

PD 868

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19453

Reclassification Of Area Shown On Map No. 6-F.

(As Amended)

(Application No. 19453)

(Common Address: 2260 S. Grove St. And 2416 S. Archer Ave.)

WBPD 868, AA

[SO2017-8409]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the P.D. 868 General Manufacturing District and PMD 11B Planned Manufacturing District symbols and indications as shown on Zoning Map Number 6-F in the area bounded by:

a line 397.48 feet south of West Cermak Road as measured along the northwesterly line of South Grove Street and perpendicular thereto; South Grove Street; the northwesterly line of the Canadian National Railway right-of-way; the southwesterly line of the northeasterly half of Lot 9 in Block 2 in South Branch Addition to Chicago in the northwest quarter of Section 28, Township 39 North, Range 14 East and said line if extended southeast to its intersection with the northwesterly line of the Canadian National Railway right-of-way; and the South Branch of the Chicago River,

to Planned Development 868 which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

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

*Waterway Business Planned Development No. 868.**Planned Development Statements.*

1. The area delineated herein as Planned Development Number 868 (the "Planned Development") consists of approximately 292,093 square feet of property which is depicted on the attached Planned Development Boundary Map (the "Property"), which is controlled by the International Union of Operating Engineers Local 399 ("Owner").
2. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant(s), its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's

successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 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 is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of seventeen (17) Statements; an Existing Land-Use Map; a Site Plan; Landscape Plan; Bulk Regulation Table; Aerial Map; P.D. Boundary Map; Contextual Rendering Aerial View; Contextual Rendering Pedestrian View; Generalized Land-Use Plan; Legal Survey; North and East Elevation; West Elevation; Proposed Phasing Plan; and Design Exhibits set forth in the *City Council Journal of Proceedings* for June 4, 2003, pages 2849 to 2855 (inclusive). 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 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 the Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses shall be permitted in the area delineated herein as a Waterway Business Planned Development:

Subarea A: business/trade school, offices, accessory parking and accessory and related uses.

Subarea B: business/trade school, offices, manufacturing, production and industrial services (including artisan and limited), sports and recreation, participant (indoor), indoor farm 1 (indoor operation), warehousing, wholesaling and freight movement, cultural exhibits and libraries, artist work and sales space, manufacturing, production and industrial services, accessory parking and accessory and related uses.

6. On-premises signs and temporary signs such as construction signs and marketing signs shall be permitted within the planned development subject to the review and approval of the Department of Housing and Economic Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of the improvements shall also be subject to limitations, if any, established by the Federal Aviation Administration.
8. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
9. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 292,093 square feet and a base FAR of 1.
10. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.

13. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contain in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, subject to the location of the pre-existing improvements, the Applicant agrees to: (a) provide a landscaped 30-foot-wide river setback and continuous riverside trail as indicated on the Site Plan, Public and Common Open Space Plan and Landscape Plan; (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved; and (c) permit un-gated public access to the river setback and provide signage on the riverwalk that the riverwalk is open to the public during typical Chicago Park District hours. All improvements within the river setback must be substantially completed prior to receipt of Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall be in substantial compliance with the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy.
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the Applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the Applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any

phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II Permit Review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the Applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. This Planned Development shall be governed by Section 17-13-0612 of the zoning ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to:

- Subarea A: Waterway Business Planned Development Number 868, as approved June 4, 2003; and
- Subarea B: PMD 11.

[Existing Land-Use Map; Aerial Map; Boundary Map; Right-of-Way and Subarea Map; Generalized Land-Use Plan; Proposed Site Plan for amended P.D. 868; Proposed Phasing Site Plan; Landscape Plan; North, East and West Building Elevations; Contextual Rendering Aerial View; Contextual Rendering Pedestrian View; and Site Plan referred to in these Plan of Development Statements printed on pages 65592 through 65604 of this *Journal*.]

* Editor's Note: Numbering sequence error. Section 16 (i) missing on original document.

19453

1/17/2018

REPORTS OF COMMITTEES

65591

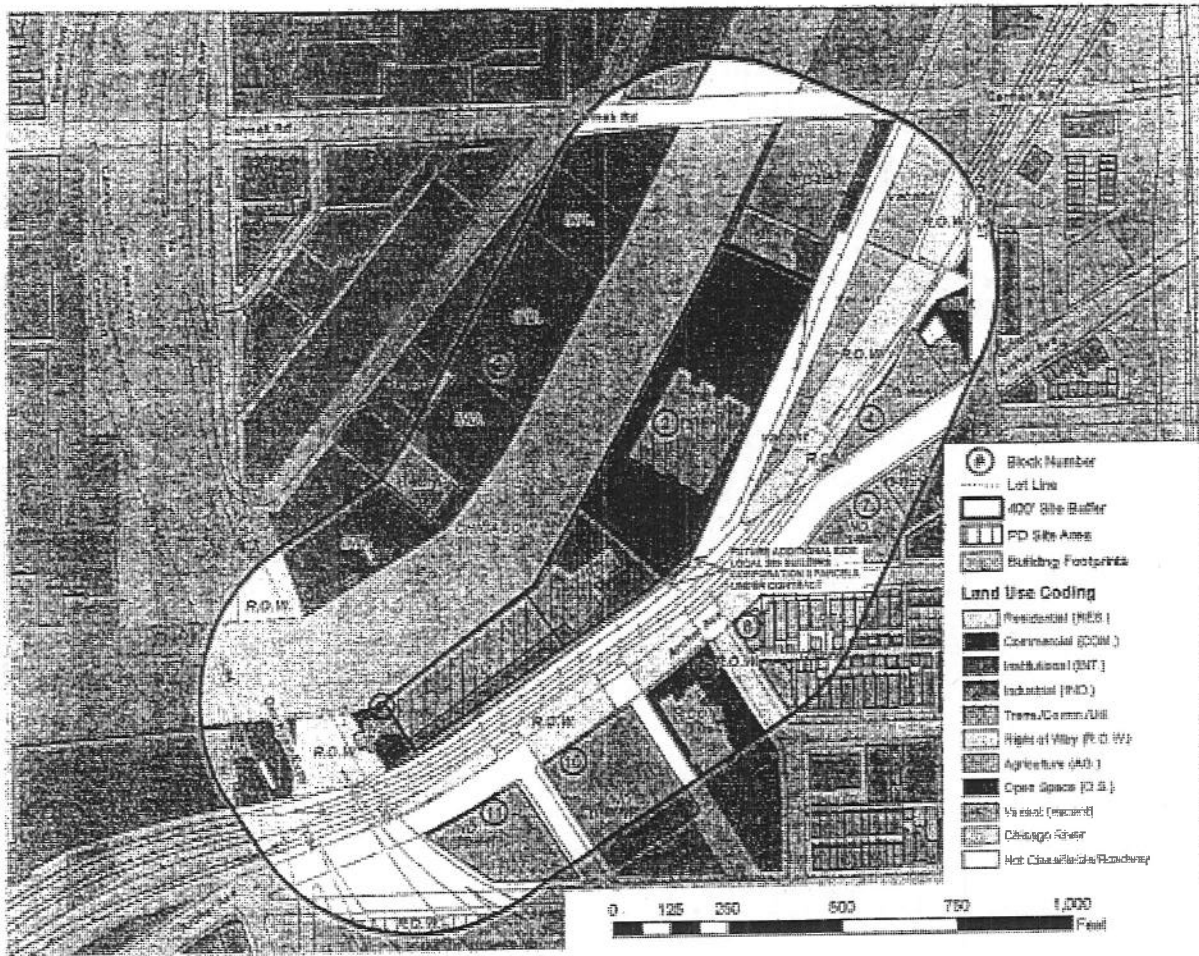
Bulk Regulation and Data Table referred to in these Plan of Development Statements read as follows:

Bulk Regulation Table.

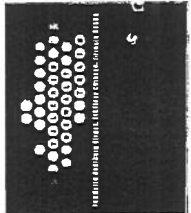
*Planned Development 868,
As Amended.*

	P.D. 868 As Amended	Subarea A	Subarea B
Gross Site Area	315,803 square feet	191,484 square feet	124,319 square feet
Public Right-of-Way Area	23,710 square feet	23,710 square feet	0 square feet
Net Site Area	292,093 square feet	167,774 square feet	124,319 square feet
Maximum Permitted FAR (for total net site area)	1	1	1
Minimum number of Off-Street Parking Spaces	253*	215	38
Minimum Periphery Setbacks		In substantial conformance with the Site/Landscape Plans	In substantial conformance with the Site/Landscape Plans
Maximum proposed height		In substantial conformance with the Building Elevations	In substantial conformance with the Building Elevations

* Required parking for Subarea B may be located in Subarea A.



FINAL FOR PUBLICATION 500 North Dearborn Street, Suite 900, Chicago, Illinois 60654 T 312.260.7300 F 312.2607301



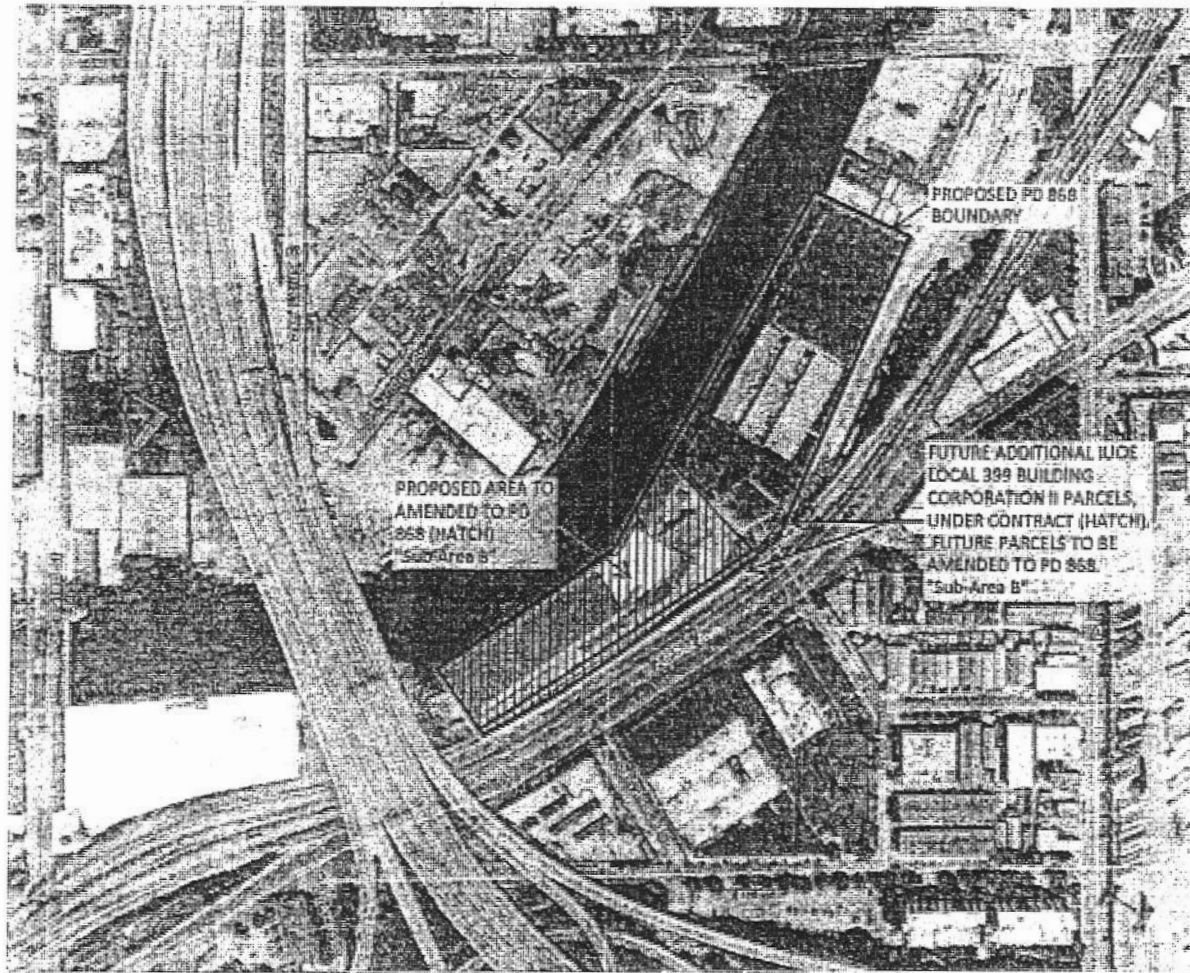
**LOCAL 399
EDUCATION BUILDING**
2416 SOUTH DEARBORN AVENUE CHICAGO, IL 60616

APPLICATION NAME
**PROPOSED
AMENDMENT TO
PD 868**



INTRODUCTION DATE _____
PLAN COMMISSION DATE _____
SCALE:
SEE GRAPHIC SCALE
SHEET TITLE _____

**EXISTING
LAND-USE MAP**



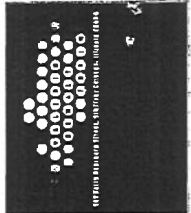
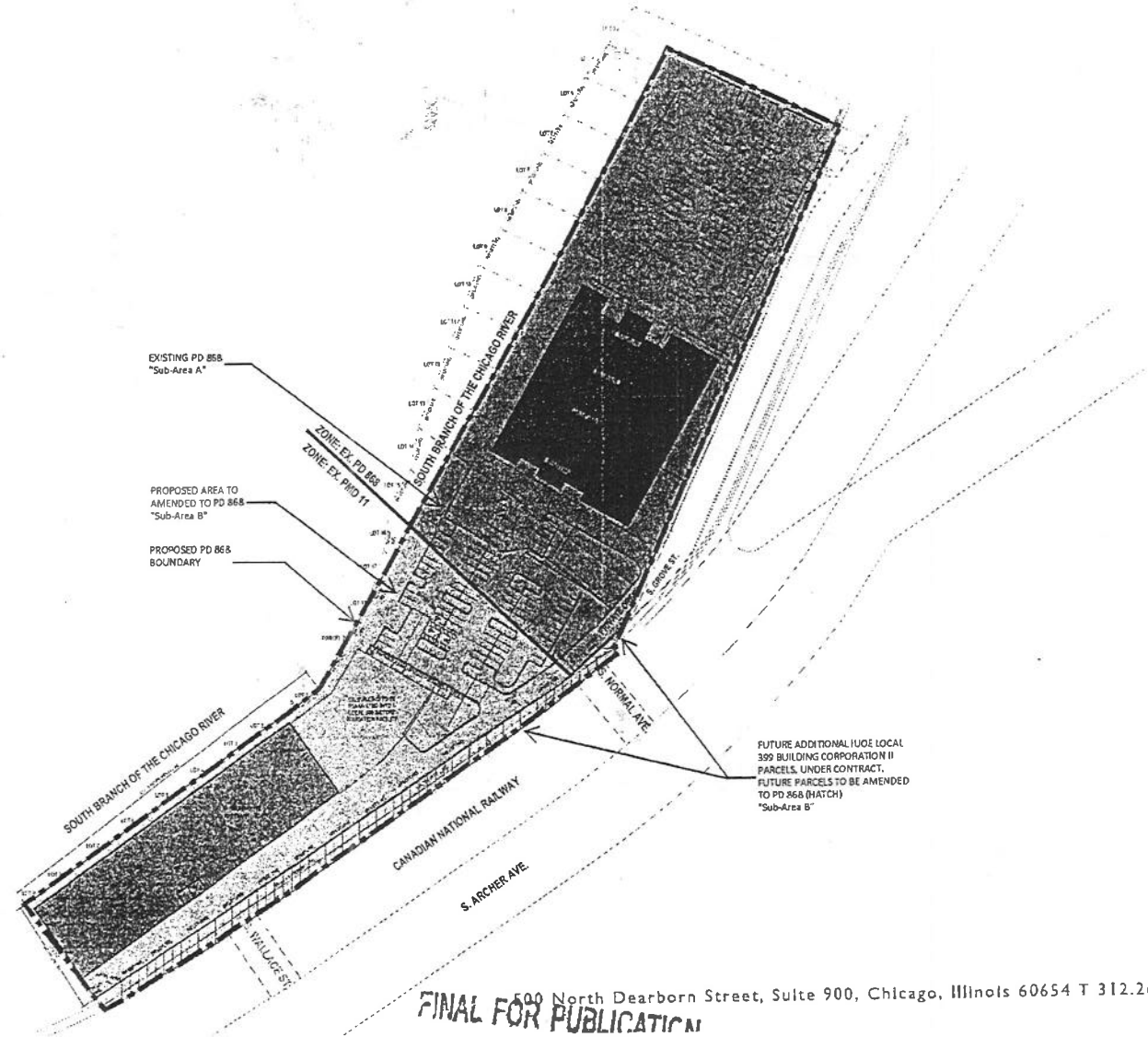
LOCAL 399 EDUCATION BUILDING
 2010 SOUTH WABLER AVENUE CHICAGO, IL 60616

APPLICANT NAME
PROPOSED AMENDMENT TO PD 868

PROPOSAL DATE
 PLAT COMMISSION DATE
 SCALE:
 NOT TO SCALE
 SHEET 11 OF 12

AERIAL MAP

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**LOCAL 399
EDUCATION BUILDING**
2415 SOUTH ARCHER AVENUE, CHICAGO, IL 60616

APPLICATION NAME
**PROPOSED
AMENDMENT TO
PD 868**

11/17/2017

INTRODUCTION DATE

PLAN COMMISSION DATE

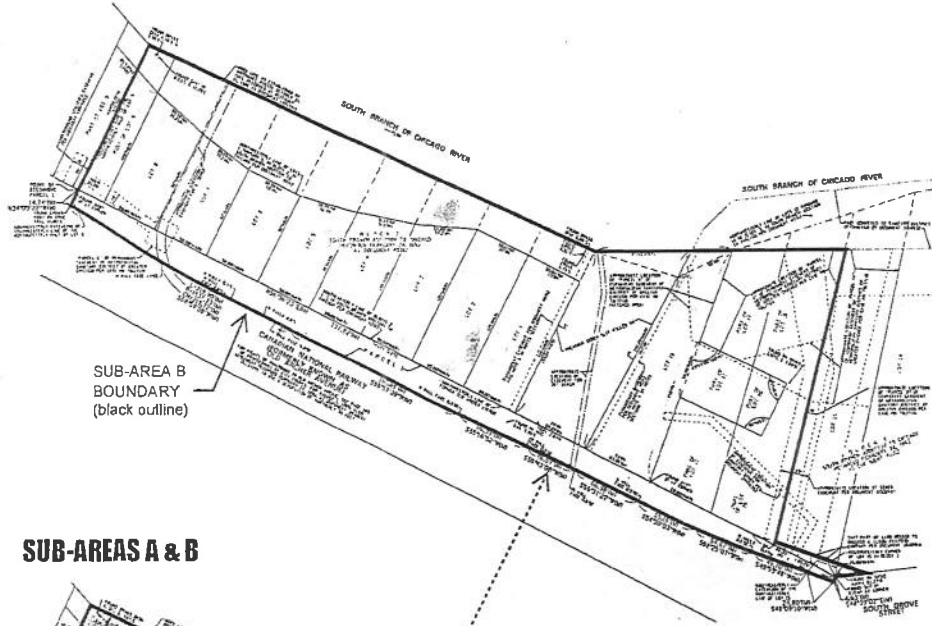
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SHEET TITLE

**PD BOUNDARY
MAP**

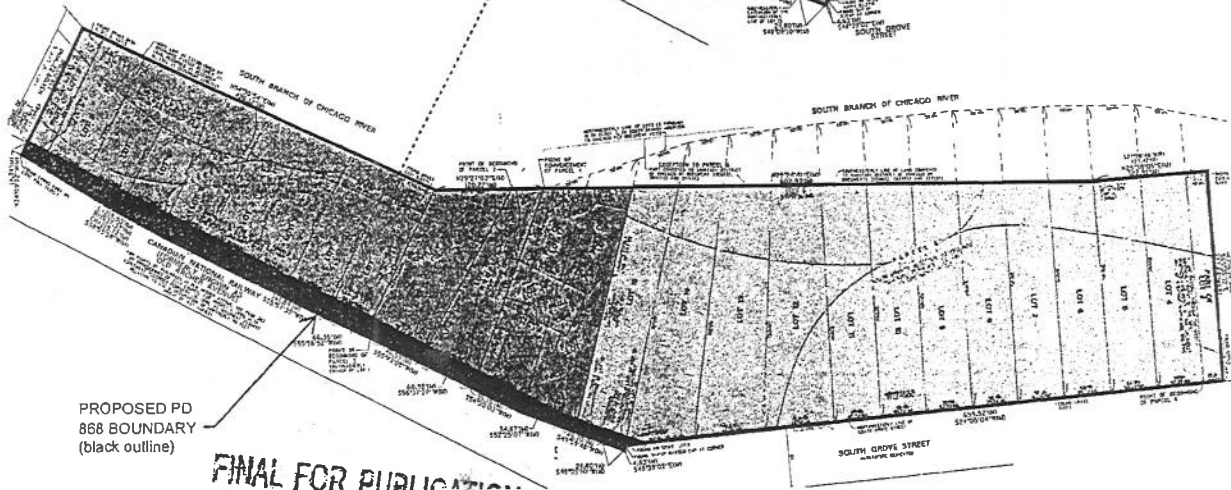
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SUB-AREA B



SUB-AREA B
BOUNDARY
(black outline)

SUB-AREAS A & B

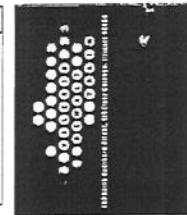


PROPOSED PD
868 BOUNDARY
(black outline)

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MAP LEGEND

- Sub-Area B
(2416 S. Archer Ave.)
- Sub-Area B
(parcels under contract)
- Sub-Area A
(existing PD 868:
2260 S. Grove St.)



**LOCAL 3601
EDUCATION BUILDING**

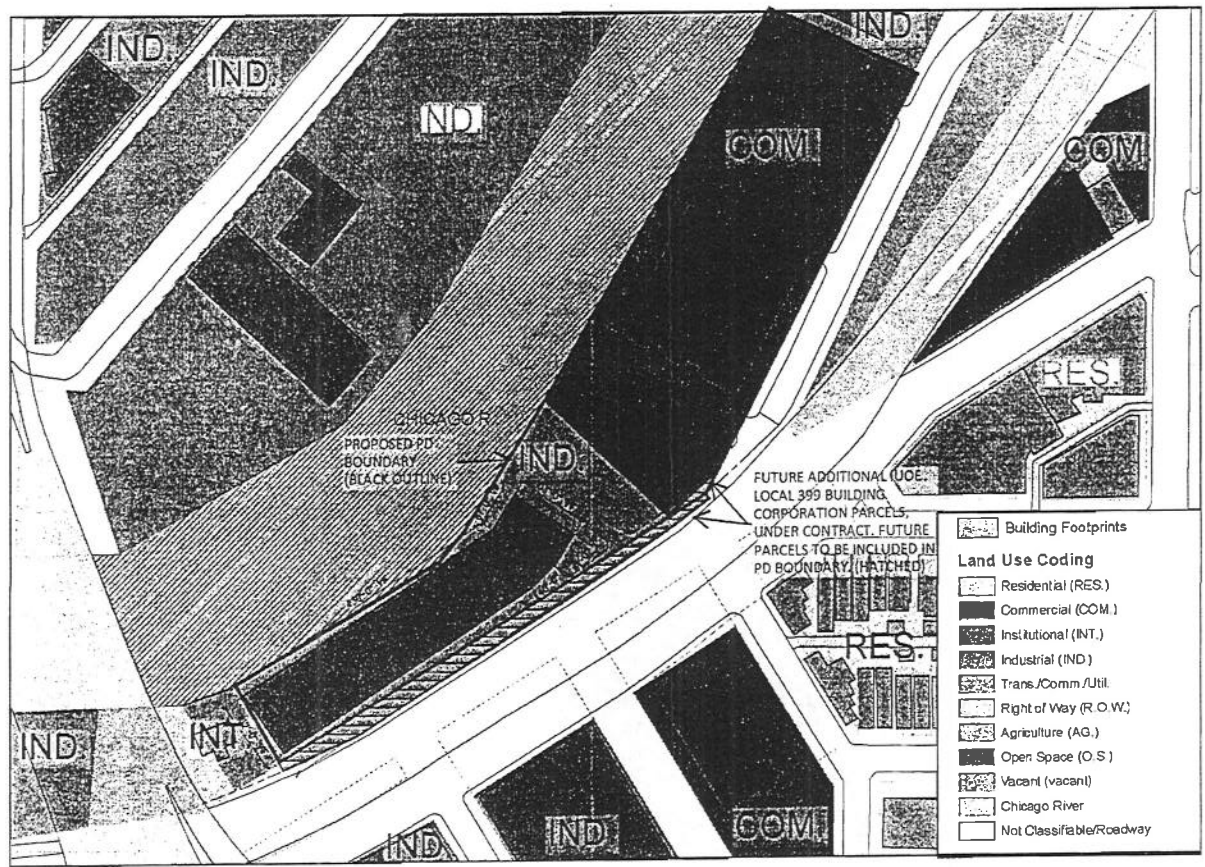
2416 SOUTH ARCHER AVENUE, CHICAGO, IL 60616

APPLICATION NAME
**PROPOSED
AMENDMENT TO
PD 868**

11/17/2017
INTRODUCTION DATE

PLAN COMMISSION DATE
SCALE:
NOT TO SCALE
SHEET TITLE

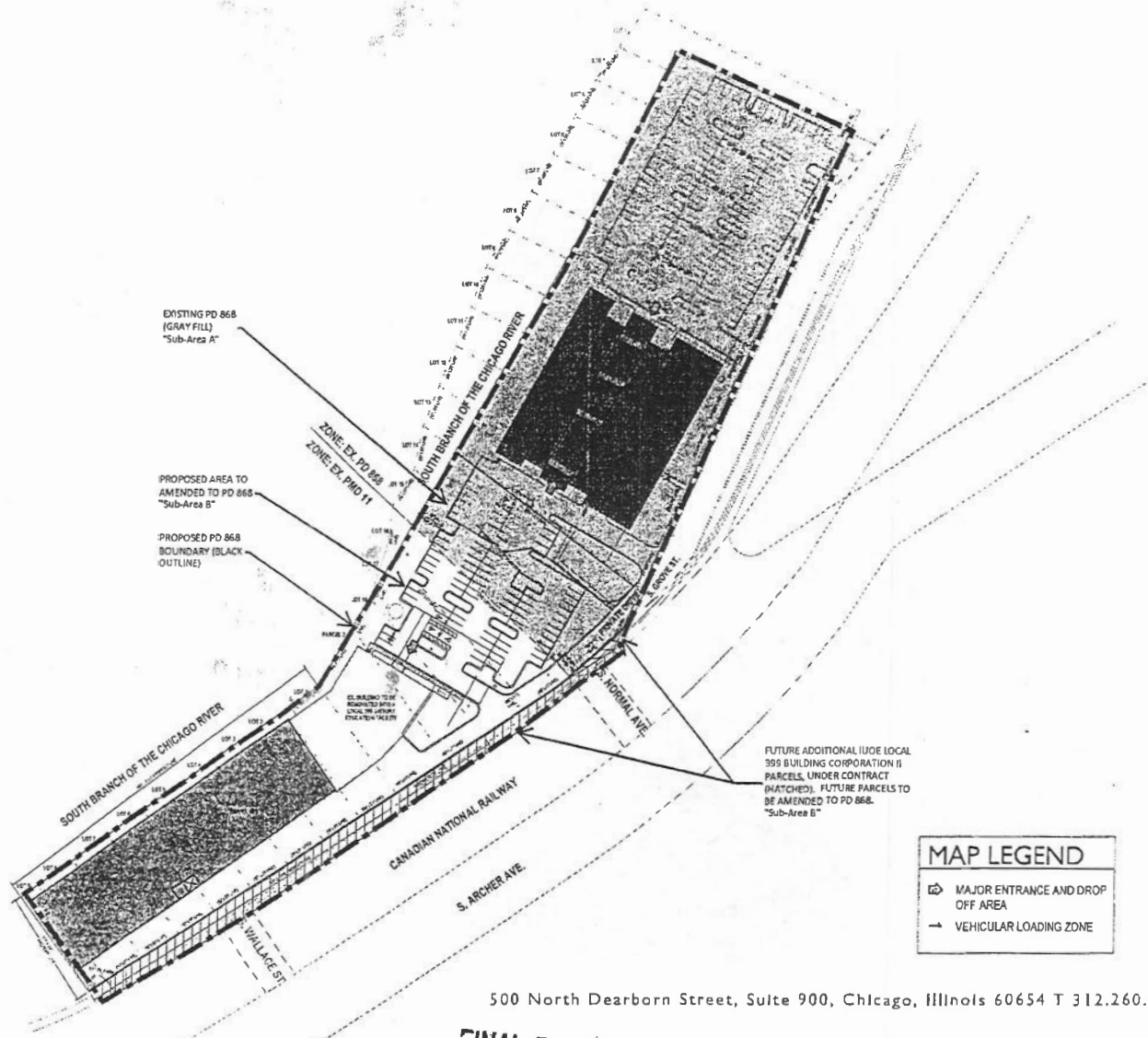
**RIGHT-OF-WAY
& SUB-AREA
MAP**




LOCAL 399 EDUCATION BUILDING
 246 SOUTH ARCHER AVENUE, CHICAGO, IL 60616
 APPLICATION NAME:
PROPOSED AMENDMENT TO PD 868
 11/17/2017
 INTRODUCTION DATE
 PLAN COMMISSION DATE
 SCALE: 1" = 150'-0"
 SHEET TITLE
GENERALIZED LAND-USE PLAN

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MAP LEGEND

- ◻ MAJOR ENTRANCE AND DROP OFF AREA
- VEHICULAR LOADING ZONE



LOCAL 666 EDUCATION BUILDING
 2415 SOUTH DEARBORN AVENUE, CHICAGO, IL 60616

APPLICATION NAME
PROPOSED AMENDMENT TO PD 868

11/17/2017

INTRODUCTION DATE

PLAN COMMISSION DATE

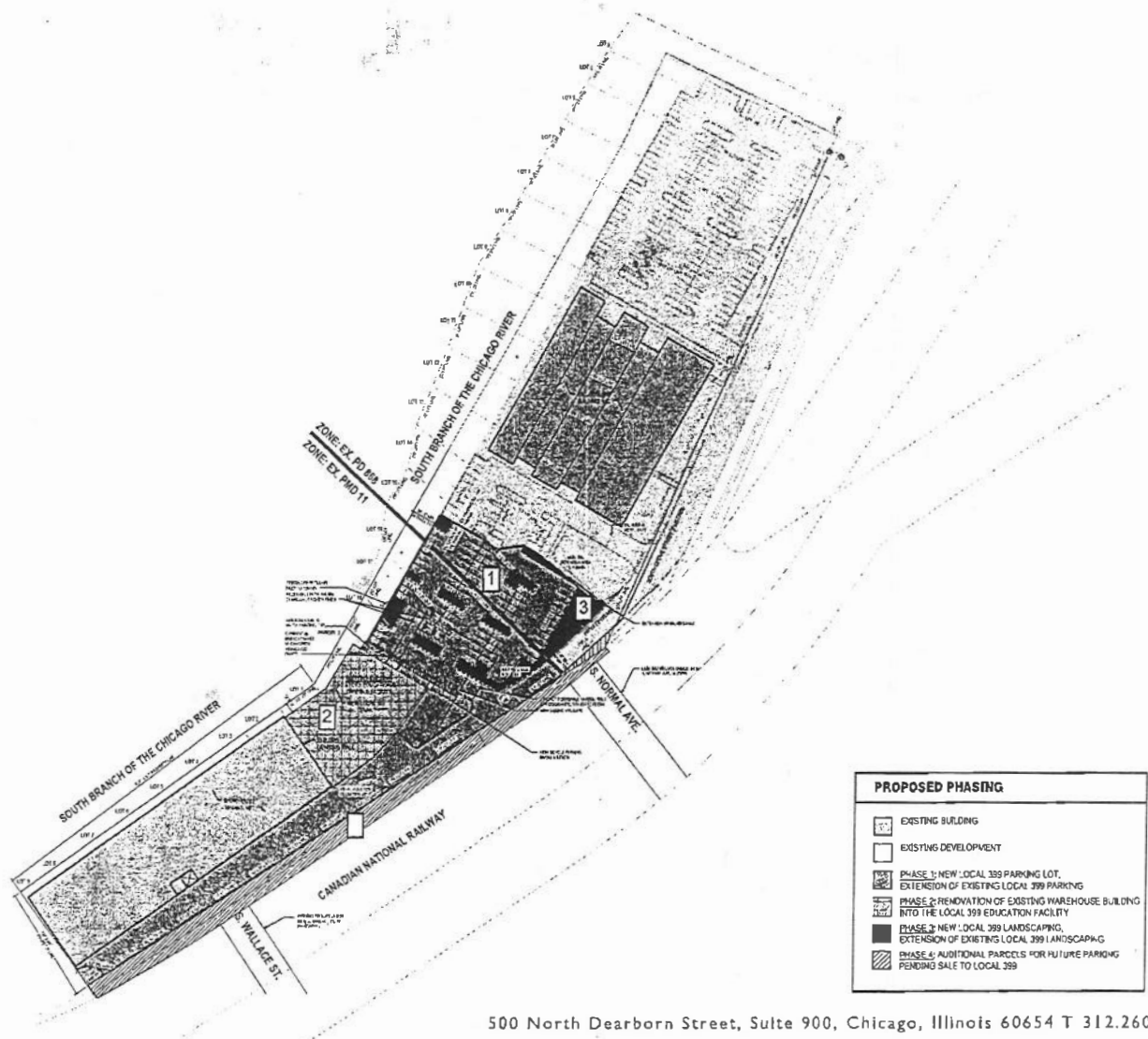
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SHEET TITLE

PROPOSED SITE PLAN FOR AMENDED PD868

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PROPOSED PHASING	
	EXISTING BUILDING
	EXISTING DEVELOPMENT
	PHASE 1: NEW LOCAL 399 PARKING LOT, EXTENSION OF EXISTING LOCAL 399 PARKING
	PHASE 2: RENOVATION OF EXISTING WAREHOUSE BUILDING INTO THE LOCAL 399 EDUCATION FACILITY
	PHASE 3: NEW LOCAL 399 LANDSCAPING, EXTENSION OF EXISTING LOCAL 399 LANDSCAPING
	PHASE 4: ADDITIONAL PARCELS FOR FUTURE PARKING PENDING SALE TO LOCAL 399

LOCAL 399
 EDUCATION BUILDING
 2416 SOUTH BRANCH AVENUE, CHICAGO, IL 60616

APPLICATION NAME
PROPOSED AMENDMENT TO PD 868



INTRODUCTION DATE _____

PLAN COMMISSION DATE _____

SCALE: 1" = 150'-0"
 SHEET TITLE _____

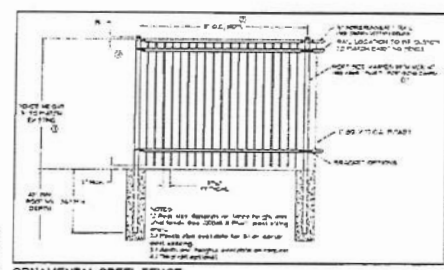
PROPOSED PHASING SITE PLAN

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IUOE LOCAL 399: EDUCATIONAL BUILDING & PARKING LOT
CITY OF CHICAGO LANDSCAPE ORDINANCE REQUIREMENTS

PROVIDED VEHICULAR USE AREA - 31,780 UNCOVERED SF VEHICULAR USE AREA	REQUIRED TREES	EXISTING TREES	PROVIDED TREES
REQUIRED LANDSCAPE AREA - 10% = 3,178 SF INTERNAL LANDSCAPE AREA	INTERNAL TREES (1 TREE/175 SF OF REQUIRED INTERNAL LANDSCAPE AREA)	26	0
PROVIDED INTERNAL LANDSCAPE AREA - 9,059 SF INTERNAL LANDSCAPE AREA	TOTAL TREES REQUIRED ON SITE*	26	0



- LEGEND**
- PROPOSED TREES
 - EVERGREEN SHRUBS
 - PERENNIALS
 - PERENNIAL MIX
 - SODDED
 - EXISTING 5' HT. FENCE TO REMAIN
 - RETAINED 5' HT. FENCE RE-INSTALL
 - RETAINED 5' HT. PED GATE RE-INSTALL
 - NEW 5' HT. FENCE

ILLINOIS STATE BOARD OF LANDSCAPE ARCHITECTURE
IUOE LOCAL 399 EDUCATIONAL BUILDING
666 LOCAL
 610 SOUTH ARCHER AVENUE, CHICAGO, IL 60605

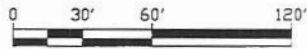
APPLICATION NAME
PROPOSED AMENDMENT TO PD 868

11/17/2017
 INTRODUCTION DATE

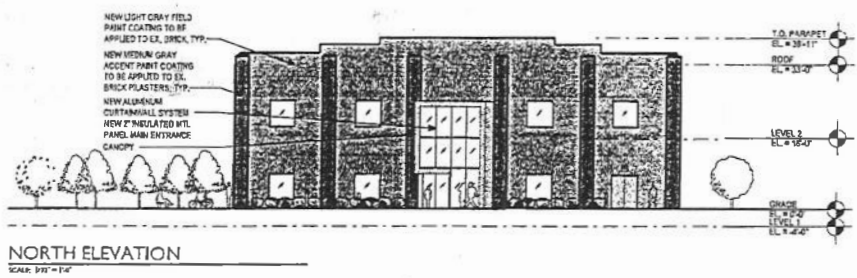
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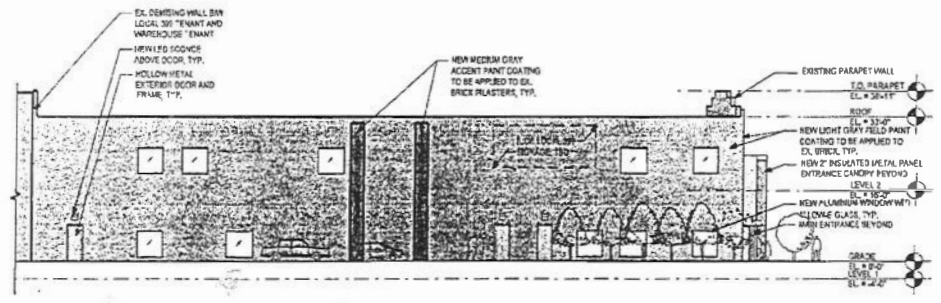
LANDSCAPE PLAN



FINAL FOR PUBLICATION



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"

LOCAL 399
EDUCATION BUILDING
 2416 SOUTH ARCHER AVENUE, CHICAGO, IL 60616

APPLICATION NAME
PROPOSED AMENDMENT TO PD 868

11/17/2017
INTRODUCTION DATE

PLAN COMMISSION DATE

SCALE: 1/32" = 1'-0"
SHEET THREE

NORTH & EAST ELEVATIONS


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1/17/2018

REPORTS OF COMMITTEES

65601



 CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT

LOCAL 998
EDUCATION BUILDING
 2416 SOUTH Dearborn Avenue, Chicago, IL 60616

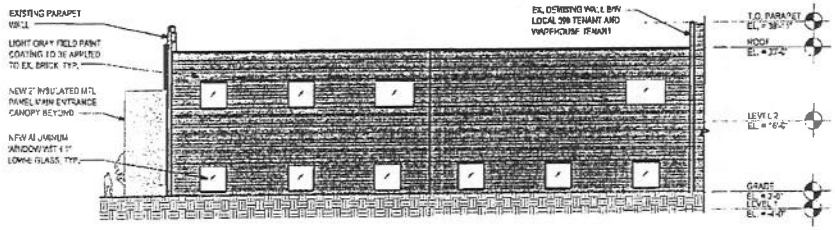
APPLICATION NAME
PROPOSED AMENDMENT TO PD 868

11/17/2017
 INTRODUCTION DATE

PLAN COMMISSION DATE

SCALE: 1/32" = 1'-0"
 SHEET 112.E

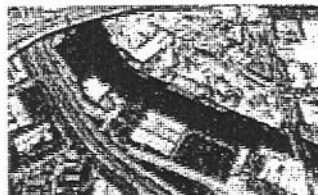
WEST ELEVATION



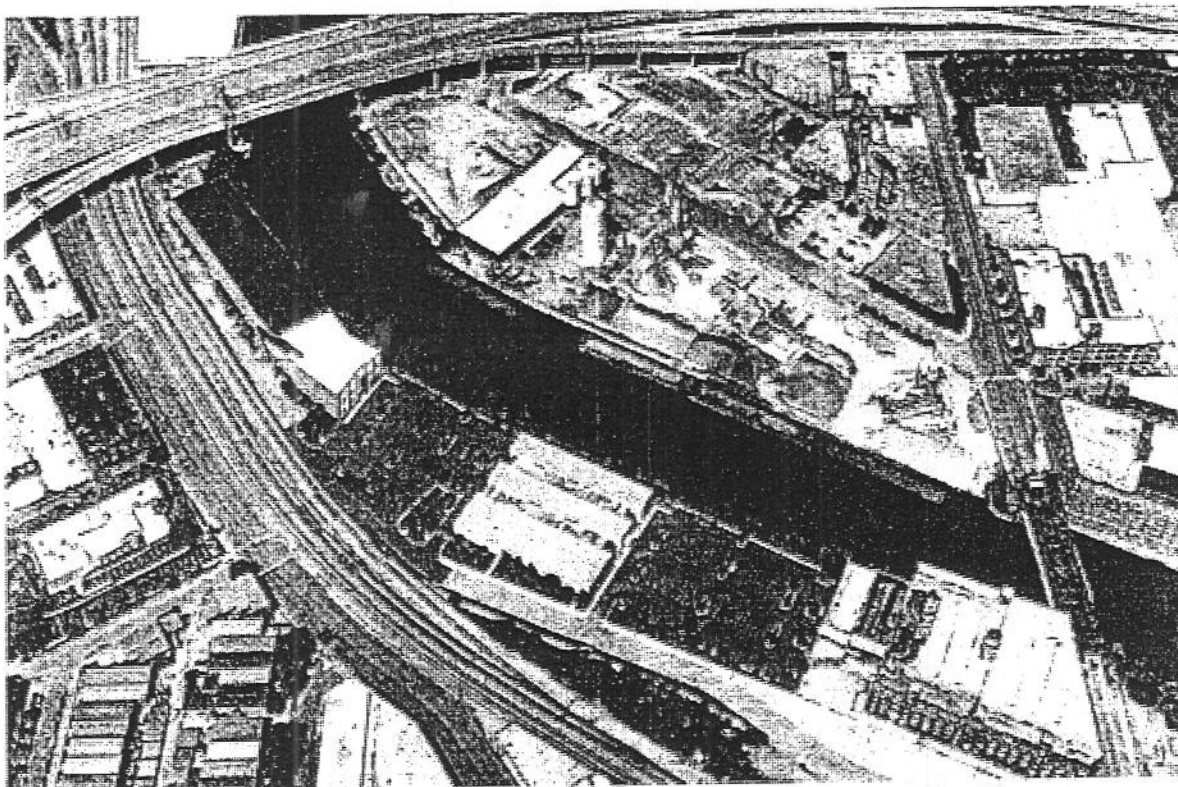
WEST ELEVATION
SCALE: 1/32" = 1'-0"

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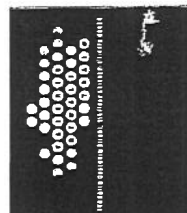
FINAL FOR PUBLICATION



EXISTING CONTEXT



PROPOSED LOCAL 399 CAMPUS IN CONTEXT



LOCAL 399
EDUCATION BUILDING
 2416 SOUTH ARCHER AVENUE CHICAGO, IL 60616

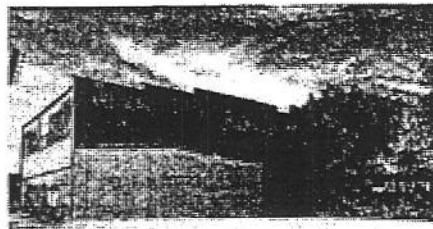
APPLICATION NAME:
**PROPOSED
 AMENDMENT TO
 PD 868**

INTRODUCTION DATE

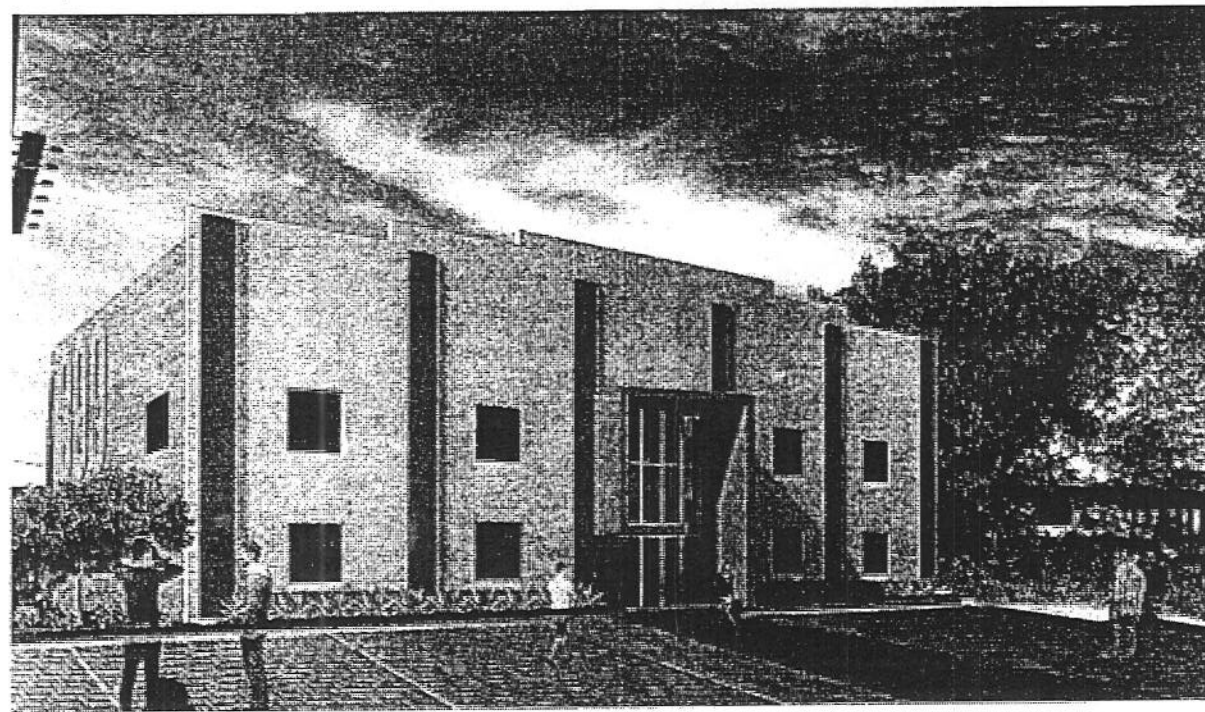
PLAN COMMISSION DATE:
 SCALE:
 NOT TO SCALE
 SHEET TITLE

**CONTEXTUAL
 RENDERING
 AERIAL VIEW**

FINAL FOR PUBLICATION

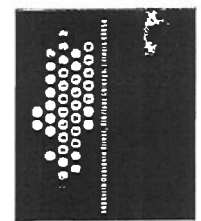


EXISTING ELEVATION



PROPOSED MAIN ENTRANCE ELEVATION

FINAL FOR PUBLICATION



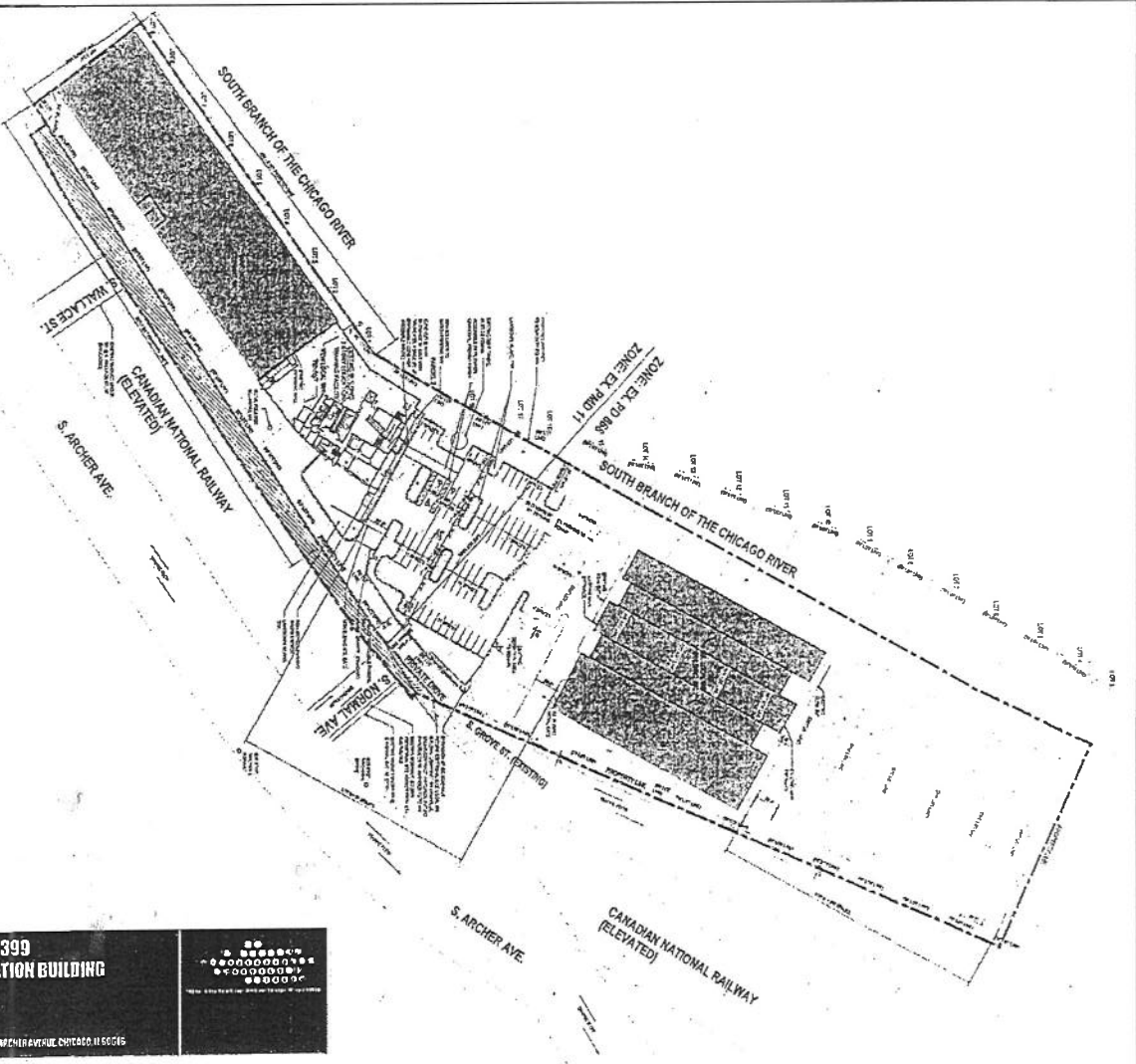
2418 S SOUTH BRICHER AVENUE, CHICAGO, IL 60616

APPLICATION NAME
**PROPOSED
AMENDMENT TO
PD 86B**

INTRODUCTION DATE

PLAN COMMISSION DATE
SCALE:
NOT TO SCALE
SHEET TITLE

**CONTEXTUAL
RENDERING
PEDESTRIAN VIEW**



FINAL FOR PUBLICATION

LOCAL 399
EDUCATION BUILDING
 2816 SOUTH ARCHER AVENUE, CHICAGO, IL 60654

PROPOSED
AMENDMENT TO
PD 888



CDOT

12/21/2017

SCALE: 1" = 100'-0"

PROPOSED SITE

PLAN FOR

AMENDED PD888

500 North Dearborn Street, Suite 900, Chicago, Illinois 60654 T 312.260.7300 F 312.260.7301

SITE PLAN

Scale: 1" = 100'-0"

CITY OF CHICAGO
 Department of Transportation
 Plan Review Committee
 Approved By: *[Signature]*
 Date: 12/18/17
 Project Title: Local 399
 Subject to existing conditions
 to be changed as required unless possible.

Reclassification Of Area Shown On Map Number 6-F.

(As Amended)

(Application Number 13931) *WBPD 868*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the M2-3 General Manufacturing District symbols and indications as shown on Map Number 6-F in the area bounded by:

that part of Lots 3 through 15, both inclusive, in South Branch Addition to Chicago, in Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, said plat being ante-fire described as follows:

beginning at the intersection of the boundary line between said Lots 3 and 4 with the northwesterly line of South Grove Street; thence north 25 degrees, 48 minutes, 29 seconds east along said northwesterly line of said South Grove Street 22.31 feet; thence north 63 degrees, 46 minutes, 24 seconds west along a line passing through the most southerly point of the most southerly pilaster of the southerly wall of a garage warehouse building of said Lot 3, a distance of 227.64 feet to the easterly line of the Sanitary District of Chicago property as described in warranty deed recorded July 24, 1904, as Document Number 3571373, said intersection being 24 feet, 4¼ inches north of the boundary line between said Lots 3 and 4; thence south 27 degrees, 20 minutes, 48 seconds west along said east line and the east line of premises conveyed by warranty deed recorded December 20, 1904, as Document Number 3634733, a distance of 123.42 feet; thence south 30 degrees, 50 minutes, 35 seconds west along said east line and the east line of premises conveyed by warranty deed recorded October 3, 1902, as Document Number 3302651, a distance of 506.31 feet to the southwesterly line of said Lot 15; thence south 45 degrees, 20 minutes, 11 seconds east along said southwesterly line 257.51 feet to the southerly most corner of said Lot 15; thence north 58 degrees, 17 minutes, 49 seconds east along the southeasterly line of said Lot 15, a distance of 59.00 feet to the easterly most corner of said Lot 15; thence north 25 degrees, 48 minutes, 29 seconds east 637.22 feet to the point of beginning, in Cook County, Illinois,

to those of a Waterway Business Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

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

Waterway Business Planned Development Number 868.

Plan Of Development Statements.

1. The area delineated herein as a Waterway Business Planned Development, consists of approximately one hundred sixty-seven thousand seven hundred seventy-four (167,774) square feet (plus or minus three and eighty-five hundredths (\pm 3.85) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the applicant, ETC Property Management, Inc.
2. All applicable official reviews, approvals or permits which are necessary to implement this plan of development shall be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal title holders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors.
4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan and Building Elevations prepared by Valerio Dewalt Train dated May 15, 2003. Full-sized copies of the Site/Landscape Plan and the Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall

apply to the property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses shall be permitted in the area delineated herein as a Waterway Business Planned Development: offices, including those of a labor organization, trade school, accessory parking and accessory uses.
 6. Identification signs and temporary signs such as construction signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development.
 7. Off-street loading facilities shall be provided in compliance with this planned development subject to the review and approval of the Departments of Transportation and Planning and Development.
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8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
 9. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of the improvements shall also be subject to limitations approved by the Federal Aviation Administration.
 10. The improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the loading area, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and the Building Elevations.
 11. The applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance and quality of and accessibility to the Chicago River, as provided for in the Waterway Planned Development Guidelines set forth in Section 11.11-2(1) of the Chicago Zoning Ordinance. To further these goals, the Applicant agrees to set back all buildings, and parking areas thirty (30) feet as measured from top of bank as depicted on the approved Site Plan.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
13. The requirements of the planned development may be modified, administratively, by the Commissioner of Planning and Development upon the application for such a modification by the applicant and a determination by the Commissioner of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of the planned development by the Commissioner of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
15. Unless substantial construction of the development has commenced within six (6) years following adoption of this planned development, and unless completion thereof is diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to the pre-existing M2-3 General Manufacturing District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan; Planting Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 2849 through 2855 of this *Journal*.]

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

Waterway Business Planned Development Number 868.

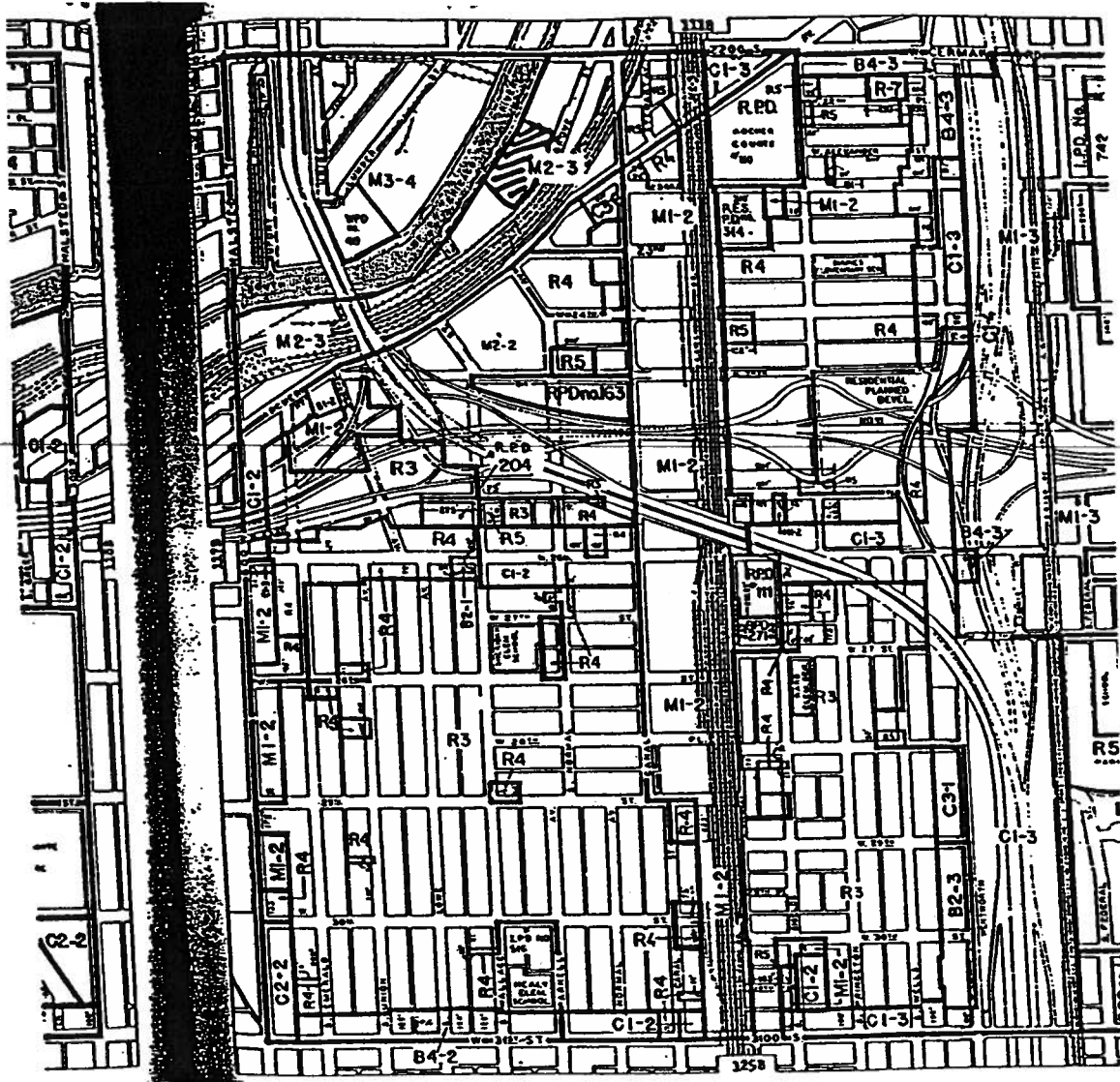
Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way ($\pm 191,484$ square feet (± 4.40 acres) = $\pm 167,774$ square feet (± 3.85 acres) + $\pm 23,710$ square feet ($\pm .55$ acres)).

Maximum Permitted Floor Area Ratio:	1.0.
Setbacks From Property Line:	In substantial conformance with the Site/Landscape Plan.
Maximum Percentage Of Site Coverage:	In substantial conformance with the Site/Landscape Plan.
Minimum Number of Off-Street Parking Spaces:	219.
Minimum Number of Off-Street Loading Berths:	1.
Maximum Building Height:	In substantial conformance with the Building Elevations.

Existing Zoning Map.



EXISTING ZONING MAP

Applicant: ETC Property Management
 763 West Jackson Boulevard
 Chicago, Illinois 60661

Date: March 5, 2003
 Revised: May 15, 2003

Legend

Subject Property



Existing Land-Use Map.

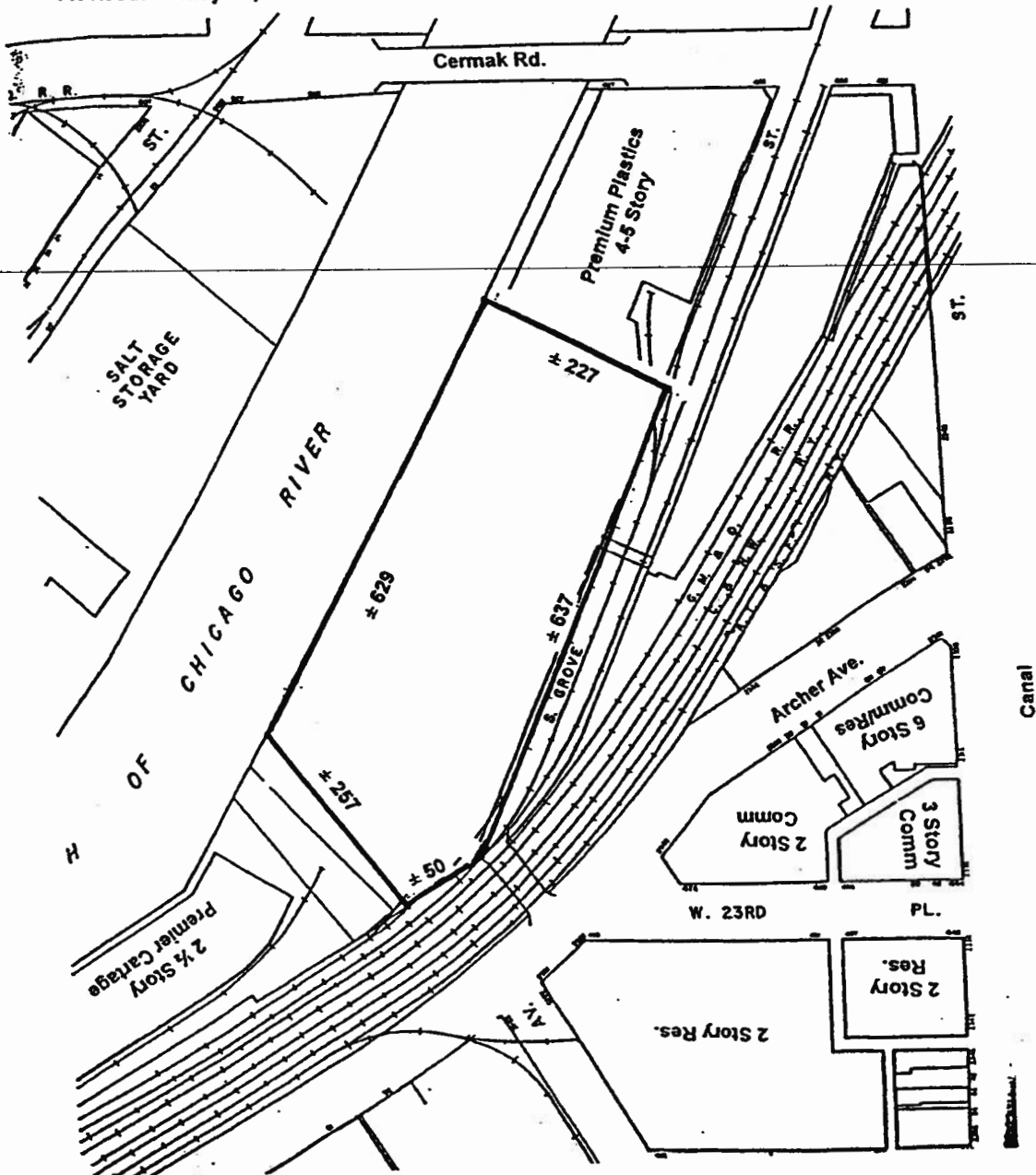
Applicant: ETC Property Management
763 West Jackson Boulevard
Chicago, Illinois 60661

Legend

— Property Line

Date: March 5, 2003
Revised: May 15, 2003

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Boundary And Property Line Map.

Applicant: ETC Property Management
763 West Jackson Boulevard
Chicago, Illinois 60661

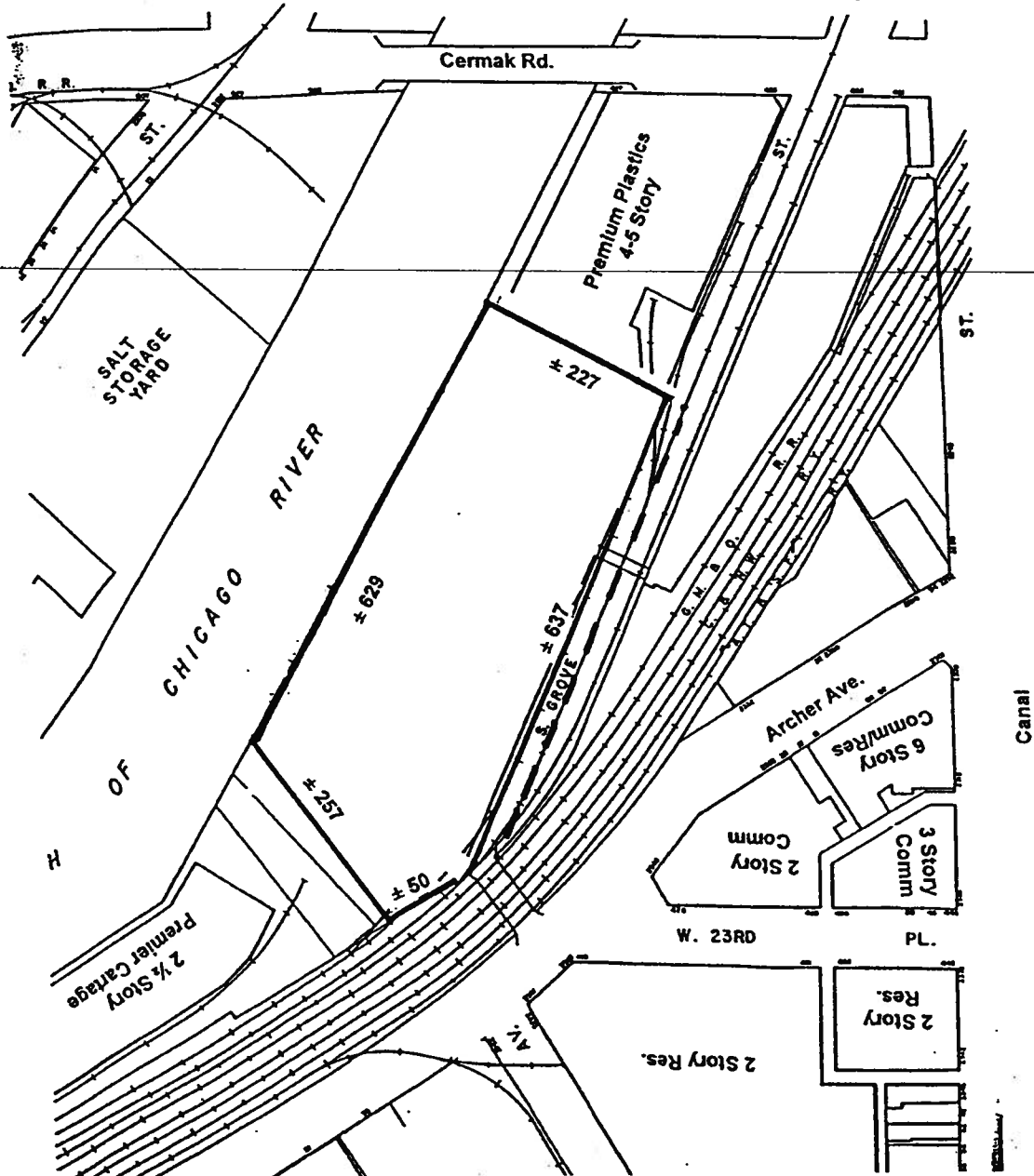
Date: March 5, 2003

Revised: May 15, 2003

Legend

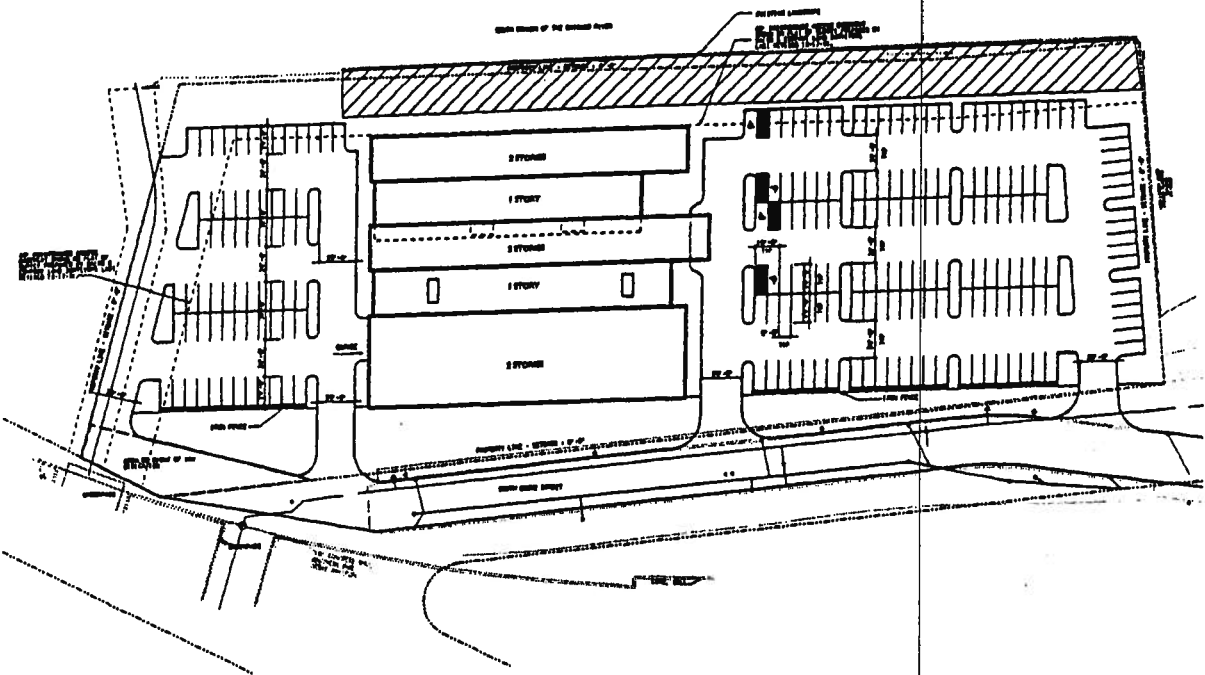
- Property Line
- - - Planned Development Boundary Line

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Site Plan.

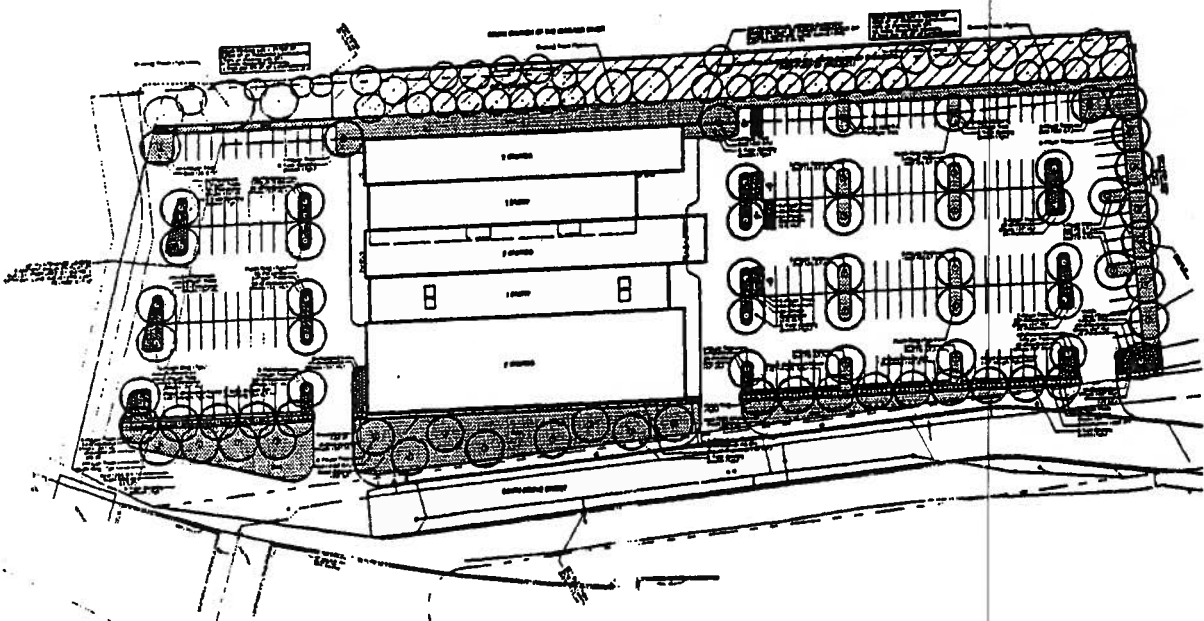
PROJECT DATA	
LOT AREA:	3.87 ACRES
PARKING:	312 CAR-SPS
LOADING:	04 GARAGE
BUILDING HEIGHT:	37'-0"
BUILDING FOOTPRINT:	34,398 SF
TOTAL BUILDING AREA:	42,888 SF



18 MAY 2003

Planting Plan.

NO.	PLANT	QTY.	REMARKS
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6/4/2003

REPORTS OF COMMITTEES

2855

East And West Building Elevations.

