



# City of Chicago



**SO2010-7387**

Office of the City Clerk

## Tracking Sheet

<b>Meeting Date:</b>	12/8/2010
<b>Status:</b>	Passed
<b>Sponsor(s):</b>	City Clerk
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification <b>App. No. 17096</b>
<b>Committee(s) Assignment:</b>	Committee on Zoning

ORDINANCE

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 Planned Manufacturing District Number 11 District symbols and indications as shown on Map No. 6-G in the area bounded by

THE INTERSECTION OF THE SOUTH LINE OF WEST CERMAK ROAD WITH THE EAST LINE OF SOUTH MORGAN STREET, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 60 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO AFORESAID, THENCE NORTH 88 DEGREES 24 MINUTES 07 SECONDS EAST (BASIS OF BEARINGS ASSUMED), ALONG SAID SOUTH LINE OF WEST CERMAK ROAD, A DISTANCE OF 280.65 FEET; THENCE SOUTH 01 DEGREE 35 MINUTES 52 SECONDS EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 08 DEGREES 17 MINUTES 29 SECONDS WEST, A DISTANCE OF 190.55 FEET TO A POINT ON THE WEST LINE OF SAID JOY'S CANAL AND THE EAST LINE OF SAID LOTS 61 THROUGH 70; THENCE SOUTH 01 DEGREE 38 MINUTES 56 SECONDS EAST ALONG SAID LINE A DISTANCE OF 759.92 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 04 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A POINT IN A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF JOY'S CANAL (NOW FILLED) AFOREMENTIONED; THENCE SOUTH 01 DEGREE 38 MINUTES 56 SECONDS EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 341.31 FEET TO THE NORTHERLY LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER AS IMPROVED; THENCE SOUTH 82 DEGREES 12 MINUTES 29 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER, AS IMPROVED, A DISTANCE OF 39.85 FEET TO AN ANGLE POINT; THENCE SOUTH 82 DEGREES 56 MINUTES 56 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER, AS IMPROVED, A DISTANCE OF 113.65 FEET TO AN ANGLE POINT; THENCE SOUTH 37 DEGREES 45 MINUTES 16 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER, AS IMPROVED, A DISTANCE OF 232.69 FEET; THENCE NORTH 02 DEGREES 10 MINUTES 29 SECONDS EAST, A DISTANCE OF 506.65 FEET, TO A POINT ON THE NORTH LINE OF LOT 72 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO AFORESAID; THENCE NORTH 88 DEGREES 23 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF LOT 72 AFORESAID AND ITS EASTERLY EXTENSION A DISTANCE OF 111.37 FEET, TO A POINT ON THE EAST LINE OF SOUTH MORGAN STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 69 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO AFORESAID; THENCE NORTH 01 DEGREE 34 MINUTES 31 SECONDS WEST ALONG SAID EAST LINE OF SOUTH MORGAN STREET, A DISTANCE OF 900.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

to those of a Waterway Industrial Planned Development.

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

Common Address of Property: 977 West Cermak Road, Chicago, IL

**WATERWAY INDUSTRIAL PLANNED DEVELOPMENT**  
**Bulk Regulations and Data Table**

**GENERAL DESCRIPTION OF LAND USE:**

See Statement No. 5 of this Planned Development.

**MAXIMUM PERMITTED F.A.R.:**

0.39

**GROSS SITE AREA = NET SITE AREA + Area remaining in the public right-of-way**

Net Site Area: 389,036 sq. ft. (8.9131 acres)

Gross Site Area: 419,905 sq. ft. (9.6396 acres)

**SETBACKS FROM PROPERTY LINE:**

Cermak Road:	10 ft.
Morgan Street:	none
East Property Line:	none
Chicago River:	30 ft. T/Bank

**MAXIMUM PERCENTAGE OF SITE COVERAGE:**

In conformance with the Site Plans

**MINIMUM NUMBER OF OFF-STREET PARKING SPACES:**

110

**MINIMUM NUMER OF OFF-STREET LOADING BERTHS:**

(12) Per this Planned Development

**MAXIMUM BUILDING HEIGHT:**

40 ft.

Applicant: The Cermak Morgan LLC  
 Address: 977 west Cermak Road  
 Intro. Date: June 30, 2010  
 CPC Date: October 21, 2010

WATERWAY INDUSTRIAL PLANNED DEVELOPMENT NO.Plan of Development Statements

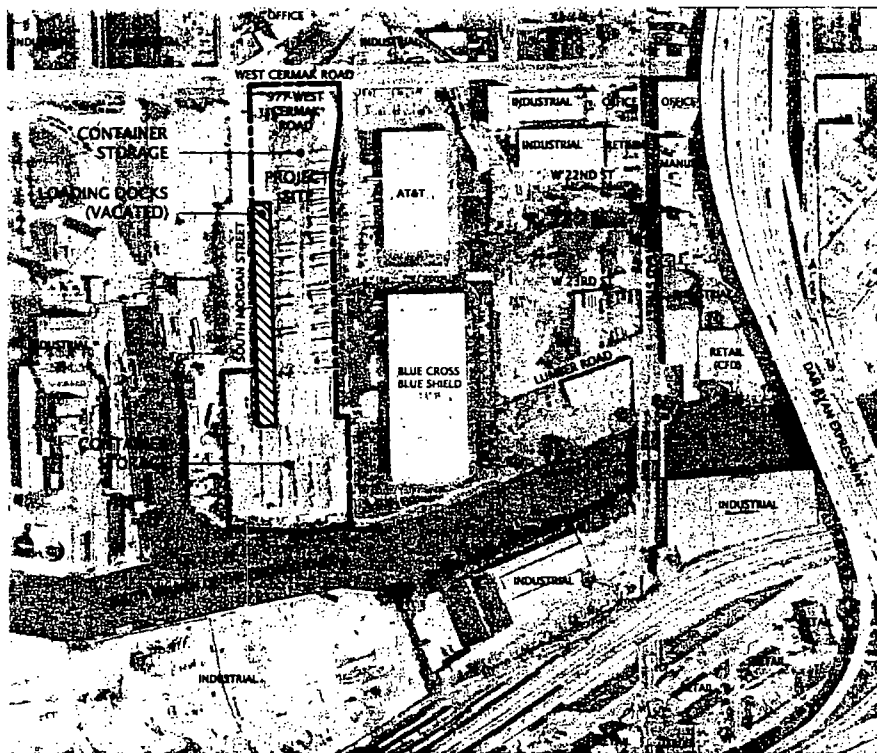
1. The area delineated herein as a Waterway Industrial Planned Development (the "Planned Development"), consists of approximately three hundred eighty-nine thousand and thirty-six (389,036) square feet or eight and nine hundredths (8.9) acres of real property depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property"). The Property is owned or controlled by The Cermak-Morgan LLC (the "Applicant").
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council prior to Part II approval.
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 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 shall, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, be under single ownership or under single designated control, subject to the last sentence of this statement. Single designated control is defined in section 17-8-0400 of the Chicago Zoning Ordinance ("Zoning Ordinance").
4. This Planned Development consists of eighteen (18) statements, a Bulk Regulations and Data Table and the following exhibits prepared by Lohan Anderson, all last dated October 21, 2010: a Planned Development Boundary Map, an Existing Land-Use Map and Existing Zoning Map; a Schematic Site Plan; Illustrative Riverwalk Landscape plan; Illustrative Riverwalk Section, Building 'A' Elevations, Building 'B' Elevations and a Bulk and Data Table. 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. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall govern. In case of a conflict between the terms of this Planned Development ordinance and the Zoning ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the Planned Development: all permitted uses in PMD -11 District A.
6. On-Premise signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the

APPLICANT: The Cermak-Morgan LLC.  
 ADDRESS: 977 West Cermak  
 Intro DATE: June 30, 2010  
 CPC Date: October 21, 2010

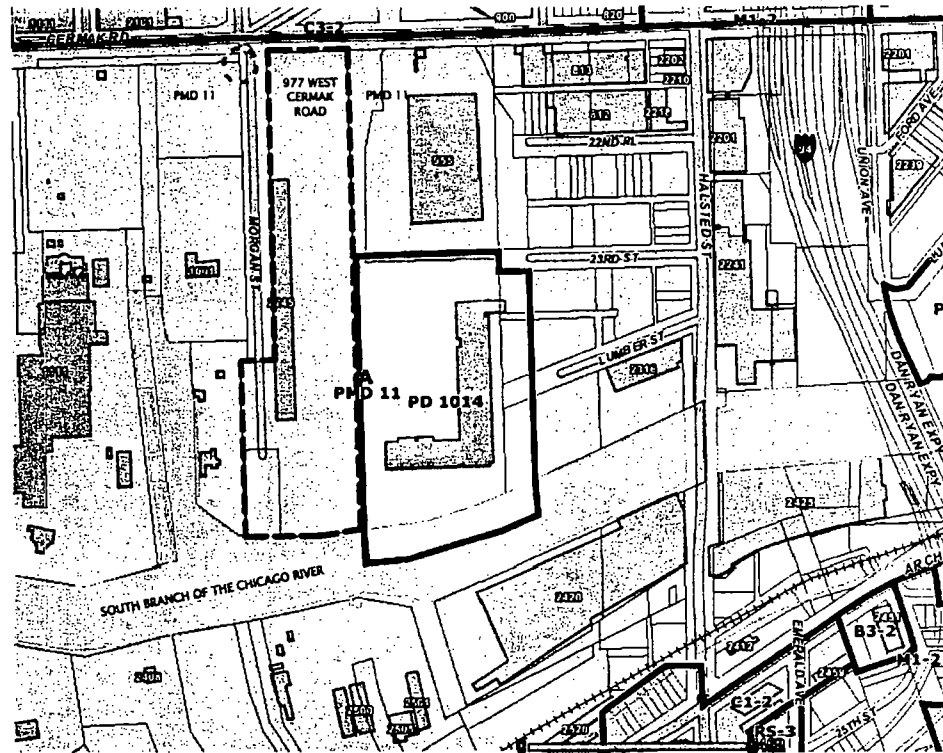
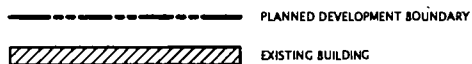
Department of Zoning and Planning (DZP). Off-Premise signs are prohibited within the boundary of the Planned Development.

7. Off-street parking and off-street loading facilities shall be provided in compliance with the Planned Development, subject to review and approval of the Department of Transportation and Department of Zoning and Planning.
8. The terms and conditions of development under this the Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Commissioner of the Department of Zoning and Planning upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
9. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration
10. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Planning. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Chicago 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. Closure of all or any part of any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.
11. The maximum permitted floor area ratio (F.A.R.) for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of floor area ratio calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted F.A.R. identified in the Bulk Regulations Table has been determined using a Net Site Area of 389,036 square feet.
12. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Zoning and Planning. 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.
13. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.

14. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Site Plans, Landscape Plan and Building Elevations, and in accordance with the parkway and tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
15. 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 provided in the waterway planned development guidelines contained in the Chicago Zoning Ordinance (Section 17-8-0912). To further these goals, the Applicant agrees to: (a) provide a landscaped thirty (30) foot-wide river setback and continuous riverside trail as indicated on the Site Plans and Landscape Plan; and (b) permit connection of such setback and trail to the setbacks and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. At such time as similar river edge improvements are made and public access is provided on at least one adjacent riverside property, the Applicant shall permit ungated public access from the east or west riverside property, as the case may be, to the river improvements in the thirty (30) foot river setback area of the Property free of charge during typical Chicago Park District hours. All improvements within the thirty (30) foot river setback area must be substantially complete prior to receipt of an occupancy certificate for the principal building on the Property, provided that planting may be delayed if consistent with good landscaping practice, but not longer than one (1) year following receipt of the occupancy certificate.
16. 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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Zoning and Planning.
17. 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.
18. Unless substantial construction of the improvements contemplated on the Property by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the P.M.D. Number 11 District A. This six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Zoning and Planning determines that good cause for an extension is shown.



VICINITY AND EXISTING LAND USE MAP



EXISTING ZONING MAP

PLANNED DEVELOPMENTS  
PD 1014

PLANNED MANUFACTURING DISTRICTS  
PMD-11

BUSINESS DISTRICTS  
B3-2 COMMUNITY SHOPPING DISTRICT

COMMERCIAL DISTRICTS  
C1-2 NEIGHBORHOOD COMMERCIAL DISTRICT  
C3-2 NEIGHBORHOOD COMMERCIAL DISTRICT

MANUFACTURING DISTRICTS  
M1-2 RESTRICTED MANUFACTURING DISTRICT

RESIDENTIAL DISTRICTS  
RS-3 RESIDENTIAL SINGLE-UNIT DISTRICT

LOHAN ANDERSON  
601 NORTH MICHIGAN (PHONE) 278-1000  
CHICAGO, IL 60611  
F. 312.229-0943 F. 312.229-1944

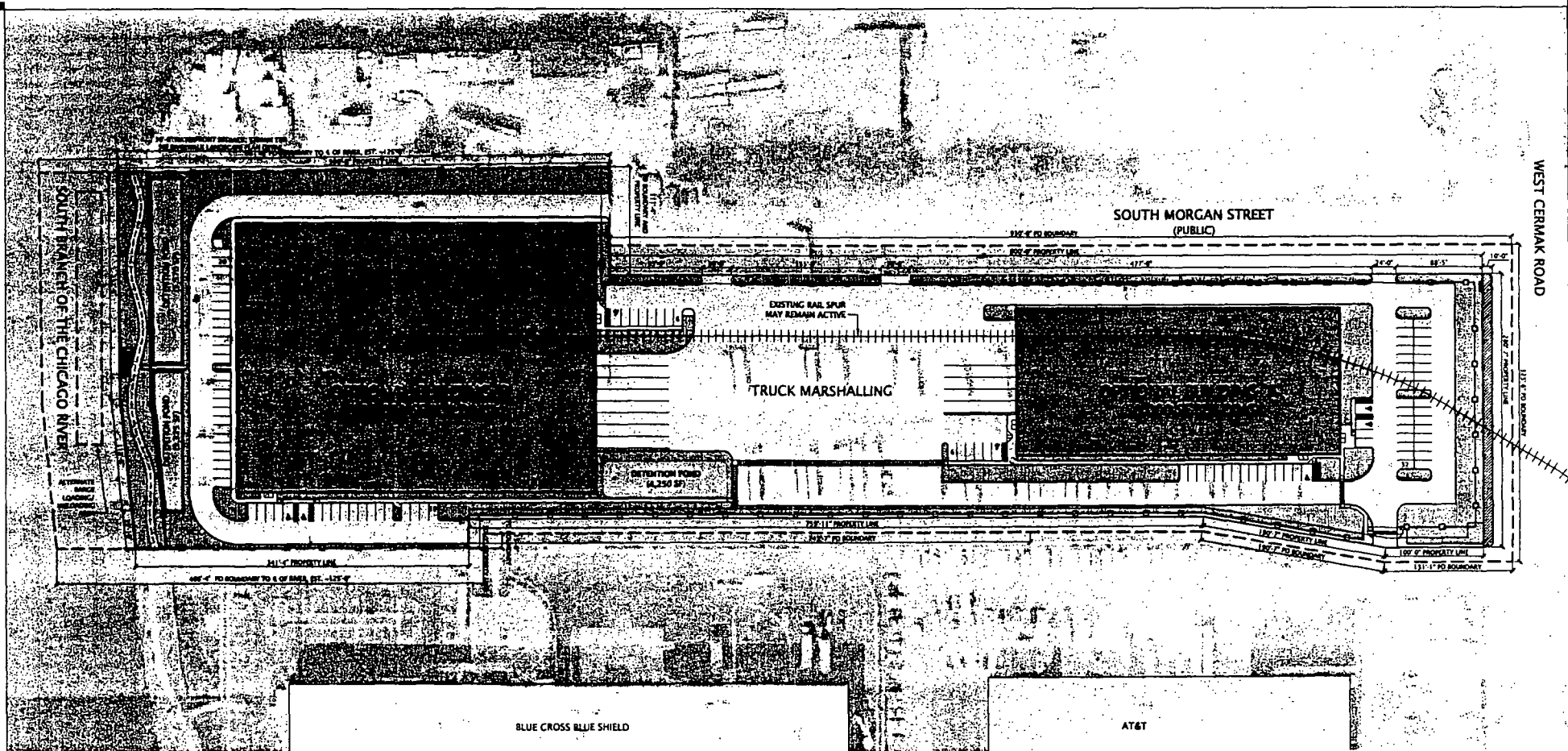
VICINITY AND EXISTING LAND USE MAP AND EXISTING ZONING MAP

APPLICANT: CERMAK MORGAN LLC PROJECT: 977 WEST CERMAK ROAD  
INTRO DATE: 29 JUNE 2010 CFC DATE: 21 OCTOBER 2010

NOT TO SCALE

PLAN COMMISSION EXHIBIT

FINAL FOR PUBLICATION



LOHAN ANDERSON

340 NORTH MORGAN STREET, 2ND FLOOR  
CHICAGO, IL 60611  
TEL: (312) 233-1000 FAX: (312) 233-1001

# BOUNDARY MAP

APPLICANT: CERMAK MORGAN LLC PROJECT: 177 WEST CERMAK ROAD  
INTRO DATE: 30 JUNE 2010 CHG DATE: 21 OCTOBER 2010

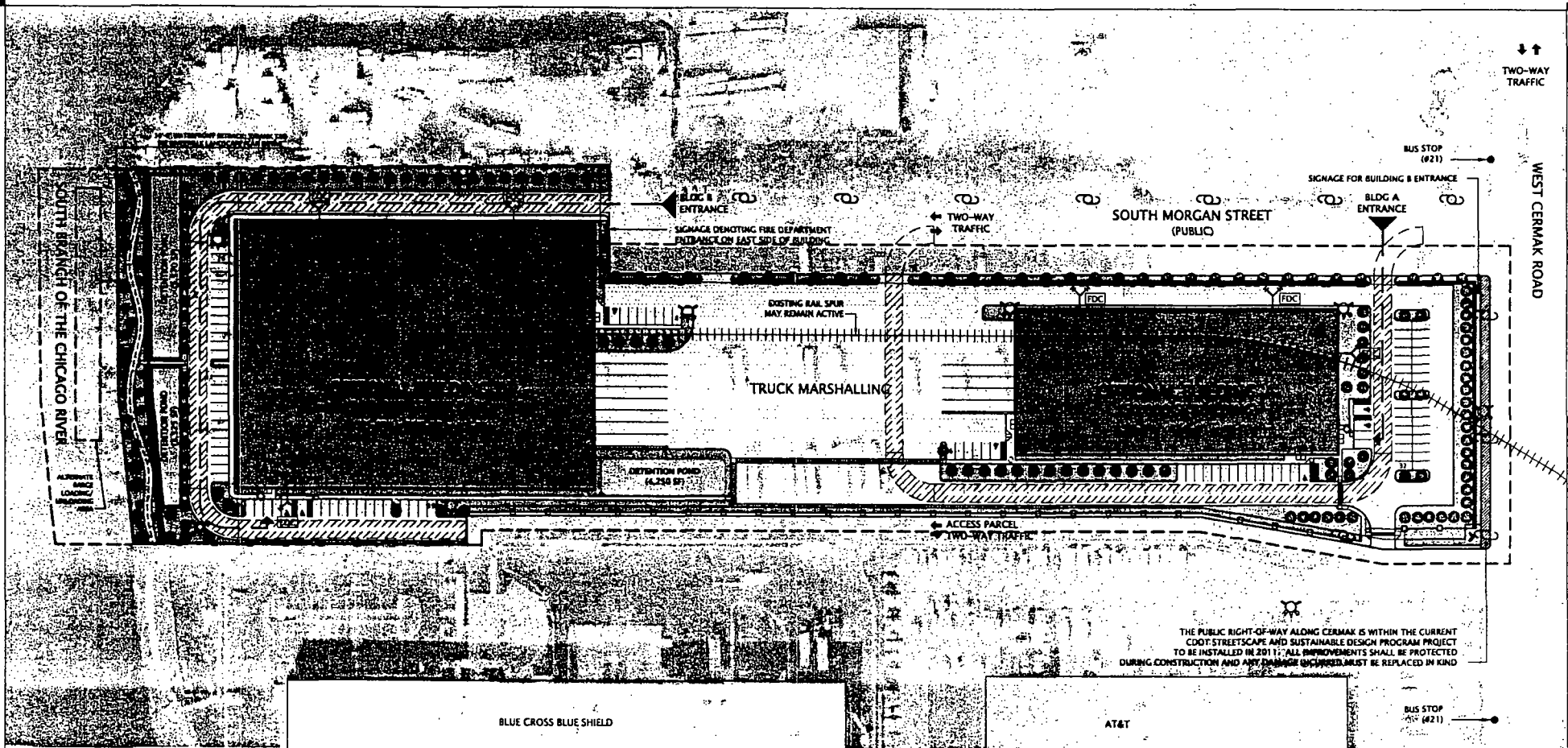


PLAN COMMISSION EXHIBIT

WEST CERMAK ROAD

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#### NOTES

BLDG ENTRANCES:  
ADDRESS:  
CONSTRUCTION TYPE:  
ROOF HEIGHT:  
AREA:  
BLDG A  
BLDG B  
STORIES:  
OCCUPANCY:  
SPRINKLER SYSTEM:  
STANDPIPES  
FIRE ALARM SYSTEM:  
FIRE HYDRANTS:

SEE SITE PLAN  
WEST CERMAK ROAD ADDRESSES, NUMBERS TBD  
TYPE 2, BOTH BUILDINGS  
40'-0", BOTH BUILDINGS  
50,000 SF  
100,000 SF  
ONE  
H-2, BOTH BUILDINGS  
YES, SEE SITE PLAN FOR APPROX. LOCATION  
OF FDC SIAMESE CONNECTIONS  
NO  
YES, SEE SITE PLAN FOR APPROX. LOCATION  
OF ANNUNCIATOR PANELS  
SEE SITE PLAN, FD-1 & FD2 SHEETS

#### FIRE LANES:

SEE FD-1 & FD2 SHEETS FOR FIRE LANE PATHS, WIDTHS AND TURNING  
RADI. ALL FIRE LANES SHALL BE CONCRETE CONSTRUCTED TO SUPPORT  
75,000 POUND LOADS, WITH REQ'D FIRE LANE SIGNAGE.  
CURBS AND CUTS:  
UTILITY POLES:  
GATES:  
NO WOOD FRAME PRIVATE GARAGES WILL BE ON THE SITE

#### SETBACKS:

FRONT 120'-0"  
SIDE 20'-0" WEST, 20'-0" EAST  
REAR 90'

#### VEHICLE COUNTS:

LOADING DOCKS 12  
OFF-STREET PARKING 110 CARS, 5 ADA ACCESSIBLE

#### LANDSCAPE LEGEND:

● SHADE TREE, 2.5" CALIPER MIN.

#### AREA INCLUDED IN VEHICULAR USE AREA (VUA)

INTERNAL PLANTING:  
VEHICULAR USE AREA 154,365 SF  
GREEN SPACE REQUIRED (100%) 15,437 SF  
GREEN SPACE PROVIDED 42,464 SF  
TREES REQUIRED (1/125SF) 123  
TREES PROVIDED 123  
EXISTING TREES 0

INFORMATION ABOVE IS FOR SITE ONLY. ENTIRE SITE DEVELOPMENT SHALL MEET ALL  
MINIMUM REQUIREMENTS OF CHICAGO LANDSCAPE ORDINANCE, CHAPTER 17-11.  
SEE RIVERWALK LANDSCAPE PLAN FOR RIVERFRONT INFORMATION.  
PROJECT SHALL COMPLY WITH SUSTAINABLE DEVELOPMENT POLICY REQUIREMENTS.

#### LEGEND:

— (FDC) FIRE DEPARTMENT  
SIAMESE CONNECTION  
◇ FIRE ALARM ANNUNCIATOR PANEL  
⊙ WATER FIRE HYDRANT  
○ UTILITY POLE  
— — — — — PROPERTY LINE  
- - - - - PD BOUNDARY  
— — — — — FENCE

LOHAN ANDERSON

1401 NORTH MICHIGAN AVENUE, STE. 500  
CHICAGO, IL 60611  
P (312) 227-2511 F (312) 222-8944

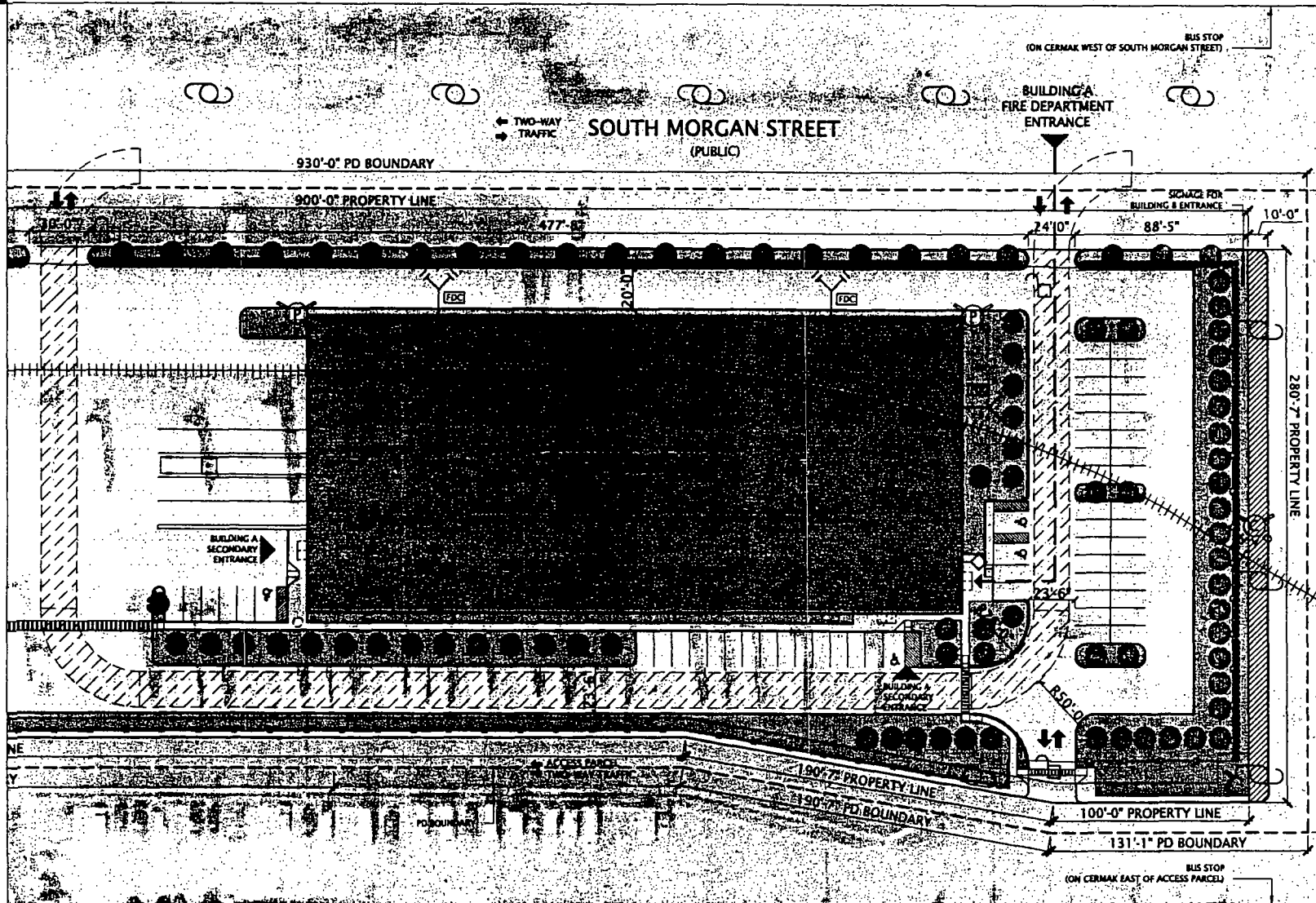
#### SCHEMATIC SITE PLAN

APPLICANT: CERMAK MORGAN LLC PROJECT: 677 WEST CERMAK ROAD  
INT'D DATE: 30 JUNE 2010 C.D. DATE: 23 OCTOBER 2010

0 50' 100' 200'

PLAN COMMISSION EXHIBIT

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- LEGEND**
- FIRE DEPARTMENT SIAMESE CONNECTION
  - FIRE ALARM ANNUNCIATOR PANEL
  - CITY FIRE HYDRANTS
  - PRIVATE FIRE HYDRANTS, PAINTED "FEDERAL SAFETY" GREEN
  - UTILITY POLE
  - LOCKED GATE
  - UNLOCKED GATE
  - SHADE TREE, 2.5" CALIPER MIN.
  - MOUNTABLE CURBS
  - FIRE LANE HATCH
  - FENCE
  - EXISTING RAIL SPUR (MAY REMAIN ACTIVE, TBD)
  - VEHICULAR USE AREA
  - PUBLIC RIGHT-OF-WAY ALONG CERMAK IS WITHIN THE CURRENT CDOT STREETScape AND SUSTAINABLE DESIGN PROGRAM PROJECT, 2011. ALL IMPROVEMENTS IN THIS AREA SHALL BE PROTECTED DURING CONSTRUCTION AND ANY DAMAGE INCURRED MUST BE REPLACED IN KIND

**1 BUILDING A PLAN DETAIL**  
SCALE: 1:50

LOHAN ANDERSON

401 NORTH MICHIGAN STREET, SUITE 1000  
CHICAGO, IL 60612  
TEL: (312) 228-6843 FAX: (312) 228-6844

**SITE PLAN DETAIL**

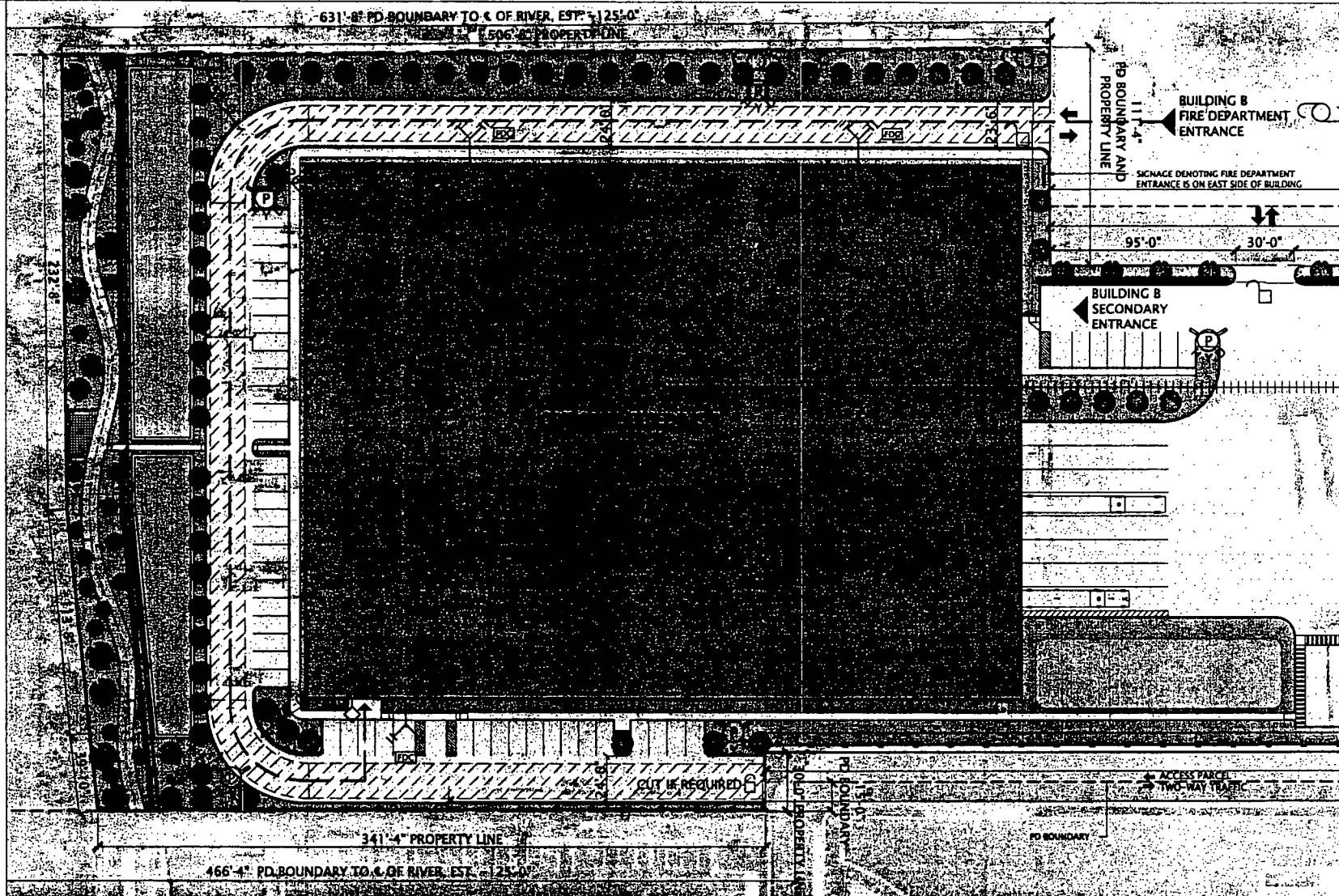
APPLICANT: CERMAK MORGAN LLC PROJECT: 877 WEST CERMAK ROAD  
DATED DATE: 30 JUNE 2010 DATE: 31 OCTOBER 2010

0 25 50 100














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# LEGEND

-  FIRE DEPARTMENT SIAMESE CONNECTION
-  FIRE ALARM ANNUNCIATOR PANEL
-  CITY FIRE HYDRANTS
-  PRIVATE FIRE HYDRANTS, PAINTED "FEDERAL SAFETY" GREEN
-  UTILITY POLE
-  LOCKED GATE
-  UNLOCKED GATE
-  SHADE TREE, 2.5" CALIPER MIN.
-  MOUNTABLE CURBS
-  FIRE LANE HATCH
-  FENCE
-  EXISTING RAIL SPUR (MAY REMAIN ACTIVE, TBD)
-  VEHICULAR USE AREA

1 BUILDING B PLAN DETAIL

SCALE: 1:50

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## SITE PLAN DETAIL

APPLICANT: CERMAK MORGAN LLC PROJECT: 877 WEST CERMAK ROAD  
INTRO DATE: 30 JUNE 2010 CFC DATE: 21 OCTOBER 2010

0 25' 50' 100'  
PLAN COMMISSION EXHIBIT

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### 386' OF RIVERFRONT

#### ESTIMATED LANDSCAPE REQ'S:

- 31 TREES
- 129 HEDGES
- 2 BENCHES
- 2 TRASH RECEPTACLES
- 4 LIGHT POLES
- 1 SEATING AREA

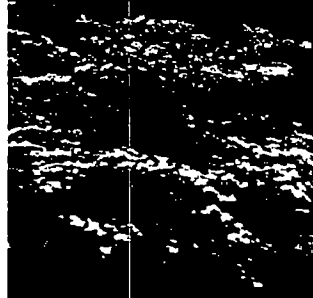
RIVERWALK LANDSCAPING SHALL BE FINALIZED ONCE ENGINEERING TEAM IS ESTABLISHED AND BUILDING PROJECT IS IMMINENT.



AC-APPLE SERVICEBERRY



AR-RED MAPLE



CA-PACODA DOGWOOD



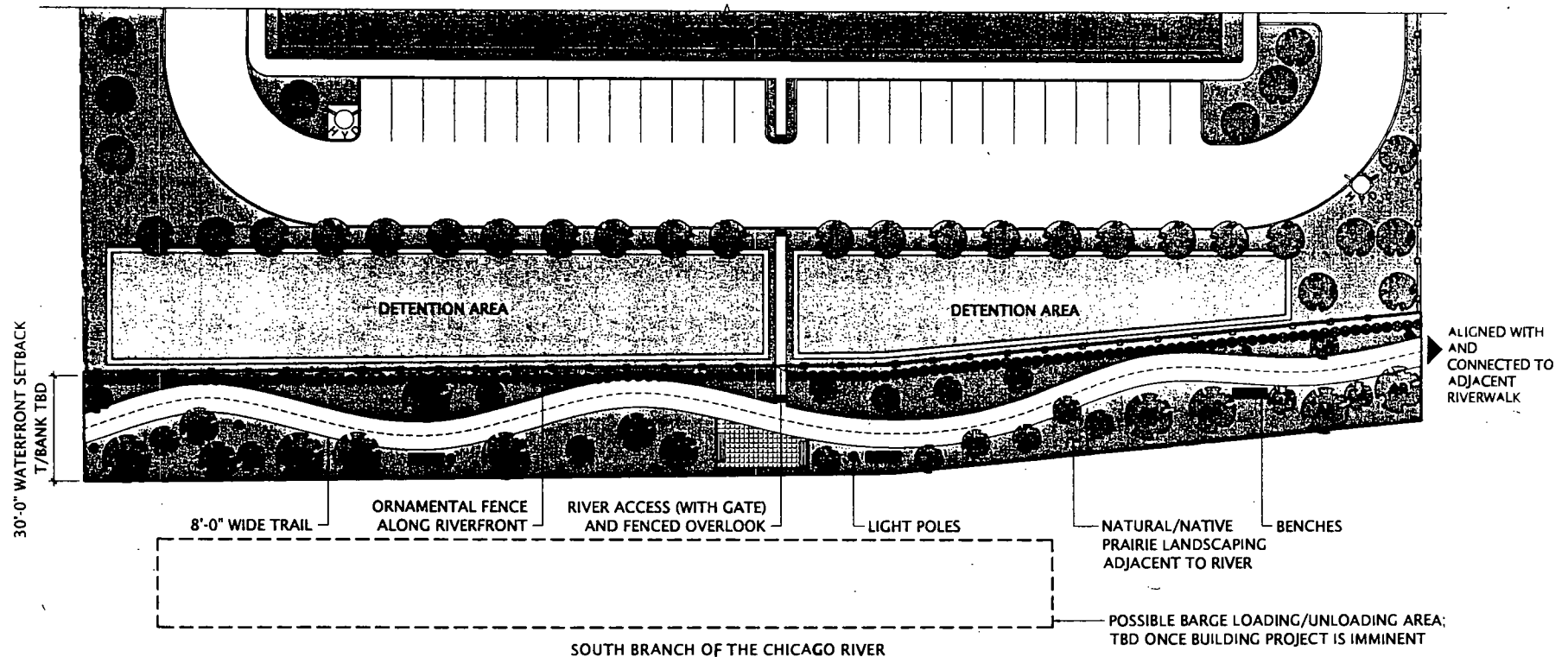
CO-COMMON HACKBERRY



CM-CORNELIAN CHERRY DOGWOOD



CT-SKYLINE HONEY LOCUST



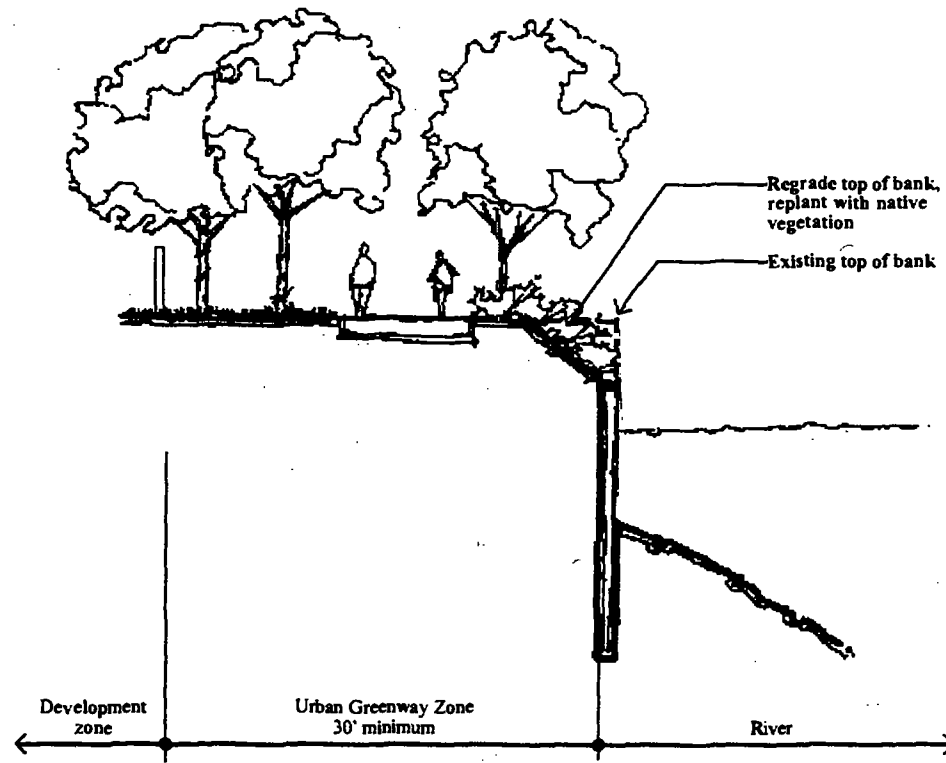
LOHAN ANDERSON  
401 NORTH MICHIGAN AVE. SUITE 200  
CHICAGO, IL 60611  
TEL: (312) 329-8943 FAX: (312) 329-8944

#### ILLUSTRATIVE RIVERWALK LANDSCAPE PLAN

APPLICANT: CERNIA MORGAN LLC PROJECT: 277 WEST CERNIA ROAD  
REVISED DATE: 30 APRIL 2015 CEC DATE: 31 OCTOBER 2015

0 15' 30' 60'  
PLAN COMMISSION EXHIBIT

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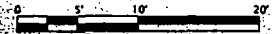
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LOHAN ANDERSON

200 N. NORTH BROADWAY, SUITE 200  
CHICAGO, IL 60610  
TEL: 312.427.1111 FAX: 312.427.1111

ILLUSTRATIVE RIVERWALK SECTION

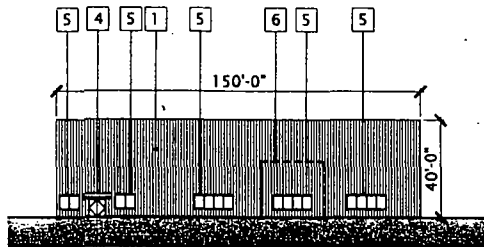
APPLICANT: CERRIA BROWN LLC PROJECT: 827 WEST CERRIA ROAD  
INTRO DATE: 20 JUNE 2016 CFC DATE: 21 OCTOBER 2016



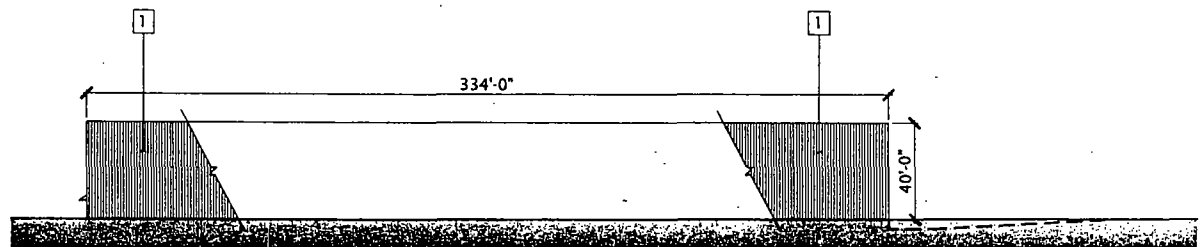
PLAN COMMISSION EXHIBIT

# EXTERIOR MATERIAL LEGEND

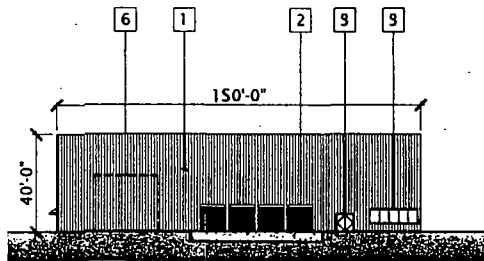
1. RIBBED METAL SIDING; PAINTED BEIGE OR CRAY
2. INSULATED STEEL OVERHEAD SECTIONAL DOOR (WITH DOCK SEAL, BUMPER AND LEVELER)
3. INSULATED HOLLOW METAL DOOR AND FRAME
4. ALUMINUM AND GLASS ENTRANCE DOOR WITH CANOPY / AWNING ABOVE
5. ALUMINUM STOREFRONT FRAMING SYSTEM WITH INSULATING GLASS UNITS
6. OPTIONAL RAILROAD CAR ENTRANCE (26'Wx23'H) IF EXISTING RAIL SPUR REMAINS ACTIVE



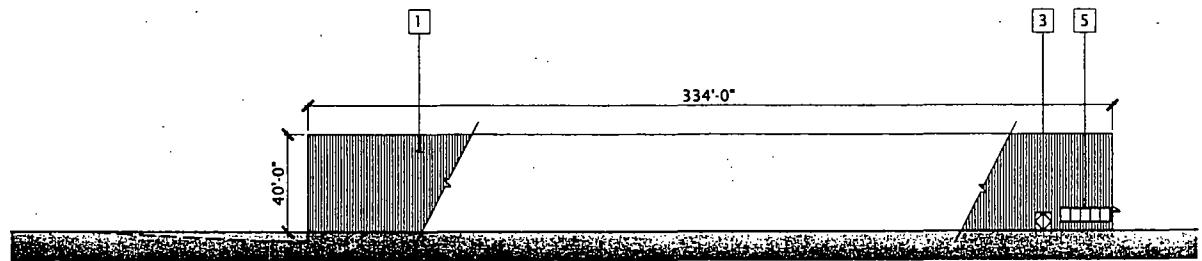
**1 BLDG A: NORTH-FACING ELEVATION**  
SCALE: 1:50



**2 BLDG A: WEST-FACING ELEVATION**  
SCALE: 1:50



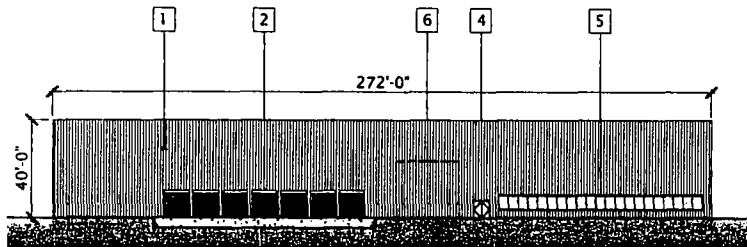
**3 BLDG A: SOUTH-FACING ELEVATION**  
SCALE: 1:50



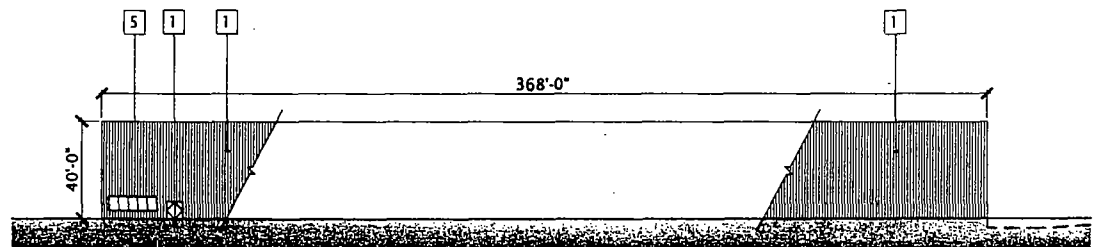
**4 BLDG A: EAST-FACING ELEVATION**  
SCALE: 1:50

# EXTERIOR MATERIAL LEGEND

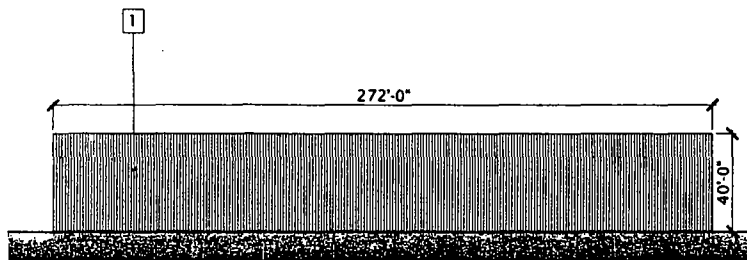
1. RIBBED METAL SIDING; PAINTED BEIGE OR GRAY
2. INSULATED STEEL OVERHEAD SECTIONAL DOOR (WITH DOCK SEAL, BUMPER AND LEVELER)
3. INSULATED HOLLOW METAL DOOR AND FRAME
4. ALUMINUM AND GLASS ENTRANCE DOOR
5. ALUMINUM STOREFRONT FRAMING SYSTEM WITH INSULATING GLASS UNITS
6. OPTIONAL RAILROAD CAR ENTRANCE (26'Wx23'H) IF EXISTING RAIL SPUR REMAINS ACTIVE



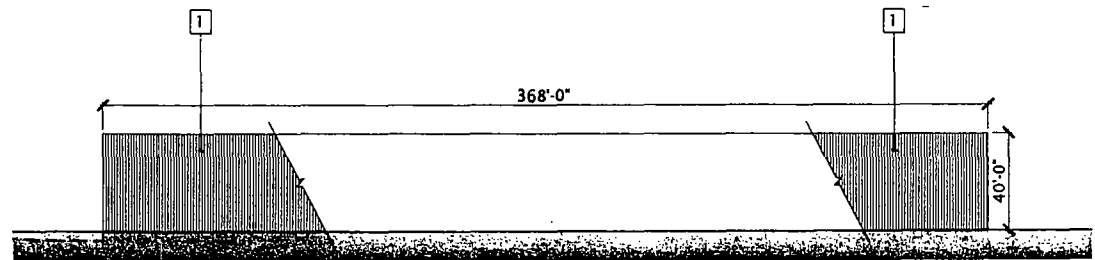
**1 BLDG B: NORTH-FACING ELEVATION**  
SCALE: 1:50



**2 BLDG B: WEST-FACING ELEVATION**  
SCALE: 1:50



**3 BLDG B: SOUTH-FACING ELEVATION**  
SCALE: 1:50



**4 BLDG B: EAST-FACING ELEVATION**  
SCALE: 1:50



## CHICAGO BUILDS GREEN

Project Name:

977 West Cermak Road

Project Location:

\* Street Number (if the address only includes one street number, please fill only the cell "From"):

From*	To*	Direction	Street Name:	Select Street Type:
977		W	Cermak	Rd

Ward No: Community Area No:

25

Project Type:

Check applicable:

☒ Planned Development☐ Redevelopment Agreement☐ Zoning Change

PD No: Water

RDA No:

From: To:

☐ Public project☐ Landmark

Project Size:

Total land area in sq.ft.:

419,192 sf

Total building(s) footprint in sq.ft.:

150,000

Total vehicular use area in sq.ft.:

154,365

DPD Project Manager:

Enter First Name Last Name

Fernando Espinoza

BG/GR Matrix:

Select project category:

Industrial

Financial Incentives:

Check applicable:

☐ TiF☐ Empowerment Zone Grant☐ Class L☐ GRIF☐ Ind. Dev. Revenue Bonds☐ Class 6b☐ SBIF☐ Bank Participation Loan☐ DGH☐ Land Sale Write Down

Density Bonus:

Check applicable:

☐ Public plaza & pocket park☐ Water features in a plaza or pocket park☒ Chicago Riverwalk improvements☐ Setbacks above the ground floor☐ Winter gardens☐ Lower level planting terrace☐ Indoor through-block connection☐ Green roof☐ Sidewalk widening☐ Underground parking and loading☐ Arcades☐ Concealed above-ground parking

Please fill, if applicable

**Landscaping:**

7' Landscape Setback  
Interior Landscape Area  
No. of Interior Trees  
No. of Parkway Trees

Square footage:	8,618	8,618
Square footage:	15,437	42,464
	123	123
	45	45

**Open Space:**

River Setback  
Private Open Space  
Privately developed Public Open Space

Square footage:	11,986	11,986
Square footage:	0	0
Square footage:	237	287

**Stormwater Management (At-grade volume control):**

Permeable paving  
Raingarden  
Filter strip  
Bioswaie  
Detention pond  
Native landscaping  
Rain-water collection cistern/barrel  
Total impervious area reduction

Square footage:	0
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	TBD
Gallons:	0
Square footage:	0

**Other sustainable surface treatments:**

Green roof  
Energy Star roof  
High-albedo pavement

Square footage:	0	0
Square footage:	0	0
Square footage:		0

**Transportation:**

No. of accessory parking spaces  
Total no. of parking spaces (Accessory + Non- Acc.)  
No. of parking spaces dedicated to car sharing  
services (E.g.: I-Go, Zip-Car)  
No. of bicycle parking  
Within 600 ft of CTA or Metra station entrance

	110	110
		110
	0	0
	0	0

Check if applicable: ☒

**Building Certification:**

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input type="checkbox"/>	
LEED Certified		<input type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

**Energy efficiency strategies not captured above:**

*-IE: Other than Energy Star Roof - or Energy Star Building Certification-*

The information above is based on schematic and illustrative site planning. Sustainable strategies will be determined once a building project is imminent and an engineering team is in place. The goal for this PD application is to offer as much site flexibility as possible for future users interested in the site.

**Other sustainable strategies and/or Project Notes:**

The information above is based on schematic and illustrative site planning. Sustainable strategies will be determined once a building project is imminent and an engineering team is in place. The goal for this PD application is to offer as much site flexibility as possible for future users interested in the site.



City of Chicago  
Richard M. Daley, Mayor

Department of Zoning and  
Land Use Planning

Patricia A. Scudiero  
Commissioner

City Hall, Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-5777 (Voice)  
(312) 744-6552 (FAX)  
(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

MEMORANDUM

#17096  
FALC

TO: Alderman Daniel S. Soils  
Chairman, City Council Committee on Zoning

FROM: Patricia A. Scudiero  
Patricia A. Scudiero  
Commissioner - Department of Zoning and Land Use  
Planning  
Zoning Administrator

DATE: October 22, 2010

RE: Proposed Waterway Industrial Planned  
Development and Zoning Map Amendment for the  
property generally located at 977 West Cermak Road.

---

On October 21, 2010, the Chicago Plan Commission recommended approval of the proposed Waterway Industrial Planned Development and Zoning Map Amendment submitted by the Cermak – Morgan LLC. Copies of the proposed planned development and zoning map amendment are attached. I would very much appreciate your assistance in having them introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Zoning and Land Use Planning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

cc: Steve Valenziano  
PD Master File (Original PD, copy of memo)



2001  
1000

FINAL

**REPORT**  
to the  
**CHICAGO PLAN COMMISSION**  
**LINDA SEARL, CHAIRMAN**  
from  
**PATRICIA A. SCUDIERO, COMMISSIONER**  
**DEPARTMENT OF ZONING AND LAND USE PLANNING**  
and  
**ZONING ADMINISTRATOR**

October 21, 2010

**FOR APPROVAL:           ZONING MAP AMENDMENT WITHIN THE PILSEN INDUSTRIAL  
CORRIDOR AND PROPOSED WATERWAY INDUSTRIAL  
PLANNED DEVELOPMENT.**

**APPLICANT:               THE CERMAK - MORGAN LLC**

**LOCATION:                 977 WEST CERMAK ROAD**

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Zoning and Land Use Planning hereby submits this report and recommendation on a proposed Waterway Industrial Planned Development and zoning map amendment within the Pilsen Industrial Corridor for your review and recommendation to the Chicago City Council. The application for this amendment to the Chicago Zoning Ordinance was introduced into the City Council on June 30, 2010. Notice of the public hearing was published in the Chicago Sun-Times on October 4, 2010. The applicant was separately notified of this public hearing.

The site is currently zoned Planned Manufacturing District No. 11 (Pilsen) and is located in the Pilsen Industrial Corridor. The applicant, The Cermak-Morgan, LLC, proposes to construct two industrial buildings. Building 'A' will total 50,000 square feet and building 'B' is approximately 100,000 square feet, with frontage along the Chicago River. The project will include a proposed riverwalk connecting to an existing riverwalk system located east of the site.

This development is being submitted by the Applicant as a mandatory Planned Development pursuant to Section 17-8-0509-A of the Chicago Zoning Ordinance, which states that Planned Development review and approval is required for any development of land which is located within 100 feet of any waterway. Section 17-13-0402 of the Chicago Zoning Ordinance requires a public hearing to be held by the Chicago Plan Commission on applications to rezone land within an industrial corridor from an "M" zoning district classification to any other zoning district classification.

Additionally section 17-13-0400 of the Chicago Zoning Ordinance requires Plan Commission review and recommendation concerning any zoning map amendment within an industrial corridor which changes the zoning from a Manufacturing District to another zoning district, in this

case, a Planned Development.

#### **SITE AND AREA DESCRIPTION**

The approximately 9.39 acre site lies in the Pilsen Industrial Corridor. The vacant site is improved with a vacant one-story warehouse distribution building. The site is generally bounded by W. Cermak Road on the north, Morgan Street on the west, the South Branch of the Chicago River on the south and the DHL distribution building on the east.

The site lies within the Pilsen Industrial Corridor Tax Increment Financing (TIF) District. The site is currently zoned Planned Manufacturing District No. 11 (Pilsen) and is within the Pilsen Industrial Corridor, a much larger manufacturing district. The site is not within the Lake Michigan and Chicago Lakefront Protection District. The existing building has not been rated as potentially significant in the context of the surrounding community ("orange") by the Chicago Historic Resources Survey.

The CTA's #8 (Halsted), #18 (16<sup>th</sup>/ 18<sup>th</sup>), and #21 (Cermak) bus lines all run on streets within a half-mile of the site. The Halsted station on the CTA's Orange Line is approximately one-mile from the site.

#### **PROJECT DESCRIPTION**

The Applicant proposes to establish a Waterway Industrial Planned Development, to allow for the construction of two industrial buildings, which it proposes to market to both developers and users. The first building will front West Cermak Road and total 50,000 square feet. The second building is approximately 100,000 square feet with frontage along the Chicago River. The project will include a proposed riverwalk connecting to an existing riverwalk system. Additionally, the project will include a maximum of 110 parking spaces.

#### **DESIGN**

Both Buildings are designed with ribbed metal panels on all four sides. The elevation fronting West Cermak Road includes the majority of the aluminum windows and store front entrances.

#### **ACCESS/CIRCULATION**

Primary Vehicular traffic would access the site via three (3) curb cuts along south Morgan Street. The project will provide twelve (12) loading berths and include 110 accessory parking spaces. An existing rail spur will remain as viable access point for delivery of supplies.

#### **LANDSCAPING**

While allowing for flexibility in the site plan for two industrial buildings, the applicant has agreed to meet all of the Landscape Ordinance requirements. In addition they will provide landscaping along the riverwalk as outlined in the river walk guidelines. Morgan Street is a public right-of way and the applicant will provide the required screen trees, shrubs for creating a hedge, and ornamental fencing. Applicant will construct riverwalk with native landscaping.

#### **SUSTAINABILITY**

The project will exceed the City of Chicago's storm water ordinance by 20% to meet the City of Chicago's Sustainable Development Policy.

**BULK/DENSITY/USE**

The proposed development is compatible with the character of the surrounding area in terms of use, density and building scale. Planned Manufacturing District No. 11 allows for a maximum of Floor Area Ratio of 3.0. The Applicant is proposing a Floor Area Ratio of 0.39. The two proposed buildings are limited to a height of (40) forty feet.

**RECOMMENDATION**

The Department of Zoning and Land Use Planning has reviewed the project materials submitted by the Applicant. The Chicago Zoning Ordinance in Section 17-13-0400, describes two types of review and decision making criteria for Map Amendments within Industrial Corridors. The first is that review and decision-making bodies must consider the criteria established in Section 17-13-0308 governing Zoning Map Amendments. The second set of review criteria addresses whether the proposed rezoning will adversely affect the continued viability of the industrial corridor and then proceeds to establish a series of factors to determine industrial viability in Section 17-13-0403. Such factors and an analysis of this proposal follow below:

1) The size of the district:

The district is 907 acres and the subject site is 8.91 acres (389,036 SF) in size (.01% of corridor)

2) The number of existing firms and employees that would be affected:

178 companies employ approximately 6,000 individuals. The proposed site is vacant, therefore no existing jobs would be affected, nor would the operation of any existing firms.

3) Recent and planned public and private investments within the district:

Public investment includes: 1) The Canal Street Bridge Floor Beam Rehabilitation Project. The scope of work included the replacement of the floor beams, stringers, lateral bracing and lattice struts on both leaves of the bridge. The total cost of the project was \$4,060,130 and it was completed in May 2010 and Cermak Road Streetscape project.

Private investment includes: 1) Truong Enterprises, Inc., intends to construct an approximately 40,000 square foot, \$5.7 million state-of-the-art, food distribution facility. The distribution facility will include approximately 3,000 square feet of office space, a four (4) bay receiving dock, nine (9) customer-loading docks and forty-three (43) parking spaces. 2) Adjacent to the Truong Enterprises, Inc. site is a proposed development of a 50,000 square foot warehouse/food processing facility with a total project cost of \$8 million. 3) Carpenter SRG, LLC, a real estate investment entity recently completed a rehabilitation project of an approximately 42,000 sq. ft. distribution building with 2,500 sq. ft. of office area.

4) The potential of the district to support additional industrial uses and increased manufacturing employment:

The Pilsen Industrial corridor is situated to support additional industrial uses. There are multiple vacant and/or underutilized parcels in the corridor that are available for industrial development. There is also approximately 336,943 square feet of industrial floor space available within the corridor, therefore this change will not substantially weaken the corridor or any of the area's established industrial uses. The corridor is accessible from I-55 Stevenson Expressway and I-90/94 Dan Ryan Expressway and is well served by public transportation and rail.

5) The proportion of land in the district currently devoted to industrial uses:



Approximately 73% of the land in the corridor is zoned for industrial uses.

**6) The area's importance to the city as an industrial district:**

This is an important corridor due to its proximity to CTA bus routes, main thoroughfares and expressways as well as its ability to support integral intermodal facilities.

After reviewing the materials submitted by the applicant and analyzing the proposal with respect to the factors above, the Department of Zoning and Land Use Planning has concluded the following pursuant to the 17-13-0403 addressing the viability of the Industrial Corridor:

The proposed rezoning would not adversely affect the continued industrial viability of the Pilsen Industrial Corridor. There are multiple vacant and/or underutilized parcels in the corridor that are available for industrial development, which are also located in the Planned Manufacturing District. The subject building is vacant and there would be no loss of jobs or negative impact on the operations of existing companies. Therefore, the change in zoning and the redevelopment of the property will not weaken the Pilsen Industrial Corridor.

The review and decision-making criteria of Section 17-13-0400 addressing Zoning Map Amendments within Industrial Corridors also requires review under Section 17-13-0308 covering Zoning Map Amendments:

**A. ZONING CONSISTENCY**

The applicant seeks to rezone the property from PMD-11 to Waterway Industrial Planned Development. The Pilsen Industrial Corridor Tax Increment Redevelopment Plan, as adopted by the Plan Commission and City Council in June 10, 1998, identifies "The attraction of new industrial and business development and the creation of new job opportunities within the project area" as a redevelopment objective for the corridor.

**B. ZONING APPROPRIATENESS**

The site is located in the Pilsen Industrial Corridor between the West Cermak Road and the South Branch of the Chicago River. The rezoning of this site in the industrial corridor from PMD-11 to a WIPD district would not adversely affect the rest of the Pilsen Industrial Corridor, but would benefit the neighboring business by adding industrial land use and job opportunities.

**C. DEVELOPMENT COMPATIBILITY**

The proposed industrial uses for this project are compatible with the surrounding area. To the east of the site are two industrial distribution warehouse buildings and the uses are a continuation of permitted PMD No. 11 uses and compatible with the surrounding area.

**D. PROPOSED CLASSIFICATION COMPATIBILITY**

The proposed zoning classification is compatible with the surrounding zoning classifications. Currently, the site is surrounded on the north by a large C3 Commercial, Manufacturing and Employment District, and directly east and west by PMD 11 zoned properties.

**E. ADEQUACY OF INFRASTRUCTURE AND CITY SERVICES**

The development site is served by existing infrastructure to serve large manufacturing uses.

**RECOMMENDATION**

The Department of Zoning and Land Use Planning has reviewed the project materials submitted by the Applicant and have concluded that the proposed planned development would be appropriate for the site for the following reasons:

1. The project meets the criteria and objectives set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety, or welfare;
2. A vacant underutilized industrial site will be reused and the proposal will strengthen an already vibrant area of the industrial corridor. The development will also include an intensive riverwalk designed to connect to a planned development with an existing riverwalk;
3. Copies of this application have been circulated to other City departments and agencies and comments have been received and addressed in this revised application;
4. The proposed Planned Development has been reviewed by the Chicago Department of Transportation's Project Review Committee and all requested changes have been made.

Based on the foregoing, it is the recommendation of the Department of Zoning and Land Use Planning that the application for a Waterway Industrial Planned Development and zoning map amendment in the Pilsen Industrial Corridor be approved and the recommendation to the City Council Committee on Zoning be "As-Revised, Passage Recommended".

Patricia A. Scudiero, Commissioner  
Department of Zoning and Land Use Planning



City of Chicago  
Richard M. Daley, Mayor

Department of Zoning and  
Land Use Planning

Patricia A. Scudiero  
Commissioner

City Hall, Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-5777 (Voice)  
(312) 744-6552 (FAX)  
(312) 744-2950 (TTY)  
<http://www.cityofchicago.org>

FINAL FOR PUBLICATION

977 WEST CERMAK ROAD  
RESOLUTION

**WHEREAS,** the Applicant, The Cermak-Morgan LLC, has submitted an Application requesting a change in zoning designation from PMD-11 to Waterway Industrial Planned Development and a Zoning Map amendment within the Pilsen Industrial Corridor; and

**WHEREAS,** the Applicant proposes to construct two (2) industrial buildings, totaling 150,000 square feet. The project will include a proposed riverwalk connecting to an existing riverwalk system and 110 accessory parking spaces; and

**WHEREAS,** the Property is located within the Pilsen Industrial Corridor and Section 17-13-0400 of the Chicago Zoning Ordinance requires the Chicago Plan Commission to hold public hearings on requests to rezone land within an Industrial Corridor from a PMD zoning district to another zoning district; and

**WHEREAS,** the Applicant's application to rezone the Property was introduced to the City Council on June 30, 2010; and

**WHEREAS,** proper legal notice of the hearing was published in the Chicago Sun-Times on October 4, 2010. The Applicant was separately notified of this hearing and the proposed Planned Development application and the proposed zoning map amendment application was considered at a public hearing by this Plan Commission on October 21, 2010; and

**WHEREAS,** the Plan Commission has reviewed the application with respect to the provisions of the Chicago Zoning Ordinance and finds that the proposal will be consistent with said provisions; and

**WHEREAS,** the Department of Zoning and Land Use Planning recommended approval of the application, with the recommendation and explanation contained in the written report dated October 21, 2010, a copy of which is attached hereto and made a part hereof; and



**WHEREAS,** the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of Zoning and Land Use Planning, and all other testimony presented at the public hearing held on October 21, 2010, giving due and proper consideration; and to the criteria for Zoning Map Amendments in Industrial Corridors and the Planned Development Standards and Guidelines contained in the Chicago Zoning Ordinance: and

**NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:**

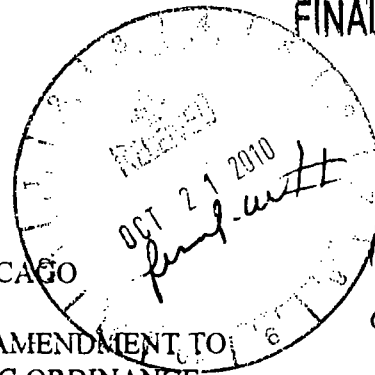
1. **THAT** this Plan Commission recommend approval of the attached Planned Development Ordinance and Zoning Map Amendment to the City Council Committee on Zoning and forward the report of the Commissioner of the Department of Zoning and Land Use Planning dated October 21, 2010 as the findings of this Plan Commission regarding same.
2. **THAT** the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Zoning and Land Use Planning be adopted as the findings of fact of the Chicago Plan Commission regarding zoning map amendment application.

A handwritten signature in black ink, appearing to read "Linda Searl", written over a horizontal line.

Linda Searl  
Chairman  
Chicago Plan Commission

Approved: October 21, 2010  
WIPD no. \_\_\_\_\_

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

17096

NOT A TC.

6-30-10

1. ADDRESS of the property Applicant is seeking to rezone:

977 W. Cermak

2. Ward Number that property is located in: 35

3. APPLICANT The Cermak-Morgan LLC

ADDRESS 401 M. Michigan Avenue, Suite 1750

CITY Chicago STATE IL ZIP CODE 60611

PHONE 312-645-9000 CONTACT PERSON Harry J. Seigle

4. Is the applicant the owner of the property? YES ☒ NO ☐  
If the applicant is not the owner of the property, please provide the following information  
regarding the owner and attach written authorization from the owner allowing the application to  
proceed.

OWNER \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

PHONE \_\_\_\_\_ CONTACT PERSON \_\_\_\_\_

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the  
rezoning, please provide the following information:

ATTORNEY Ronald B. Grals, Jenner & Block

ADDRESS 151 N. Clark Street CITY Chicago, IL 60654

PHONE 312-923-2310 FAX 312-923-2910

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

Harry J. Seigle

Managing Member

Mark S. Seigle

Managing Member

7. On what date did the owner acquire legal title to the subject property? \_\_\_\_\_

8. Has the present owner previously rezoned this property? If yes, when?

No.

9. Present Zoning District PMD ii Proposed Zoning District Waterway Planned Development

10. Lot size in square feet (or dimensions) 419,905

11. Current Use of the property Industrial

12. Reason for rezoning the property To permit additional buildings appropriate to

current market to be constructed within 100 feet of a waterway pursuant to Section 17-8-0509.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

The property will be used for the following permitted uses: copying and reproduction; office;

electronic data storage center; high technology office; artisan; limited and general

manufacturing; production and industrial service; warehousing and freight movement; distribution

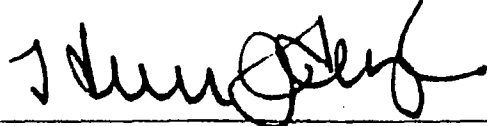
and storage; and accessory uses. There will be industrial buildings totalling 150,000 square feet. There will also be no fewer than 75 parking spaces, 12 docks and truck marshalling areas.

14. On May 14<sup>th</sup>, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES \_\_\_\_\_ NO X

COUNTY OF COOK  
STATE OF ILLINOIS

Harry J. Seigle, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

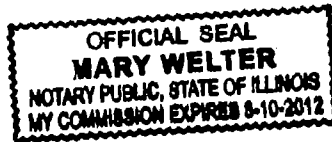


Signature of Applicant

Subscribed and Sworn to before me this

28 day of May, 2010.

Mary Welter  
Notary Public



For Office Use Only

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

ORDINANCE

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 Planned Manufacturing District Number 11 District symbols and indications as shown on Map No. 6-G in the area bounded by

THE INTERSECTION OF THE SOUTH LINE OF WEST CERMAK ROAD WITH THE EAST LINE OF SOUTH MORGAN STREET, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 60 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO AFORESAID, THENCE NORTH 88 DEGREES 24 MINUTES 07 SECONDS EAST (BASIS OF BEARINGS ASSUMED), ALONG SAID SOUTH LINE OF WEST CERMAK ROAD, A DISTANCE OF 280.65 FEET; THENCE SOUTH 01 DEGREE 35 MINUTES 52 SECONDS EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 08 DEGREES 17 MINUTES 29 SECONDS WEST, A DISTANCE OF 190.55 FEET TO A POINT ON THE WEST LINE OF SAID JOY'S CANAL AND THE EAST LINE OF SAID LOTS 61 THROUGH 70; THENCE SOUTH 01 DEGREE 38 MINUTES 56 SECONDS EAST ALONG SAID LINE A DISTANCE OF 759.92 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 04 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A POINT IN A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF JOY'S CANAL (NOW FILLED) AFOREMENTIONED; THENCE SOUTH 01 DEGREE 38 MINUTES 56 SECONDS EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 341.31 FEET TO THE NORTHERLY LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER AS IMPROVED; THENCE SOUTH 82 DEGREES 12 MINUTES 29 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER, AS IMPROVED, A DISTANCE OF 39.85 FEET TO AN ANGLE POINT; THENCE SOUTH 82 DEGREES 56 MINUTES 56 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER, AS IMPROVED, A DISTANCE OF 113.65 FEET TO AN ANGLE POINT; THENCE SOUTH 37 DEGREES 45 MINUTES 16 SECONDS WEST ALONG SAID NORTHERLY LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER, AS IMPROVED, A DISTANCE OF 232.69 FEET; THENCE NORTH 02 DEGREES 10 MINUTES 29 SECONDS EAST, A DISTANCE OF 506.65 FEET, TO A POINT ON THE NORTH LINE OF LOT 72 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO AFORESAID; THENCE NORTH 88 DEGREES 23 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF LOT 72 AFORESAID AND ITS EASTERLY EXTENSION A DISTANCE OF 111.37 FEET, TO A POINT ON THE EAST LINE OF SOUTH MORGAN STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 69 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO AFORESAID; THENCE NORTH 01 DEGREE 34 MINUTES 31 SECONDS WEST ALONG SAID EAST LINE OF SOUTH MORGAN STREET, A DISTANCE OF 900.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

to those of a Waterway Planned Development District.

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

Common Address of Property: 977 West Cermak, Chicago, IL



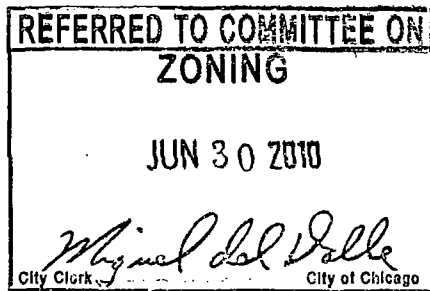
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MAP 6-9

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ORDINANCE

BE IT ORDAENED 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 Planned Manufacturing District Number 11 District symbols and indications as shown on Map No. 6-G in the area bounded by

THE INTERSECTION OF THE SOUTH LINE OF WEST CERMAK ROAD WITH THE EAST LINE OF SOUTH MORGAN STREET, SAID POINT BEENG ALSO THE NORTHWEST CORNER OF LOT 60 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO AFORESAID, THENCE NORTH 88 DEGREES 24 MINUTES 07 SECONDS EAST (BASIS OF BEARINGS ASSUMED), ALONG SAID SOUTH LINE OF WEST CERMAK ROAD, A DISTANCE OF 280.65 FEET; THENCE SOUTH 01 DEGREE 35 MINUTIS 52 SECONDS EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 08 DEGREES 17 MENUTES 29 SECONDS WEST, A DISTANCE OF 190.55 FEET TO A POINT ON THE WEST LINE OF SAID JOY'S CANAL AND THE EAST LENE OF SAJD LOTS 61 THROUGH 70; THENCE SOUTH 01 DEGREE 38 MINUTES 56 SECONDS EAST ALONG SAID LENE A DISTANCE OF 759.92 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 04 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A POENT IN A LENE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF JOY'S CANAL (NOW FILLED) AFOREMENTIONED; THENCE SOUTH 01 DEGREE 38 MENUTES 56 SECONDS EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 341.31 FEET TO THE NORTHERLY LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER AS IMPROVED; THENCE SOUTH 82 DEGREES 12 MINUTES 29 SECONDS WEST ALONG SAJD NORTHERLY LBNE OF THE SOUTH BRANCH OF THE CHICAGO RIVER, AS IMPROVED, A DISTANCE OF 39.85 FEET TO AN ANGLE POENT; THENCE SOUTH 82 DEGREES 56 MINUTES 56 SICONDS WEST ALONG SAEJ NORTHERLY LENE OF THE SOUTH BRANCH OF THE CHICAGO RIVER, AS IMPROVED, A DISTANCE OF 113.65 FEET TO AN ANGLE POINT; THENCE SOUTH 37 DEGREES 45 MINUTES 16 SECONDS WEST ALONG SAID NORTHERLY LENE OF THE SOUTH BRANCH OF THE CHICAGO RIVER, AS IMPROVED, A DISTANCE OF 232.69 FEET; THENCE NORTH 02 DEGREES 10 MINUTES 29 SECONDS EAST, A DISTANCE OF 506.65 FEET, TO A POINT ON THE NORTH LINE OF LOT 72 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO AFORESAID; THENCE NORTH 88 DEGREES 23 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF LOT 72 AFORESAID AND ITS EASTERLY EXTENSION A DISTANCE OF 111.37 FEET, TO A POINT ON THE EAST LINE OF SOUTH MORGAN STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 69 IN GREENE'S SOUTH BRANCH ADDITION TO CHICAGO AFORESAID; THENCE NORTH 01 DEGREE 34 MENUTES 31 SECONDS WEST ALONG SAID EAST LINE OF SOUTH MORGAN STREET, A DISTANCE OF 900.01 FEET TO THE POINT OF BEGINNENG, IN COOK COUNTY, ILLINOIS.

to those of a Waterway Plamed Development District.

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MAP 6-9

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