

# PD 972

**Table of Contents**

**06/08/2005 PD Adoption** ..... **2**  
    Ordinance ..... 2  
    Statements ..... 3  
    Bulk Table ..... 6  
    Exhibits ..... 7

6/8/2005

REPORTS OF COMMITTEES

14932  
50907

*Reclassification Of Area Shown On Map Number 24-A.*

(As Amended)

(Application Number 14932) WPD 972

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the P.M.D. Number 6, Calumet Planned Manufacturing District symbols as shown on Map Number 24-A in the area bounded by:

the southwesterly line of the Norfolk Southern Railroad right-of-way; a line 296 feet west of South Avenue N, or the line thereof extended where no street exists; a line 26 feet southwest of the southwesterly line of the Norfolk Southern Railroad right-of-way to a point 209 feet west of South Avenue N, or the line thereof extended where no street exists; a line from the last described point drawn in a southwesterly direction for a distance of 64.78 feet to a point 265 feet west of South Avenue N, or the line thereof extended where no street exists; a convex line from the last described point drawn in a southeasterly direction along an arc of 398.78 feet and a chord of 398 feet to a point on the north line of East 99<sup>th</sup> Street, or the line thereof extended where no street exists; a line 45 feet west of South Avenue N, or the line thereof extended where no street exists to a point 125 feet north of East 99<sup>th</sup> Street, or the line thereof extended where no street exists; a line from the last described point drawn in a northeasterly direction for a distance of 133.01 feet to a point 82.5 feet west of South Avenue N, or the line thereof extended where no street exists; a convex line from the last described point drawn in a southeasterly direction along an arc for a distance of 317.94 feet; South Avenue N; East 100<sup>th</sup> Street; the centerline of the Calumet River to a point on and measured along the centerline for a distance of 998.66 feet north of the north line of East 100<sup>th</sup> Street, or the line thereof extended where no street exists; a line from the last described point drawn in an easterly direction for a distance of 497 feet to a point on the northeasterly line of the Chicago Skyway Toll Bridge right-of-way 540 feet northwest of South Avenue N (as measured along the northeasterly line of the Chicago Skyway Toll Bridge right-of-way); the northeasterly line of the Chicago Skyway Toll Bridge right-of-way; and the centerline of the Calumet River,

to those of a Waterway Planned Development.

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

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

*Waterway Planned Development Number 972.*

*Plan Of Development Statements.*

1. The area delineated herein as a Waterway Planned Development ("Planned Development"), consists of approximately one million thirty-two thousand two hundred two (1,032,202) square feet (approximately twenty-three and seventy hundredths (23.70) acres) of property located in the area generally bounded by the southwesterly line of the Norfolk Southern Railroad right-of-way; South Avenue N; East 100<sup>th</sup> Street; the centerline of the Calumet River; the northeasterly line of the Chicago Skyway Toll Bridge right-of-way; and the centerline of the Calumet River, as more fully depicted on the attached Planned Development Boundary and Property Line Map ("Property"). The Property is under the unified control of the applicant, Skyway Yacht Works, L.L.C.
2. All applicable official reviews, approvals or permits that are required in connection with the Planned Development shall be obtained or authorized to be obtained by the applicant. Any dedication or vacation of streets, alleys or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal and approval by the City Council.
3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon the applicant, 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 of the Property. Furthermore, any applications for amendments, modifications or changes (administrative, legislative or otherwise) to the Planned Development shall be authorized to be made by the owner of the specific portion of the Property for which any amendment, modification or change is sought. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. The plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Site Plan; a Landscape Plan; and Building Elevations, prepared by Allen L. Kracower & Associates dated May 19, 2005. Full-sized copies of the Site Plan, 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. The 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 Waterway Planned Development Number 972: barge towing and mooring facilities; outdoor boat storage; indoor boat storage; administrative offices; parking; accessory and related uses.  
  
Portions of the Property may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property.
6. Identification signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Any service drive or other ingress and egress shall be adequately designed and paved in accordance with the regulations of the Chicago Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of Chicago. Closure of all or part of any public street or alley during demolition or construction shall be subject to review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of each of the buildings and any appurtenances thereto set forth in the Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area and floor area ratio ("F.A.R.") calculations, the definitions of the Chicago Zoning Ordinance shall apply, except that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, floor area devoted to mechanical equipment located on the roof and mechanical equipment within the building that occupies a contiguous area of one thousand (1,000) square feet or more shall be excluded.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan

and Building Elevations attached hereto and made a part of the Planned Development.

11. The terms, conditions and exhibits of the Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon written application and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by the Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development 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 17-13-0611-A of the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 17-13-0611-A of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks and an increase of the maximum percent of land covered.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all new buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use its best and reasonable efforts to design, construct and maintain all new buildings located within the Planned Development in an energy efficient manner, generally consistent with the most current efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
13. The 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. If applicable, plans for all new 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.
14. Construction of the storage buildings will be conducted in phases. The initial buildings will be constructed on the 3400 East 100<sup>th</sup> Street property. Unless a portion of the boat storage operation contemplated by the Planned Development has commenced within six (6) years following adoption of the Planned Development, and unless other phases of the boat storage operation are diligently pursued thereafter, then the Planned Development shall expire and the zoning of the Property shall automatically revert to the pre-existing classification of P.M.D. Number 6, Calumet Planned Manufacturing District.

6/8/2005

REPORTS OF COMMITTEES

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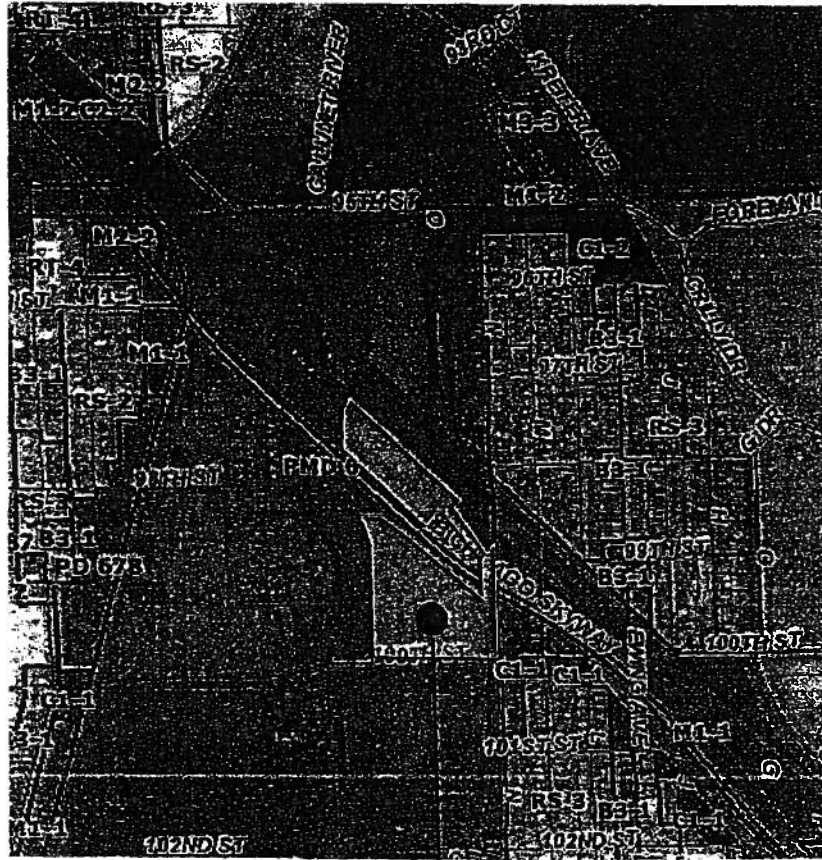
[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan; Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 50912 through 50917 of this *Journal*.]

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

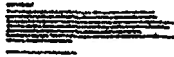
*Bulk Regulations And Data Table.*

Gross Site Area:	1,095,078 square feet (25.14 acres)
Area in Public Right-of-Way:	62,876 square feet (1.44 acres)
Net Site Area:	1,032,202 square feet (23.70 acres)
Area in River Bed:	367,724 square feet (8.44 acres)
Net Developable Area:	664,478 square feet (15.25 acres)
Maximum Floor Area Ratio:	3.0
Setbacks From Property Line:	In substantial conformance with the Site Plan
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan
Minimum Number of Parking Spaces:	24
Maximum Building Height:	In substantial conformance with the Site Plan
Storm Water Management Release Rate:	1.0 cubic square feet/acre to Calumet River for 100 year storm for open areas

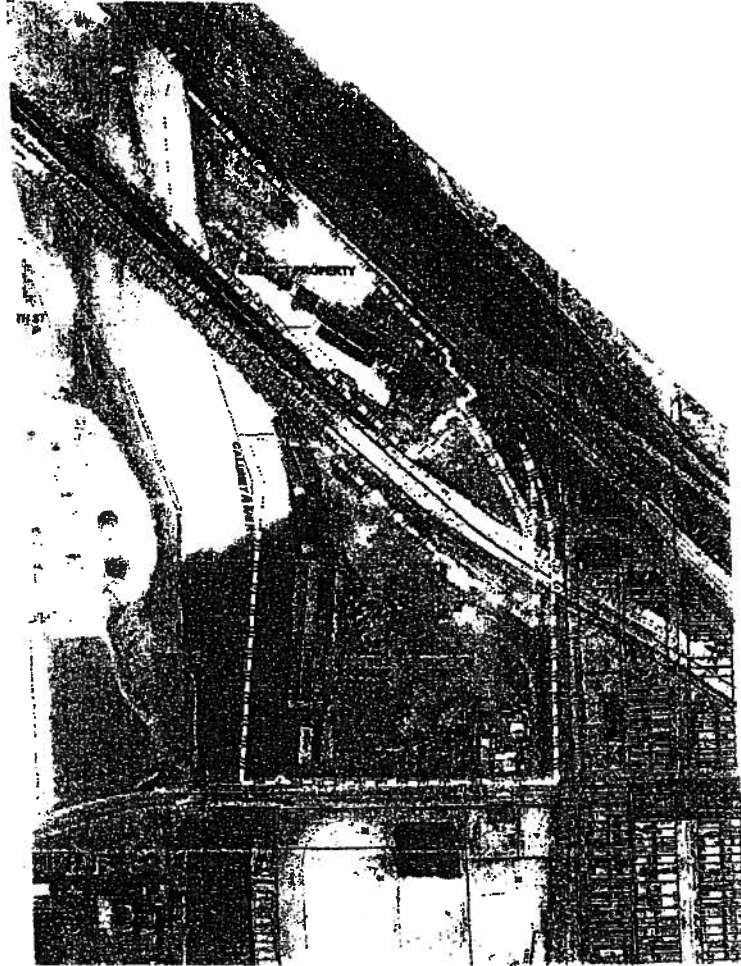
Existing Zoning Map.



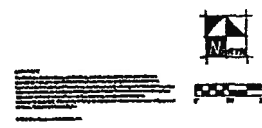
SITE ZONED PMD 6



Existing Land-Use Map.



LEGEND:  
A-AUTOMOTIVE, R- RESIDENTIAL, M- MANUFACTURING  
V- VACANT, D- RESTAURANT



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

