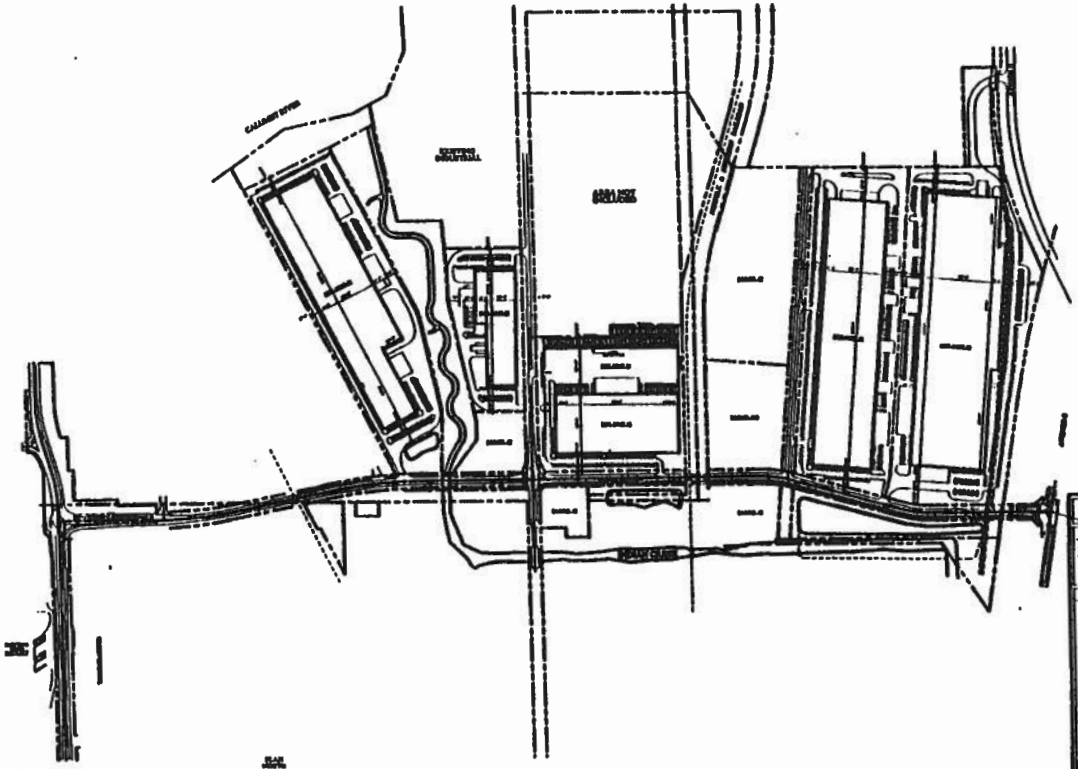


Right-Of-Way Adjustment Map.



Composite Site Plan "A".

CHICAGO MANUFACTURING CAMPUS



SITE/BUILDING DATA:			
AREA		GTR AREA	
COMPOSITE AREA:	671,641 SQ.FT.	106.10 ACRES	
S.O.W. AREA:	374,200 SQ.FT.	5.39 ACRES	
PARKING AREA:	1,298,000 SQ.FT.	186.42 ACRES	
TOTAL SITE AREA:	2,069,641 SQ.FT.	297.91 ACRES	
PARCEL/PORTAL	SITE AREA	NET BUILDING AREA	OCCUPANCY
PARCEL 01	84,200 SQ.FT.	106,100 SQ.FT.	
PARCEL 02	87,000 SQ.FT.		
PARCEL 03	225,000 SQ.FT.	245,500 SQ.FT.	
PARCEL 04	88,441 SQ.FT.	215,000 SQ.FT.	
PARCEL 05	84,100 SQ.FT.		
PARCEL 06	84,300 SQ.FT.		
PARCEL 07	177,344 SQ.FT.		
PARCEL 08	220,000 SQ.FT.	240,000 SQ.FT.	
PARCEL 09	1,177,000 SQ.FT.	214,000 SQ.FT.	
PARCEL 010	84,640 SQ.FT.		
TOTAL	2,069,641 SQ.FT.	749,600 SQ.FT.	

COMPOSITE SITE PLAN - "A"
 OCTOBER 11, 2001
 SHEET - A101

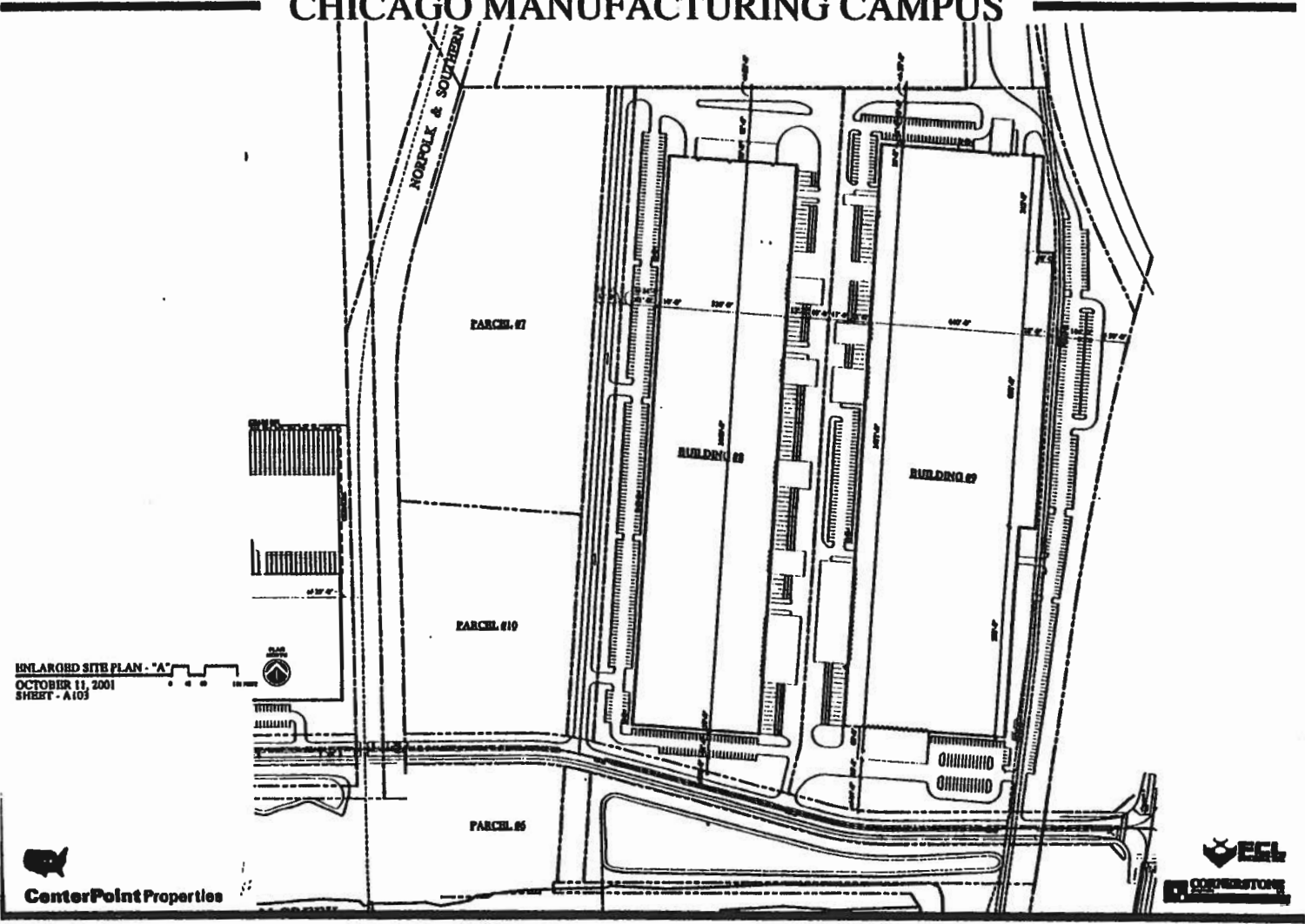


CenterPoint Properties



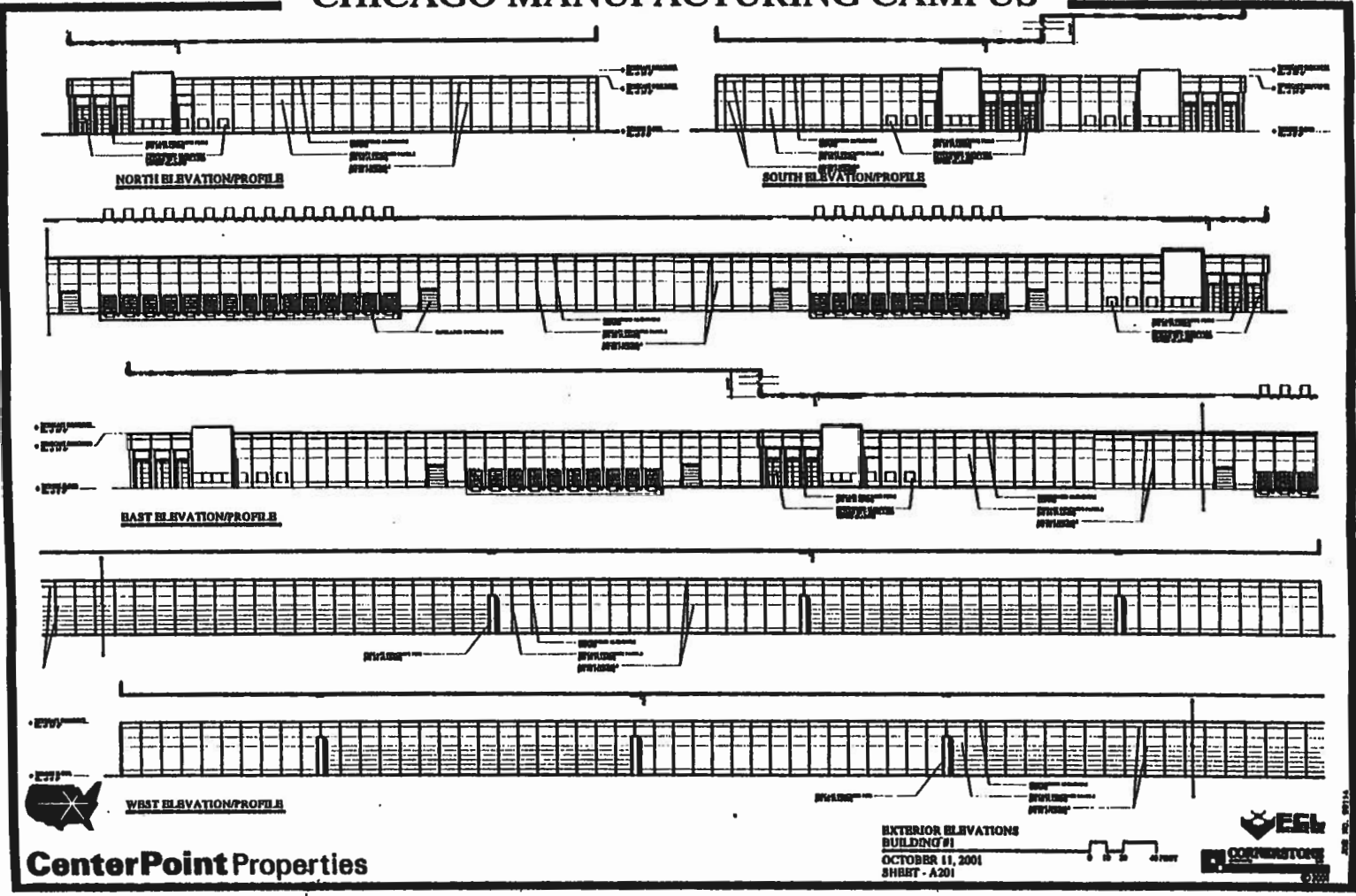
Enlarged Site Plan "A"

CHICAGO MANUFACTURING CAMPUS



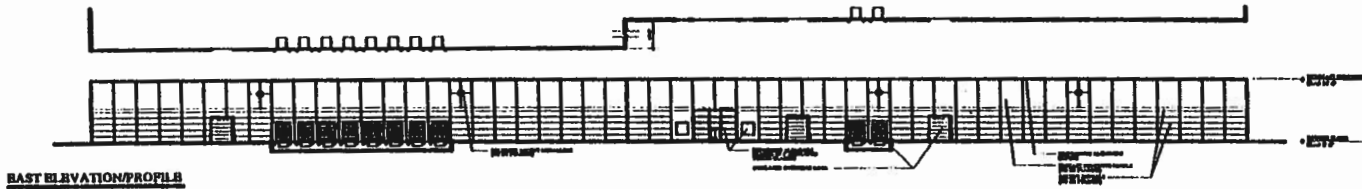
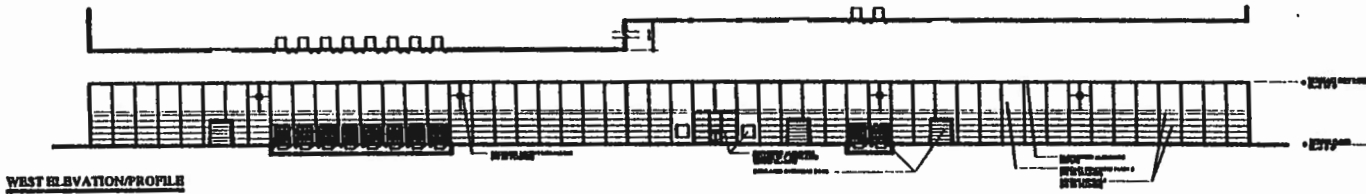
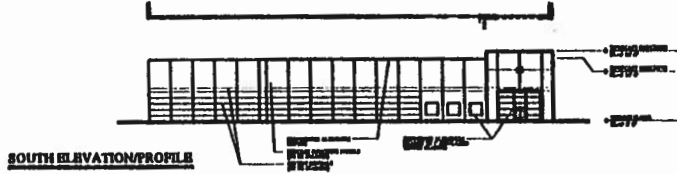
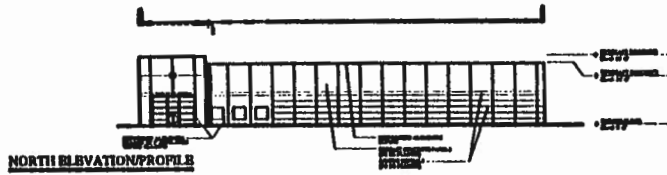
Exterior Elevations.
(Building Number 1)

CHICAGO MANUFACTURING CAMPUS



Exterior Elevations.
(Building Number 3)

CHICAGO MANUFACTURING CAMPUS



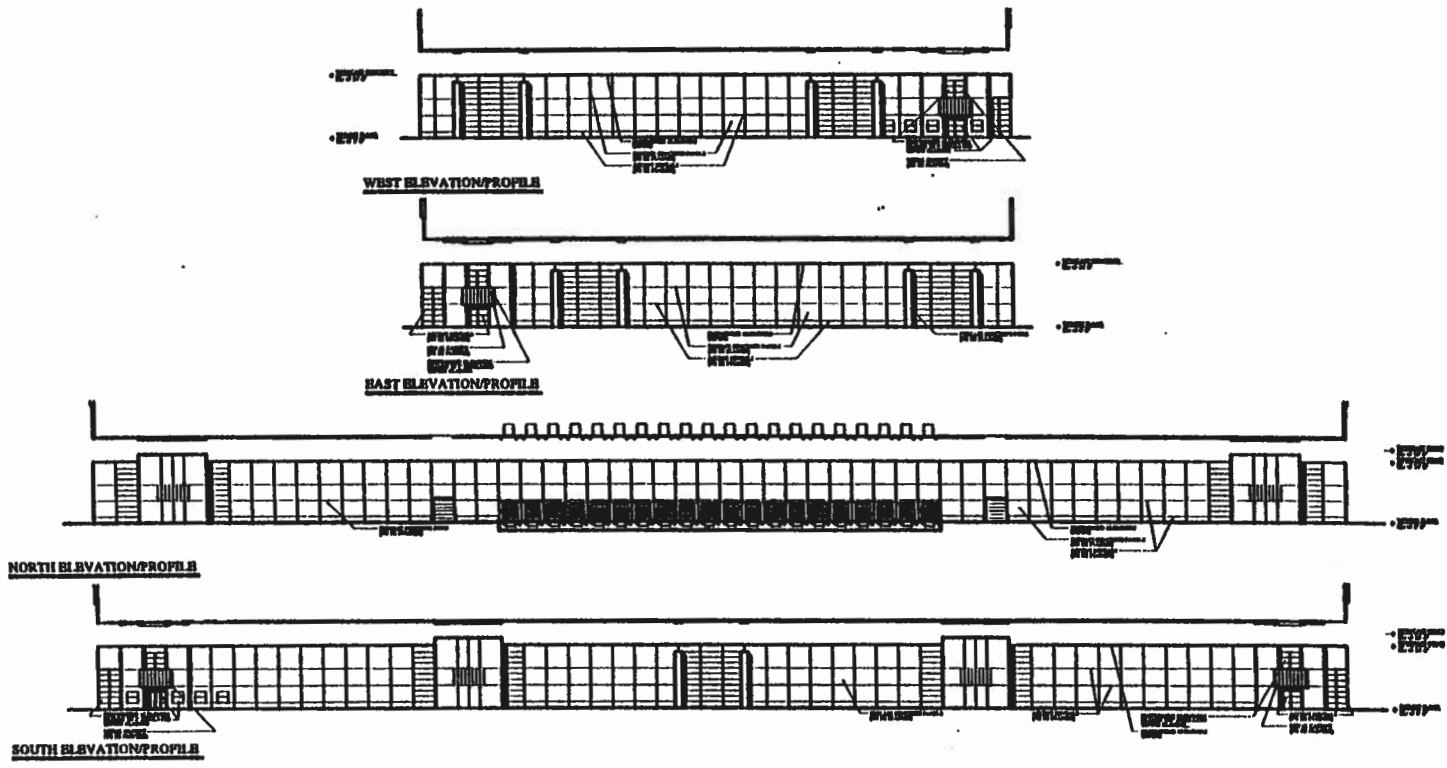
CenterPoint Properties

EXTERIOR ELEVATIONS
BUILDING #3
OCTOBER 11, 2001
SHEET - A203



CHICAGO MANUFACTURING CAMPUS

Exterior Elevations.
(Building Number 4)

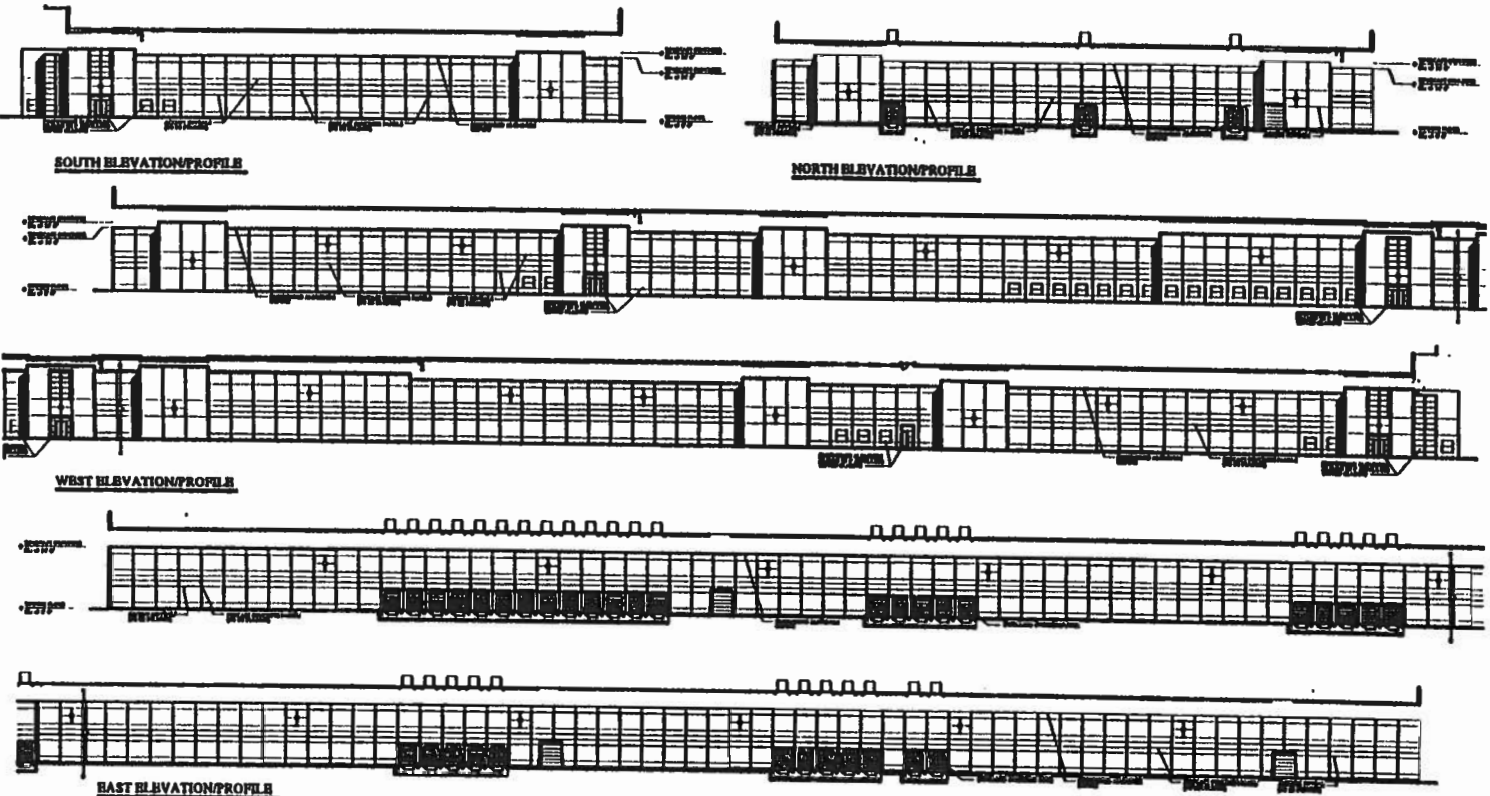


CenterPoint Properties

EXTERIOR ELEVATIONS
BUILDING #4
OCTOBER 11, 2001
SHEET - A204



CHICAGO MANUFACTURING CAMPUS



Exterior Elevations.
(Building Number 8)

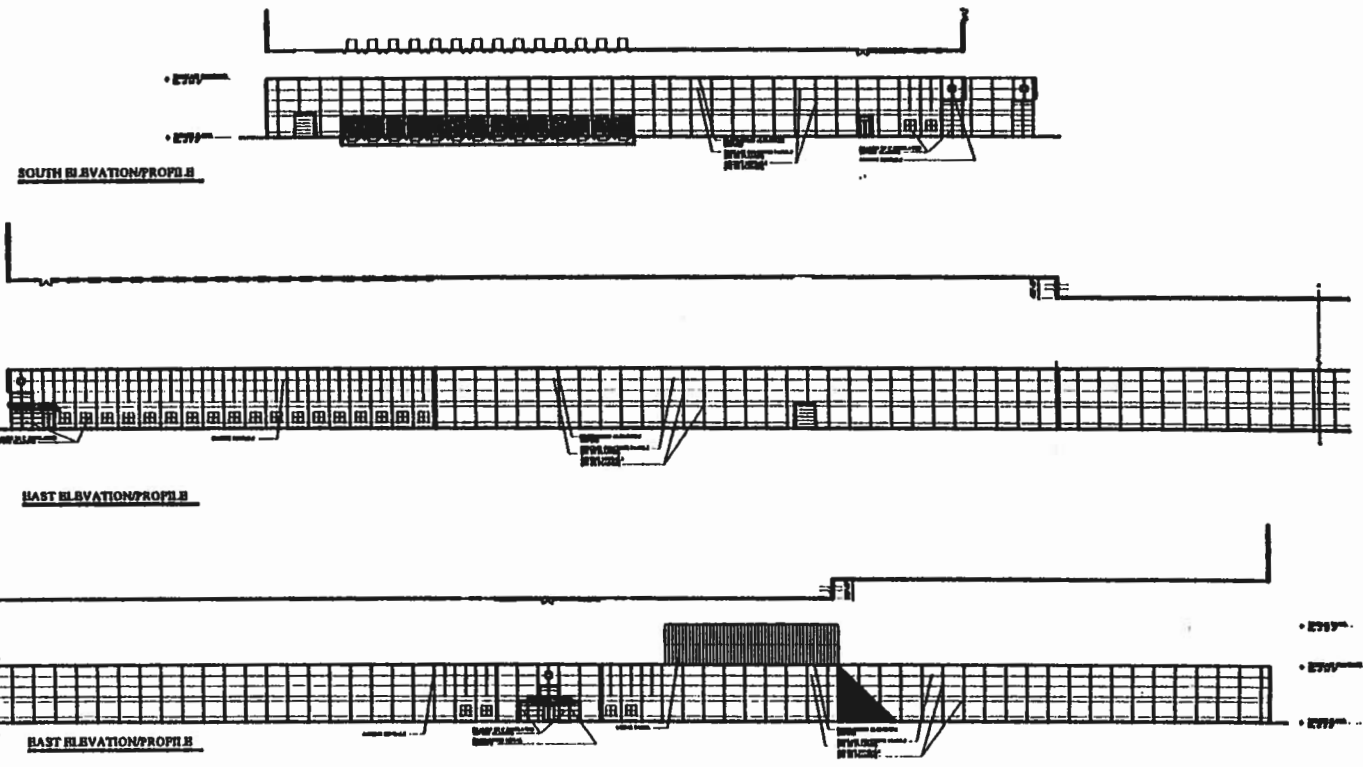
 **CenterPoint Properties**

EXTERIOR ELEVATIONS
BUILDING #8
OCTOBER 11, 2001
8118BT - A208



Exterior Elevations.
(Building Number 9)
(Page 1 of 2)

CHICAGO MANUFACTURING CAMPUS



CenterPoint Properties

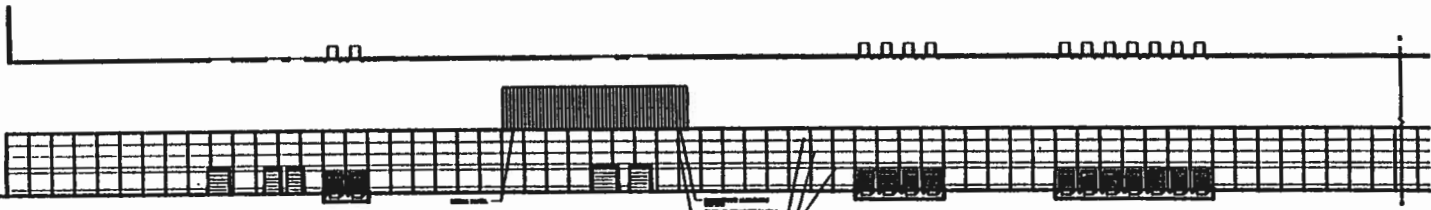
EXTERIOR ELEVATIONS
BUILDING #9
OCTOBER 11, 2001
SIBBT - A209A



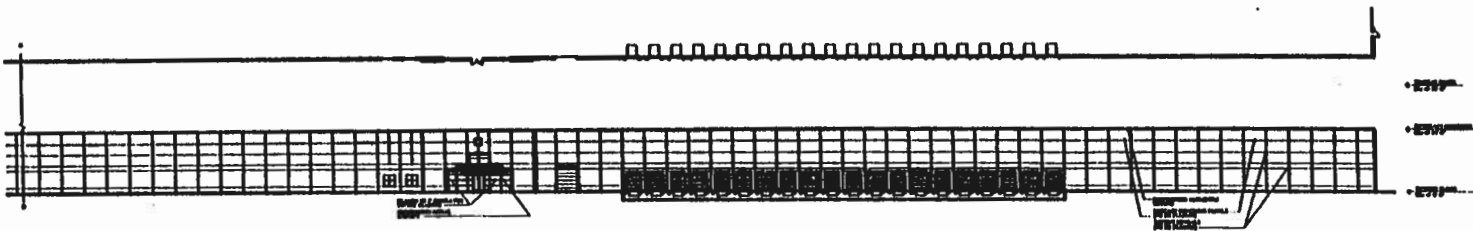
11/2001 10/31/01

Exterior Elevations.
(Building Number 9)
(Page 2 of 2)

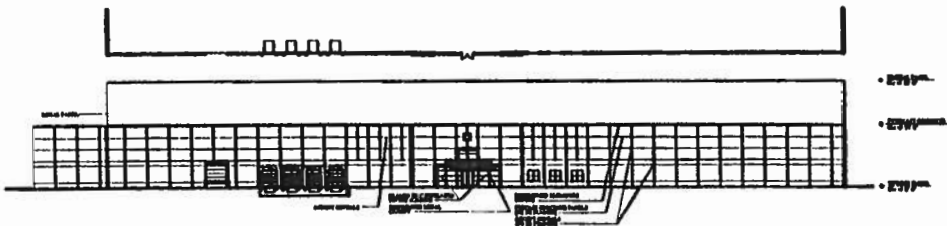
CHICAGO MANUFACTURING CAMPUS



WEST ELEVATION/PROFILE



WEST ELEVATION/PROFILE



NORTH ELEVATION/PROFILE



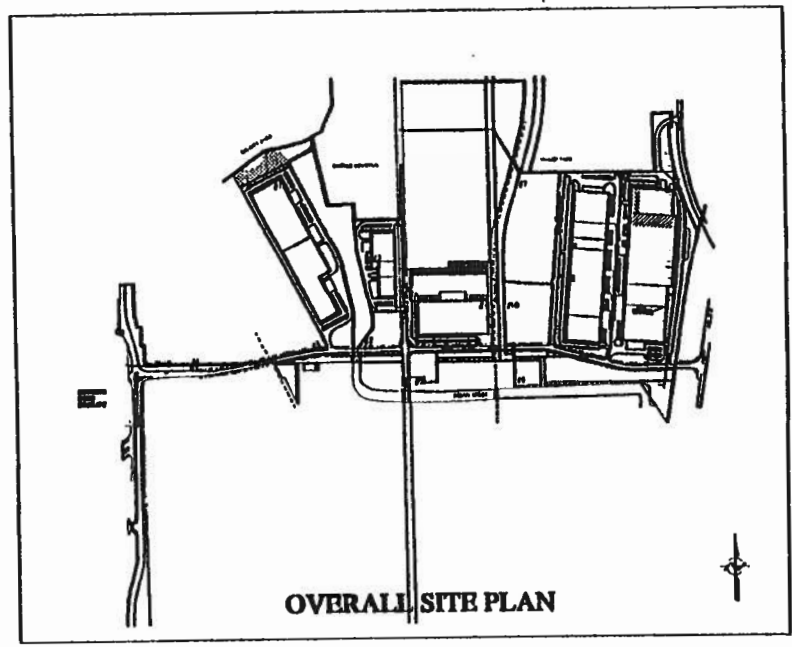
CenterPoint Properties

EXTERIOR ELEVATIONS
BUILDING #9
OCTOBER 11, 2001
S118T - A209B



Overall Site Plan.

CHICAGO MANUFACTURING CAMPUS CHICAGO, ILLINOIS



DRAWING INDEX	
NO.	DESCRIPTION
1	GENERAL NOTES
2	EXISTING CONDITIONS
3	PROPOSED IMPROVEMENTS
4	CONSTRUCTION DETAILS
5	UTILITY DETAILS
6	LANDSCAPE DETAILS
7	TRUCK TRAILER STORAGE
8	TRUCK TRAILER STORAGE
9	TRUCK TRAILER STORAGE
10	TRUCK TRAILER STORAGE
11	TRUCK TRAILER STORAGE
12	TRUCK TRAILER STORAGE
13	TRUCK TRAILER STORAGE
14	TRUCK TRAILER STORAGE
15	TRUCK TRAILER STORAGE
16	TRUCK TRAILER STORAGE
17	TRUCK TRAILER STORAGE
18	TRUCK TRAILER STORAGE
19	TRUCK TRAILER STORAGE
20	TRUCK TRAILER STORAGE

GENERAL NOTES:
 1. THIS PLAN IS A PRELIMINARY PLAN FOR INFORMATION AND
 2. NOT TO BE USED FOR CONSTRUCTION OF ANY PART OF THE
 3. PROJECT WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
 5. CITY OF CHICAGO ORDINANCES AND THE ILLINOIS
 6. CONSTRUCTION CODES.

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 6. CONSTRUCTION CODES.

REVISIONS		
NO.	DATE	DESCRIPTION
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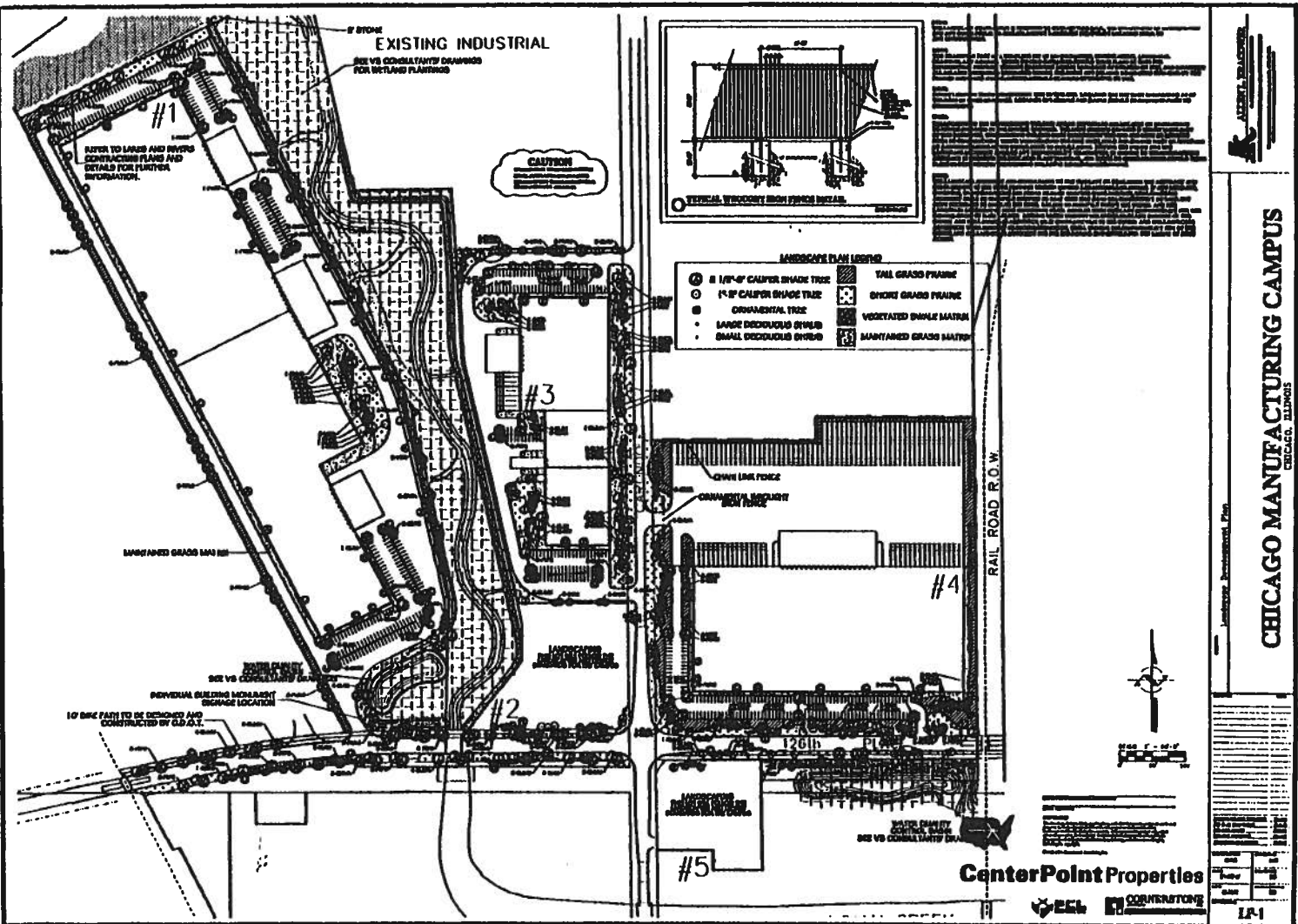
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 **CenterPoint Properties**

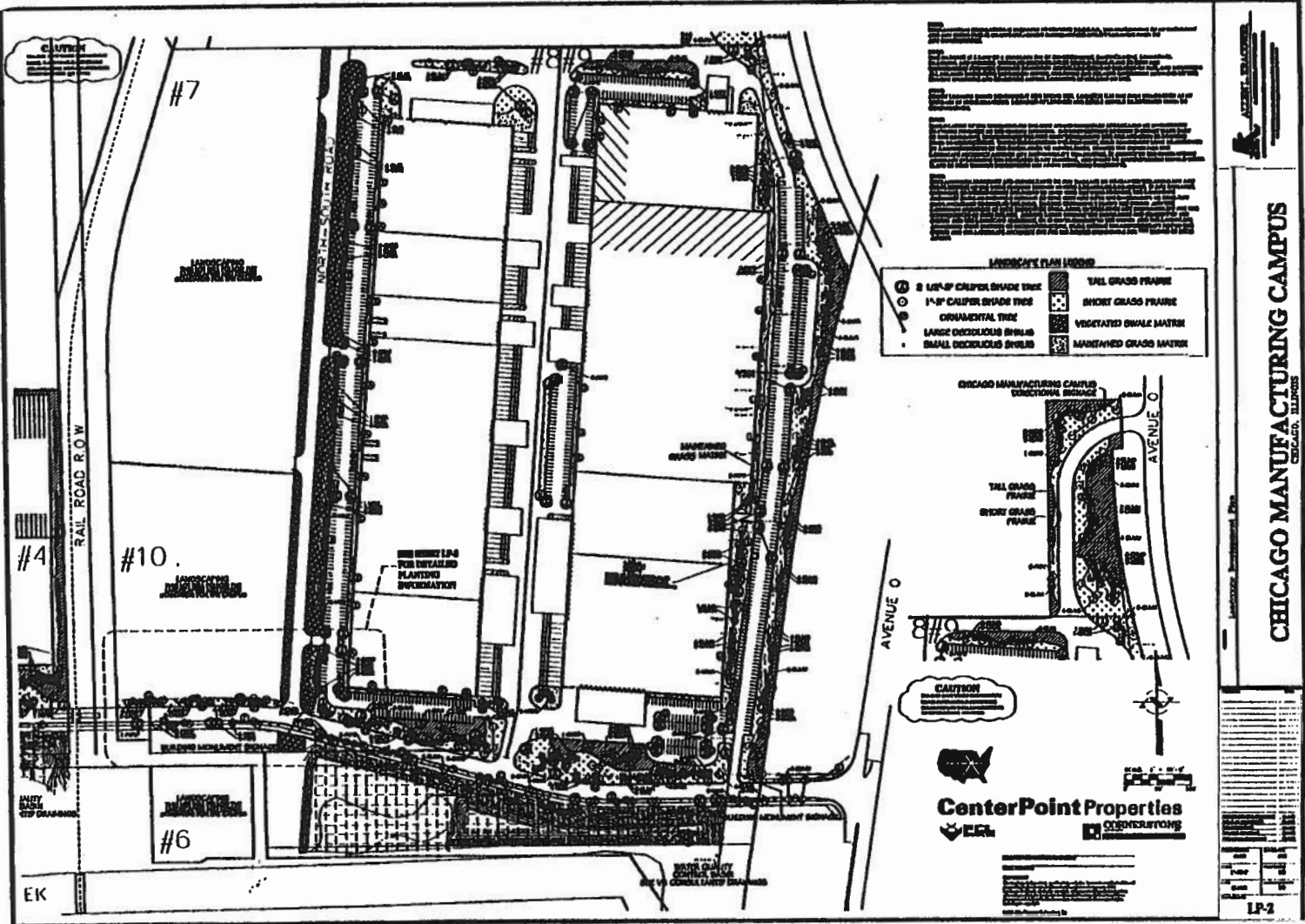
  

Landscape Development Plan.
(Page 1 of 2)

SMITH CORP
MANUFACTURING CAMPUS

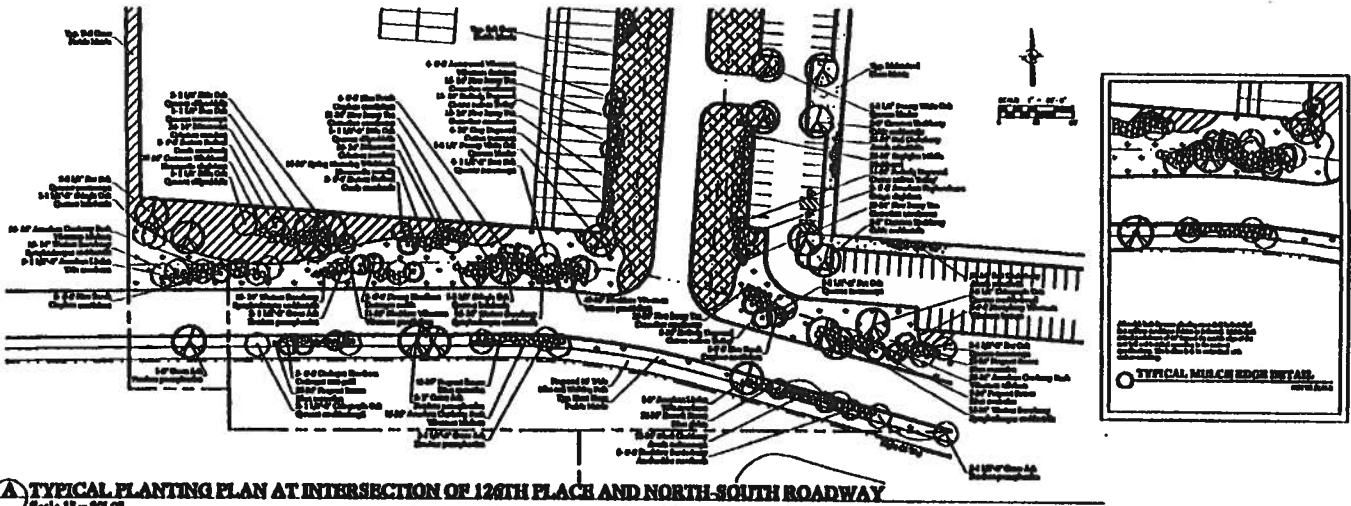


Chicago Manufacturing Campus
Landscape Development Plan.
(Page 2 of 2)



Typical Planting Plan For 126 Place
And Screening Buffer.

MANUFACTURING CAMPUS



TYPICAL PLANTING PLAN AT INTERSECTION OF 126TH PLACE AND NORTH-SOUTH ROADWAY
Scale 1" = 30'-0"

LP-1 & LP-2 PLANT LIST

NO.	QTY.	SYMBOL	COMMON NAME	SIZE	REMARKS
1	1	(Symbol)	2 1/2" CALIBER SHADE TREE		
2	1	(Symbol)	1" CALIBER SHADE TREE		
3	1	(Symbol)	ORNAMENTAL TREE		
4	1	(Symbol)	LARGE DECIDUOUS SHRUB		
5	1	(Symbol)	SMALL DECIDUOUS SHRUB		
6	1	(Symbol)	TALL GRASS PRAIRIE		
7	1	(Symbol)	SHORT GRASS PRAIRIE		
8	1	(Symbol)	VEGETATED SWALE MATRIX		

THIS PLANT LIST IS PROVIDED FOR YOU TO ASSIST THE CONTRACTOR IN DETERMINING PLANT QUANTITIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EACH ITEM WITH YOU TO DETERMINE EXACT QUANTITIES.

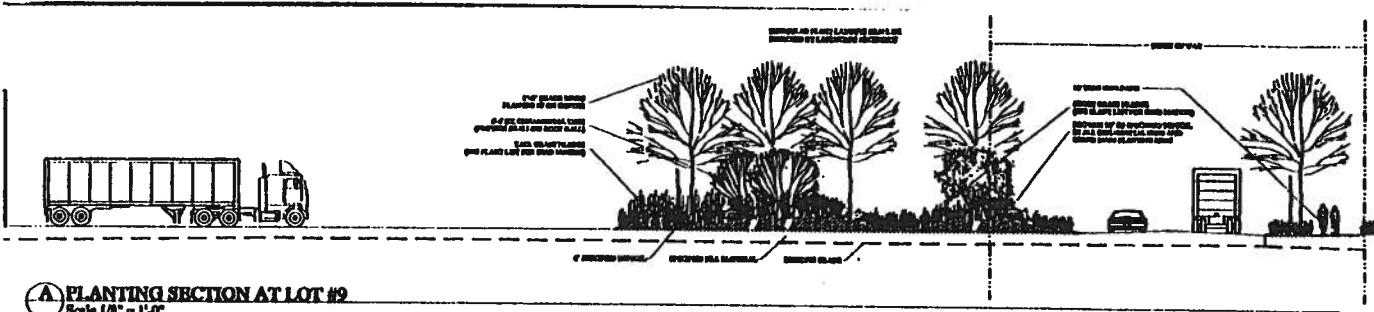
LANDSCAPE PLAN LEGEND

- (Symbol) 2 1/2" CALIBER SHADE TREE
- (Symbol) 1" CALIBER SHADE TREE
- (Symbol) ORNAMENTAL TREE
- (Symbol) LARGE DECIDUOUS SHRUB
- (Symbol) SMALL DECIDUOUS SHRUB
- (Symbol) TALL GRASS PRAIRIE
- (Symbol) SHORT GRASS PRAIRIE
- (Symbol) VEGETATED SWALE MATRIX

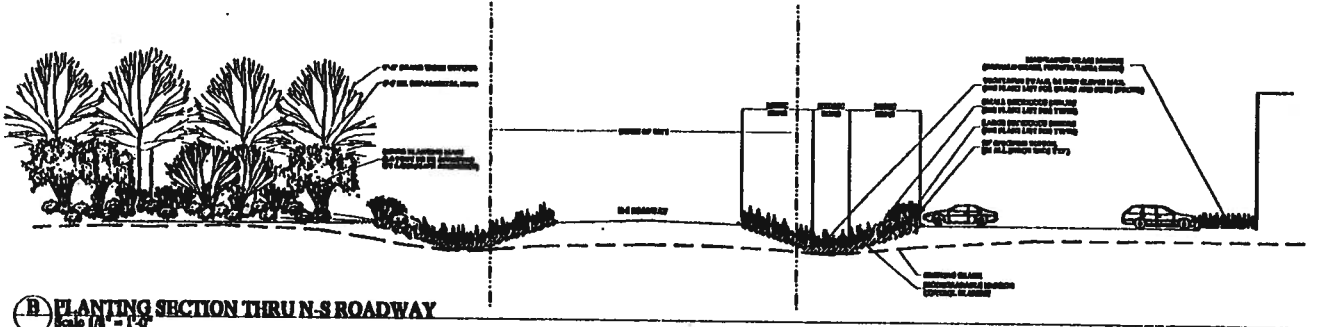


MANUFACTURING CAMPUS
 PROJECT NO. 01-000000-0000
 DATE: 10/31/2001
 DRAWING NO. LP-3

Planting Sections And Plant Lists.



A) PLANTING SECTION AT LOT #2
Scale 1/8" = 1'-0"



B) PLANTING SECTION THRU N-S ROADWAY
Scale 1/8" = 1'-0"

- PLANTING LIST**
- Aspen 10' x 12' 10
 - Aspen 12' x 14' 10
 - Aspen 14' x 16' 10
 - Aspen 16' x 18' 10
 - Aspen 18' x 20' 10
 - Aspen 20' x 22' 10
 - Aspen 22' x 24' 10
 - Aspen 24' x 26' 10
 - Aspen 26' x 28' 10
 - Aspen 28' x 30' 10
 - Aspen 30' x 32' 10
 - Aspen 32' x 34' 10
 - Aspen 34' x 36' 10
 - Aspen 36' x 38' 10
 - Aspen 38' x 40' 10
 - Aspen 40' x 42' 10
 - Aspen 42' x 44' 10
 - Aspen 44' x 46' 10
 - Aspen 46' x 48' 10
 - Aspen 48' x 50' 10
 - Aspen 50' x 52' 10
 - Aspen 52' x 54' 10
 - Aspen 54' x 56' 10
 - Aspen 56' x 58' 10
 - Aspen 58' x 60' 10
 - Aspen 60' x 62' 10
 - Aspen 62' x 64' 10
 - Aspen 64' x 66' 10
 - Aspen 66' x 68' 10
 - Aspen 68' x 70' 10
 - Aspen 70' x 72' 10
 - Aspen 72' x 74' 10
 - Aspen 74' x 76' 10
 - Aspen 76' x 78' 10
 - Aspen 78' x 80' 10
 - Aspen 80' x 82' 10
 - Aspen 82' x 84' 10
 - Aspen 84' x 86' 10
 - Aspen 86' x 88' 10
 - Aspen 88' x 90' 10
 - Aspen 90' x 92' 10
 - Aspen 92' x 94' 10
 - Aspen 94' x 96' 10
 - Aspen 96' x 98' 10
 - Aspen 98' x 100' 10

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 - Aspen 98' x 100' 10

NOTES:

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
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10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.



CHICAGO MANUFACTURING CAMPUS
 PLANTING SECTIONS AND PLANT LISTS
 LP-3

Maintenance Responsibility Limits And Schedule.

CHICAGO MANUFACTURING CAMPUS



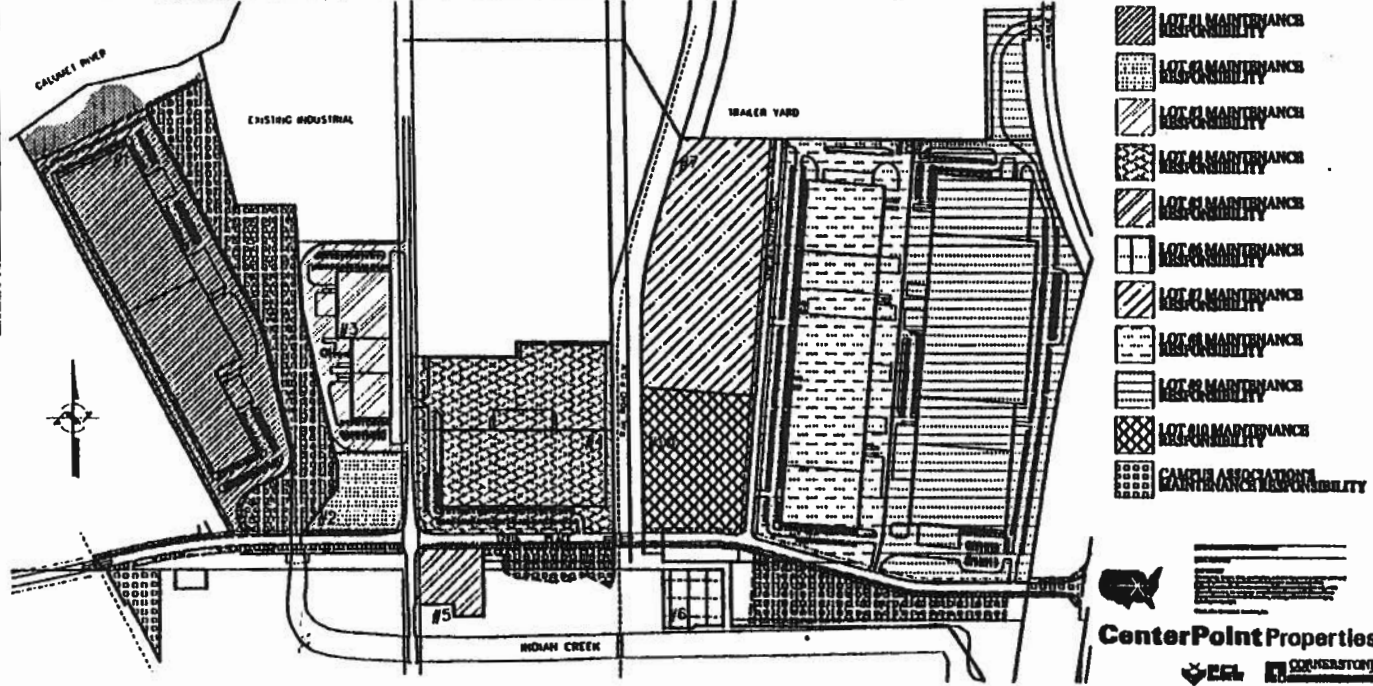
CenterPoint Properties, LLC and Subsidiaries

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	MONTHS													
	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.		
-MOWING	-----1ST SEASON- AFTER 4-6 WEEKS TO A HEIGHT OF 6"----- -----AFTER 6-12 WEEKS TO A HEIGHT OF 18"-----													
-OBTAIN NECESSARY PERMITS, CONTACT LOCAL FIRE AGENCIES	X											X	X	X
-SITE INSPECTION, REVIEW AND CONFIRM SUEM PLANS	X	X												X
-PRESCHEDULE BURNING (AFTER 4 YEARS, ONCE EVERY TWO YEARS)	X	X												

	MONTHS											
	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.
-PRUNING	-----SHRUBS- (AFTER FLOWERING SEASON)----- -----TREES- (AFTER DORMANCY, OR AS NEEDED)-----											
-MULCHING			X	X	X							
-LITTER AND DEBRIS CLEAN UP	X	X	X	X	X	X	X	X	X	X	X	X
-WATERING	-MONITOR ALL PLANTED AREAS TO DETERMINE WATERING NEEDS-											
-MOWING	-----WEEKLY TO A HEIGHT OF 4 INCHES (OR AS NEEDED)-----											
-FERTILIZATION	-----1ST SEASON- 4 WEEKS AFTER GERMINATION----- -----2ND SEASON- JULY 1ST & AUGUST 15-----											
-WEED CONTROL	-----APPLY NON-SELECTIVE HERBICIDE (SPRING OR FALL)-----											

NOTE: FOR ADDITIONAL INFORMATION, SEE LANDSCAPE AND MAINTENANCE SPECIFICATIONS PREPARED BY ALBERT L. KRACOWER AND ASSOC.

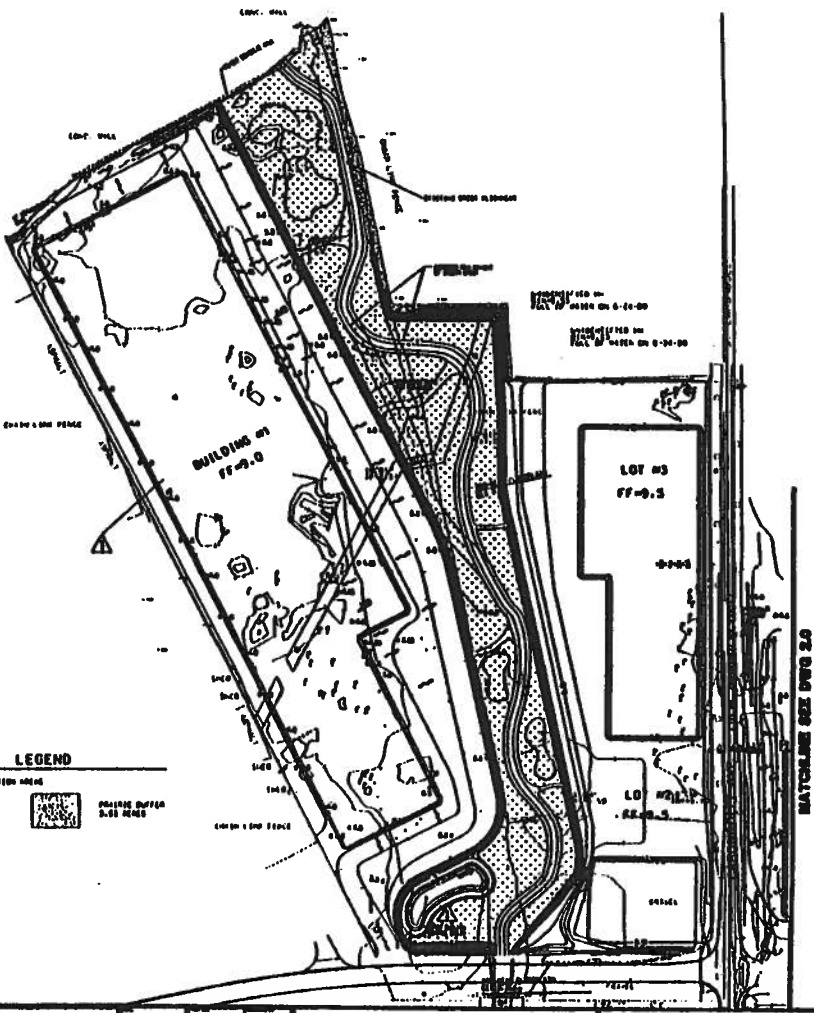


- LOT #1 MAINTENANCE RESPONSIBILITY
- LOT #2 MAINTENANCE RESPONSIBILITY
- LOT #3 MAINTENANCE RESPONSIBILITY
- LOT #4 MAINTENANCE RESPONSIBILITY
- LOT #5 MAINTENANCE RESPONSIBILITY
- LOT #6 MAINTENANCE RESPONSIBILITY
- LOT #7 MAINTENANCE RESPONSIBILITY
- LOT #8 MAINTENANCE RESPONSIBILITY
- LOT #9 MAINTENANCE RESPONSIBILITY
- LOT #10 MAINTENANCE RESPONSIBILITY
- LOT #11 MAINTENANCE RESPONSIBILITY
- CAMPUS ASSOCIATION MAINTENANCE RESPONSIBILITY

CenterPoint Properties

 LP-6

Planting Plan.
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LEGEND

PROPOSED VEGETATION ZONES FOR DESIGNATED AREA

	EMERGENT VEGETATION 5.00 FEET		CHANNEL BUFFER 5.00 FEET
	NET WASHING VEGETATION 0.10 FEET		



Engineer: [Name]
 Designer: [Name]
 Surveyor: [Name]

NO.	REVISION	DATE

DATE	10-22-01
BY	[Name]
CHECKED	[Name]
DATE	10-22-01

CHICAGO MANUFACTURING CAMPUS

PLANTING PLAN

Wetland Planting And Seeding Specifications.

TABLE 1.1 - PLANTING AND SEEDING SPECIFICATIONS

Item No.	Description	Quantity	Unit	Notes
1.1.1	Planting of native wetland species		per 100 sq ft	
1.1.2	Seeding of native wetland species		per 100 sq ft	

TABLE 1.2 - PLANTING AND SEEDING SPECIFICATIONS

Item No.	Description	Quantity	Unit	Notes
1.2.1	Planting of native wetland species		per 100 sq ft	
1.2.2	Seeding of native wetland species		per 100 sq ft	

- 1.1.1.1. Planting of native wetland species shall be done in accordance with the following specifications:
- 1.1.1.2. Seeding of native wetland species shall be done in accordance with the following specifications:
- 1.1.1.3. Planting and seeding shall be done in accordance with the following specifications:
- 1.1.1.4. Planting and seeding shall be done in accordance with the following specifications:
- 1.1.1.5. Planting and seeding shall be done in accordance with the following specifications:
- 1.1.1.6. Planting and seeding shall be done in accordance with the following specifications:
- 1.1.1.7. Planting and seeding shall be done in accordance with the following specifications:
- 1.1.1.8. Planting and seeding shall be done in accordance with the following specifications:
- 1.1.1.9. Planting and seeding shall be done in accordance with the following specifications:
- 1.1.1.10. Planting and seeding shall be done in accordance with the following specifications:

- 1.2.1.1. Planting of native wetland species shall be done in accordance with the following specifications:
- 1.2.1.2. Seeding of native wetland species shall be done in accordance with the following specifications:
- 1.2.1.3. Planting and seeding shall be done in accordance with the following specifications:
- 1.2.1.4. Planting and seeding shall be done in accordance with the following specifications:
- 1.2.1.5. Planting and seeding shall be done in accordance with the following specifications:
- 1.2.1.6. Planting and seeding shall be done in accordance with the following specifications:
- 1.2.1.7. Planting and seeding shall be done in accordance with the following specifications:
- 1.2.1.8. Planting and seeding shall be done in accordance with the following specifications:
- 1.2.1.9. Planting and seeding shall be done in accordance with the following specifications:
- 1.2.1.10. Planting and seeding shall be done in accordance with the following specifications:

TABLE 1.3 - PLANTING AND SEEDING SPECIFICATIONS

Item No.	Description	Quantity	Unit	Notes
1.3.1	Planting of native wetland species		per 100 sq ft	
1.3.2	Seeding of native wetland species		per 100 sq ft	

TABLE 1.4 - PLANTING AND SEEDING SPECIFICATIONS

Item No.	Description	Quantity	Unit	Notes
1.4.1	Planting of native wetland species		per 100 sq ft	
1.4.2	Seeding of native wetland species		per 100 sq ft	

TABLE 1.5 - PLANTING AND SEEDING SPECIFICATIONS

Item No.	Description	Quantity	Unit	Notes
1.5.1	Planting of native wetland species		per 100 sq ft	
1.5.2	Seeding of native wetland species		per 100 sq ft	

TABLE 1.6 - PLANTING AND SEEDING SPECIFICATIONS

Item No.	Description	Quantity	Unit	Notes
1.6.1	Planting of native wetland species		per 100 sq ft	
1.6.2	Seeding of native wetland species		per 100 sq ft	

TABLE 1.7 - PLANTING AND SEEDING SPECIFICATIONS

Item No.	Description	Quantity	Unit	Notes
1.7.1	Planting of native wetland species		per 100 sq ft	
1.7.2	Seeding of native wetland species		per 100 sq ft	

- 1.6.1.1. Planting of native wetland species shall be done in accordance with the following specifications:
- 1.6.1.2. Seeding of native wetland species shall be done in accordance with the following specifications:
- 1.6.1.3. Planting and seeding shall be done in accordance with the following specifications:
- 1.6.1.4. Planting and seeding shall be done in accordance with the following specifications:
- 1.6.1.5. Planting and seeding shall be done in accordance with the following specifications:
- 1.6.1.6. Planting and seeding shall be done in accordance with the following specifications:
- 1.6.1.7. Planting and seeding shall be done in accordance with the following specifications:
- 1.6.1.8. Planting and seeding shall be done in accordance with the following specifications:
- 1.6.1.9. Planting and seeding shall be done in accordance with the following specifications:
- 1.6.1.10. Planting and seeding shall be done in accordance with the following specifications: