



City of Chicago



O2014-836

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/5/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17944 at 2101-2143 S Indiana Ave, 205-319 E 21st St, 204-334 E Cermak Rd and 2134-2142 S Calumet Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 DX-3, DX-5, DX-7 Downtown Mixed-Use Districts, Business Planned Development No. 331 and Residential-Business Planned Development No. 675 symbols and indications as shown on Map Numbers 4-E and 6-E in the area bounded by:

East Waldron Drive or the line thereof extended where no street exists; the easterly right-of-way line of South Lake Shore Drive; East Cermak Road or the line thereof if extended where no street exists; South Moe Drive; the northerly line of the bridge extension (crossing over South Lake Shore Drive); the west line of McCormick Place East; the north line of McCormick Place East; the east line of McCormick Place East; the south line of McCormick Place East; the southerly line of the bridge extension (crossing over South Lake Shore Drive); South Moe Drive; the north bound extension ramp of the Stevenson Expressway (I-55); the easterly right-of-way line of the Illinois Central Railroad; East 25th Street; Dr. Martin Luther King Drive; East 25th Street; South Indiana Avenue or the line thereof extended where no street exists; East 21st Street; a line 661.92 feet east of the center line of South Indiana Avenue; a line 358.99 feet south and parallel to South Calumet Ave., a line 220.73 feet east of and perpendicular to South Calumet Ave., a line 133.01 feet north of and perpendicular to East Cermak Road; South Calumet Avenue; East Cermak Road; the McCormick Place Bus way; East Cullerton Street extended; and South Moe Drive,

to those of Business Planned Development Number 331, as Amended which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part and to no others.

SECTION 2. title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance Is hereby amended by changing all of the Residential-Business, Institutional Planned Development No. 1055 symbols and indications as shown on Map Number 6-E in the area bounded by:

the north bound ramp of the Stevenson Expressway (I-55); South

Moe Drive; East 31st Street; and the easterly right-of-way
line of the Illinois Central Railroad,

to those of Business Planned Development Number 331, As amended which is hereby
established in the area above described, subject to such use and bulk regulations as are
set forth in this Plan of development herewith attached and made a part and to no others.

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

CITY OF CHICAGO

**APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE**

17944

INTRO DATE
FEB. 05, 2014

1. ADDRESS of the property Applicant is seeking to rezone:
2101-2143 S. Indiana, 205-319 E. 21st Street, 204-334 E. Cermak Road, 2134-2142 S.
Calumet
2. Ward Number that property is located in: 3rd Ward
3. APPLICANT: Metropolitan Pier and Exposition Authority

ADDRESS: c/o Neal & Leroy, LLC, 203 N. LaSalle, Suite 2300

CITY Chicago STATE Illinois ZIP CODE 60601

PHONE: 312.641.7144 CONTACT PERSON Meg George
4. Is the applicant the owner of the property? YES X NO X
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 The applicant owns portions of the property. The remainder is currently
owned by the entities listed on the attached Exhibit A.
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 Neal and Leroy, LLC

ADDRESS 203 N. LaSalle Street, Suite 2300 CITY Chicago

CITY Chicago STATE IL ZIP CODE 60601

PHONE (312) 641-7144 FAX (312) 641-5137

6. If the applicant is a corporation please provide the names of all shareholders as disclosed on the Economic Disclosure Statements.

N/A

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

Portions were acquired in August, 2008, December, 2012, and December, 2013. The balance will be acquired in 2014

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

No it has not.

9. Present Zoning: PD 675, DX-3, DX-5, DX-7 and PD 1055 Proposed Zoning: ~~Amendment to Planned Development No. 331~~ as Amended

10. Lot size in square feet (or dimensions?) Sub Area 5: 236,449 SF, 5.42 acres

11. Current Use of the Property vacant, warehouse, mixed use buildings, garage, industrial buildings, residential and a former office building.

12. Reason for rezoning the property Mandatory Planned Development pursuant to 17-8-0515

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 Applicant proposes to construct an event center, retail, restaurant, entertainment and office complex, hotel and accessory parking.

14. On May 14, 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

Darka

Papushkewych, Gen. Counsel

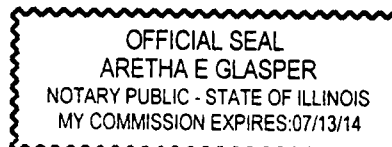
~~Gen. Counsel, Gen. Coun.~~ being first duly sworn, on oath deposes and states, that all of the above statements and the statements contained in the documents submitted herewith are true.

Darka Papushkewych

Subscribed and sworn to before me this

23rd day of *January*, 2014

Aretha E. Glasper
Notary Public



For Office Use Only

INTRODUCED BY: _____

DATE _____

REFERRED TO:

FILE NO.: _____

WARD NO.: _____

COMMITTEE ON BUILDINGS & ZONING _____

REZONING STAFF _____

CHICAGO PLAN COMMISSION _____

Exhibit A

Lakeside Bank
c/o Vincent J. Tolve
55 West Wacker Drive
Chicago, IL 60601-1699
312.435.5100

CenterPoint Properties
c/o James N. Clewlow
1808 Swift Drive
Oak Brook, IL 60523
(630) 586-8000

Martorina Family LLC, an Illinois limited liability company
c/o Dirk T. Ahlbeck, its registered agent
2621 West Grand Avenue
Chicago, IL 60612
847-824-4000

INSTITUTIONAL PLANNED DEVELOPMENT
BULK REGULATION AND DATA TABLE

Gross Site Area:	7,983,299 SF (Overall) 272,287 SF (Sub Area 5)
Net Site Area:	7,161,321-SF (Overall) 355,142 SF (Sub Area 5)
Maximum Floor Area Ratio:	6.5
Minimum Number of Off-Street Loading Spaces:	5
Minimum Number of Off-Street Parking Spaces:	120
Maximum Building Height:	715'
Minimum Required Setback:	Per Site Plan
Maximum Percent of Site Coverage:	Per Site Plan



CenterPoint Properties®

LOGISTICS • INDUSTRIAL

MANAGEMENT • DEVELOPMENT • MARKETING

January 28, 2014

Ms. Patricia A. Scudiero
Zoning Administrator
City of Chicago
Department of Planning and Development
121 N. LaSalle, Room 905
Chicago, Illinois 60602

Honorable Daniel S. Solis
Chairman Zoning Committee
City of Chicago
121 N. LaSalle St. Room 203, Office 1400
Chicago, Illinois 60602

Re: Consent to File Application for Rezoning

Dear Ms. Scudiero and Chairman Solis:

CenterPoint Properties owns the property commonly known as 301-319 E. 21st Street, 2101-2145 S. Prairie, 300-334 E. Cermak (the "Property").

Metropolitan Pier and Exposition Authority (the "Applicant") desires to file an application to rezone (the "Application") the Property to remove it from Planned Development No. 675 and include it in the expanded boundary of Planned Development No. 331.

CenterPoint hereby authorizes the Applicant to file the Application.

Thank you for your consideration of this matter.

Very truly yours,

Daniel J. Hemmer
SVP and General Counsel

NOTICE OF FILING OF APPLICATION FOR REZONING

APPLICANT: Metropolitan Pier and Exposition Authority

PROPERTY: 2101-2143 S. Indiana, 205-319 E. 21st Street, 204-334 E. Cermak, 2134-2142 S. Calumet

DATE: February 5, 2014

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about February 5, 2014, Metropolitan Pier and Exposition Authority (the "Applicant") will file an application to change the zoning for the property commonly known as 2101-2143 S. Indiana, 205-319 E. 21st Street, 204-334 E. Cermak, 2134-2142 S. Calumet, Chicago, Illinois, from its current Planned Development No. 675, Planned Development 1055, DX-3, DX-5 and DX-7 Downtown District designations to Institutional Planned Development No. 331, as Amended.

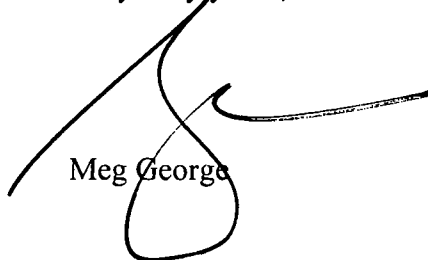
The purpose of the rezoning is to allow the Applicant to construct a new event center and hotel, restaurant, retail, office and entertainment complex.

This proposed project is located within the Lake Michigan and Chicago Lakefront Protection Ordinance Private Use Zone, and as such, requires approval by the Chicago Plan Commission.

The property is currently owned by CenterPoint Properties with offices at 1808 Swift Drive, Oak Brook, Illinois 60523. The Metropolitan Pier and Exposition Authority is located at 301 E. Cermak Road. Questions regarding this project or the rezoning of the property may be addressed to Meg George at Neal & Leroy, LLC, 203 North LaSalle Street, Suite 2300, Chicago, Illinois 60601 (312) 641-7144.

PLEASE NOTE: THE APPLICANT IS NOT SEEKING TO REZONE YOUR PROPERTY. THIS NOTICE IS BEING SENT TO YOU BECAUSE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF THE PROPOSED PROJECT.

Very truly yours,



Meg George

AFFIDAVIT

Chairman Solis
Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Chairman Cabrera
Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

APPLICANTS: Metropolitan Pier and Exposition Authority

RE: 2101-2143 S. Indiana, 205-319 E. 21st Street, 204-334 E. Cermak, 2134-2142 S. Calumet

Dear Chairpersons:

The undersigned, Meg George, an attorney for the Applicant, The Metropolitan Pier and Exposition Authority, deposes and states the following:

That the undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance of the City of Chicago Municipal Code by sending the attached letter by United States Postal Service First Class Mail to the owners of all property within 250 feet in each direction of the property to be rezoned, as determined by the most recent tax records of Cook County, the boundaries of which are commonly known as 2101-2143 S. Indiana, 205-319 E. 21st Street, 204-334 E. Cermak, 2134-2142 S. Calumet exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet; and that the notice contained the common street address of the subject property; a description of the nature, scope and purpose of the application or proposal; the name and address of the Applicant; the date the Applicant intends to file the application to rezone the Property i.e. on February 5, 2014; that the Applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-107 and 17-13-0604-B of the Chicago Zoning Ordinance, that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located within 250 feet of the subject property (excluding public roads, streets and alleys), is a complete list containing the names and last known addresses of the owners of the property required to be served; and that the Applicant has furnished, in addition, a list of the persons so served.

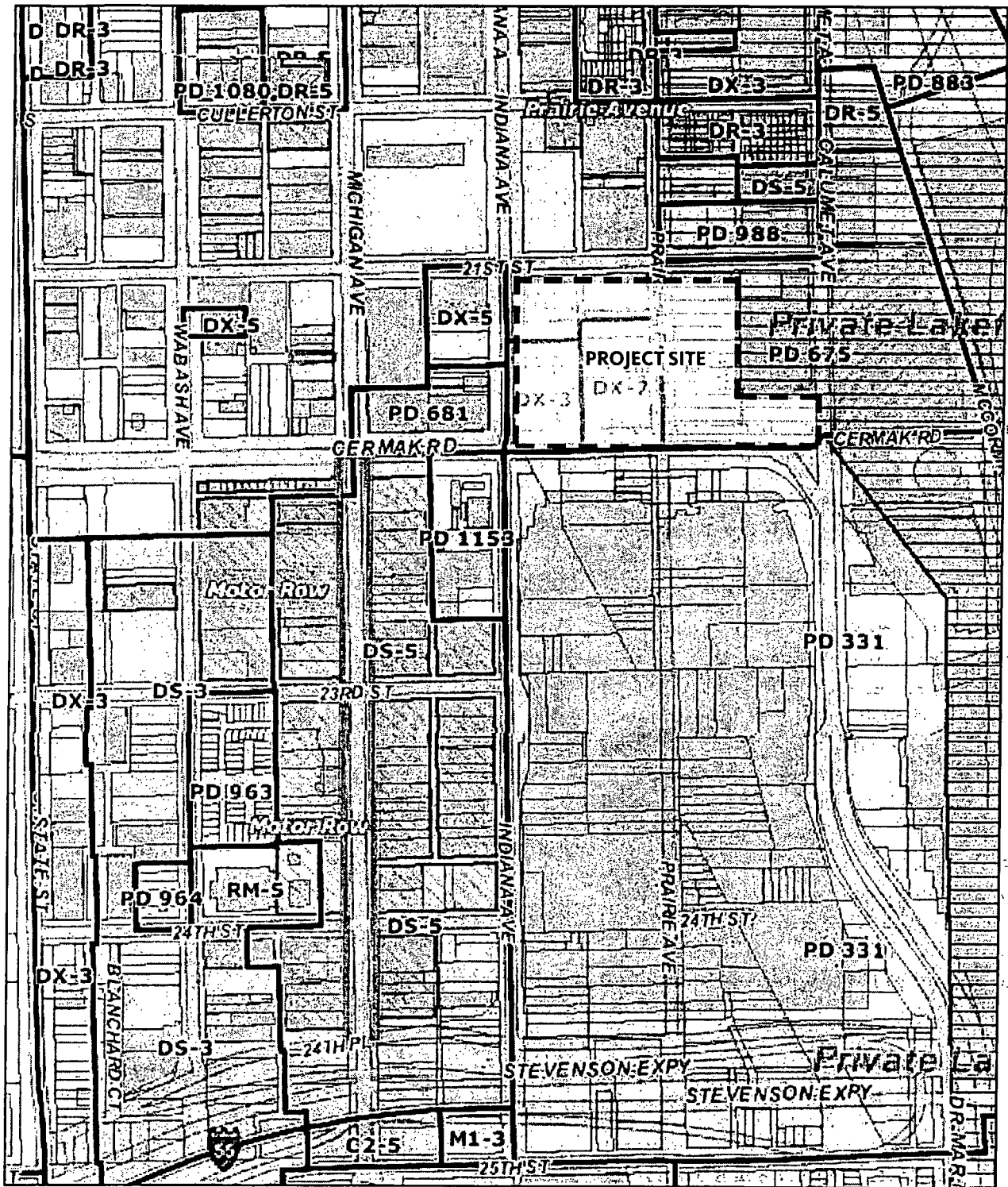
By: _____

Meg George, Attorney

Subscribed and sworn to before me
this 24th day of January 2014.

Hillie M. Sempert
Notary Public



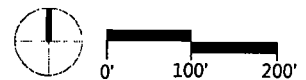


KEY

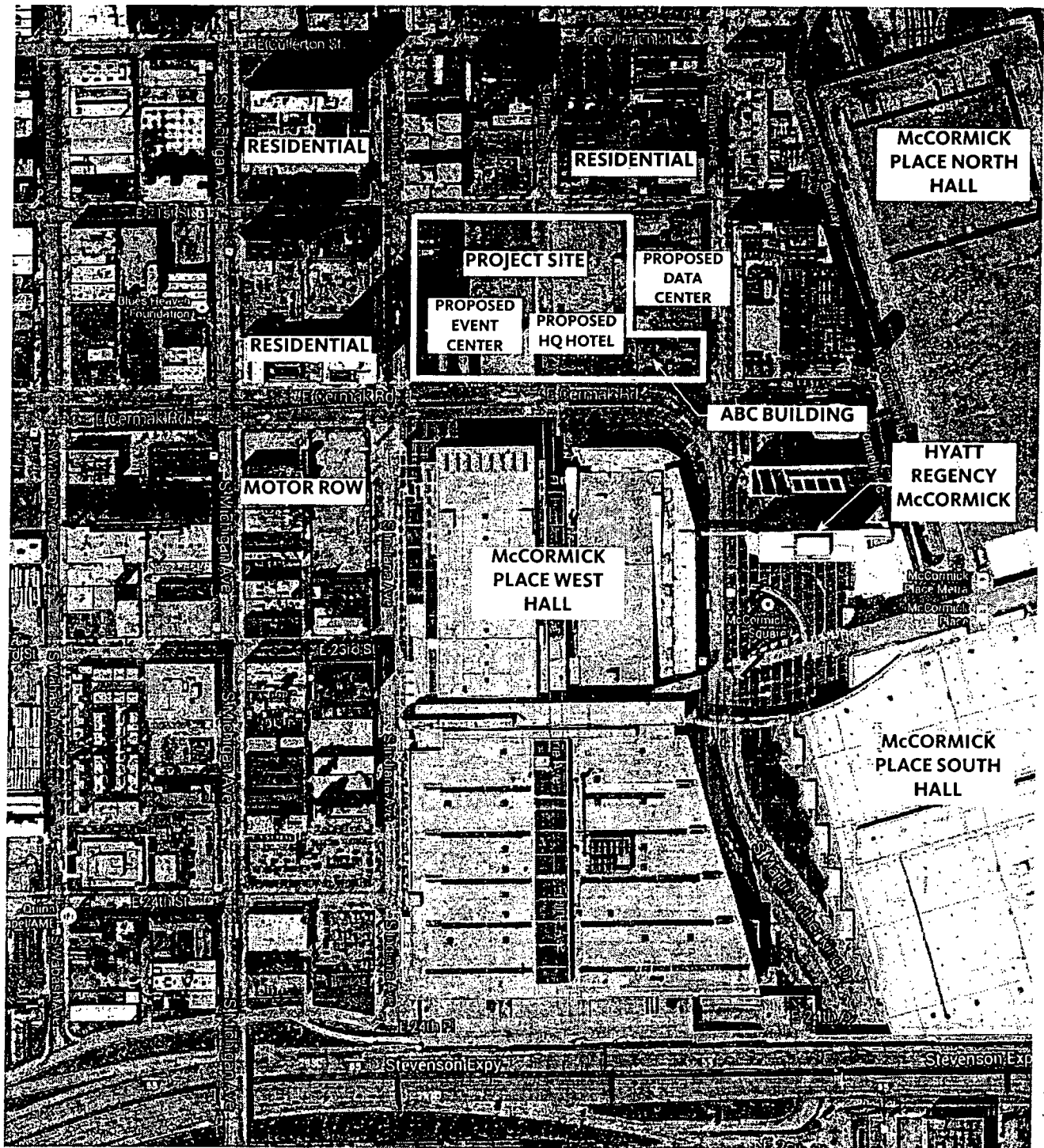
--- = PROJECT SITE
BOUNDARY

Applicant: Metropolitan Pier & Exposition Authority
 Address: 2101-2143 S. Indiana Avenue, 205-319 E. 21st Street,
 204-334 E. Cermak Road, 2134-2142 S. Calumet Avenue
 Date Filed: February 5, 2014
 PD 331, Sub Area 5

Existing Land Use
& Zoning Map



Gensler



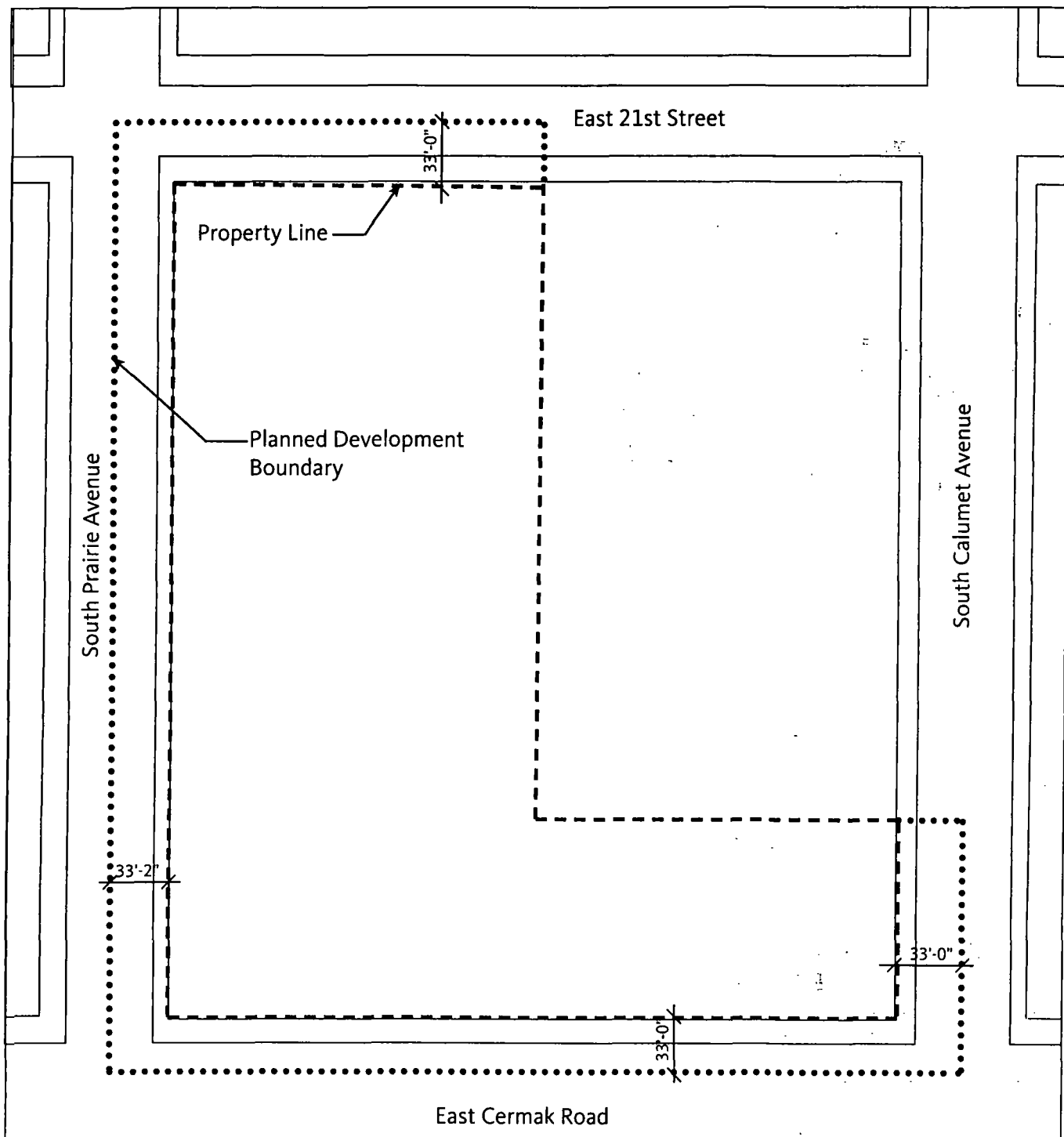
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Surrounding Land
 Use Map



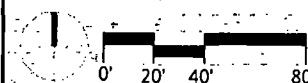
(Not To Scale)

Gensler

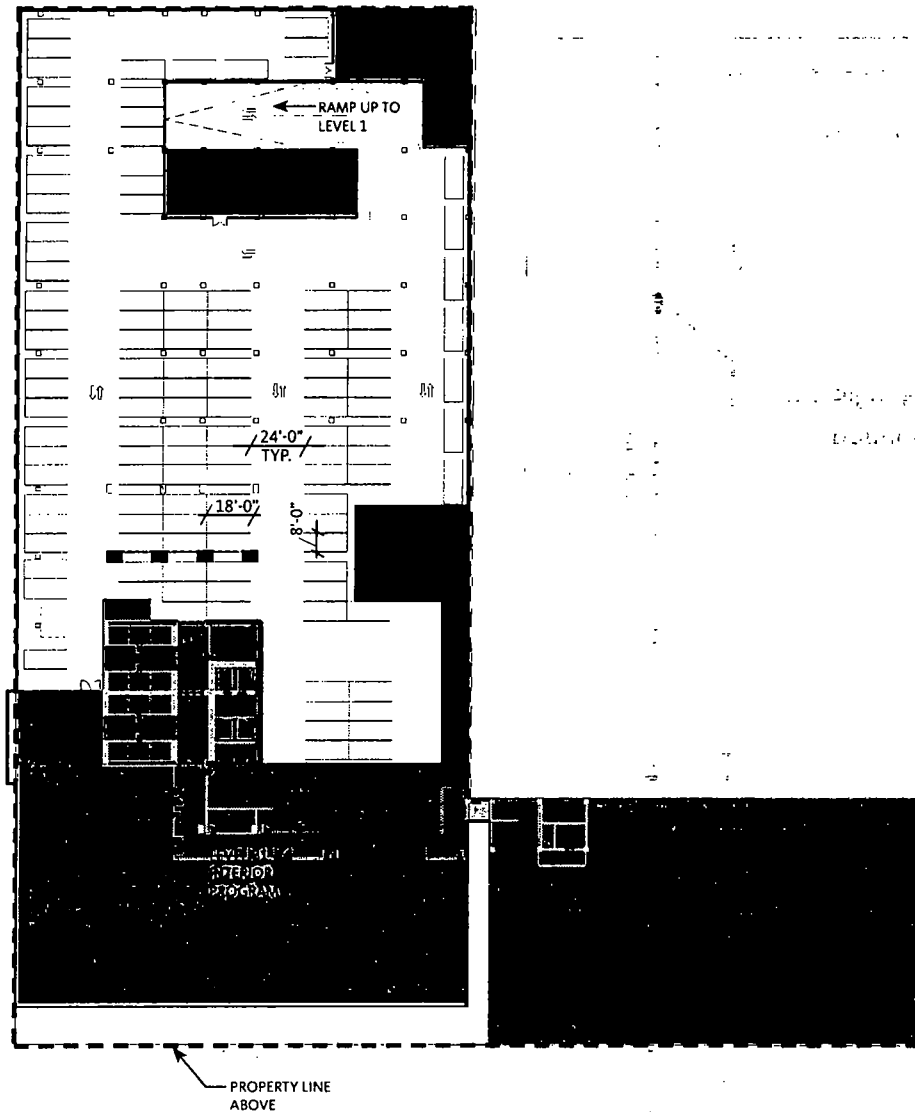


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Planned
 Development
 Boundary and
 Property Line



Gensler

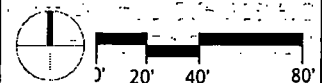


LEVEL B1 PARKING DETAILS:

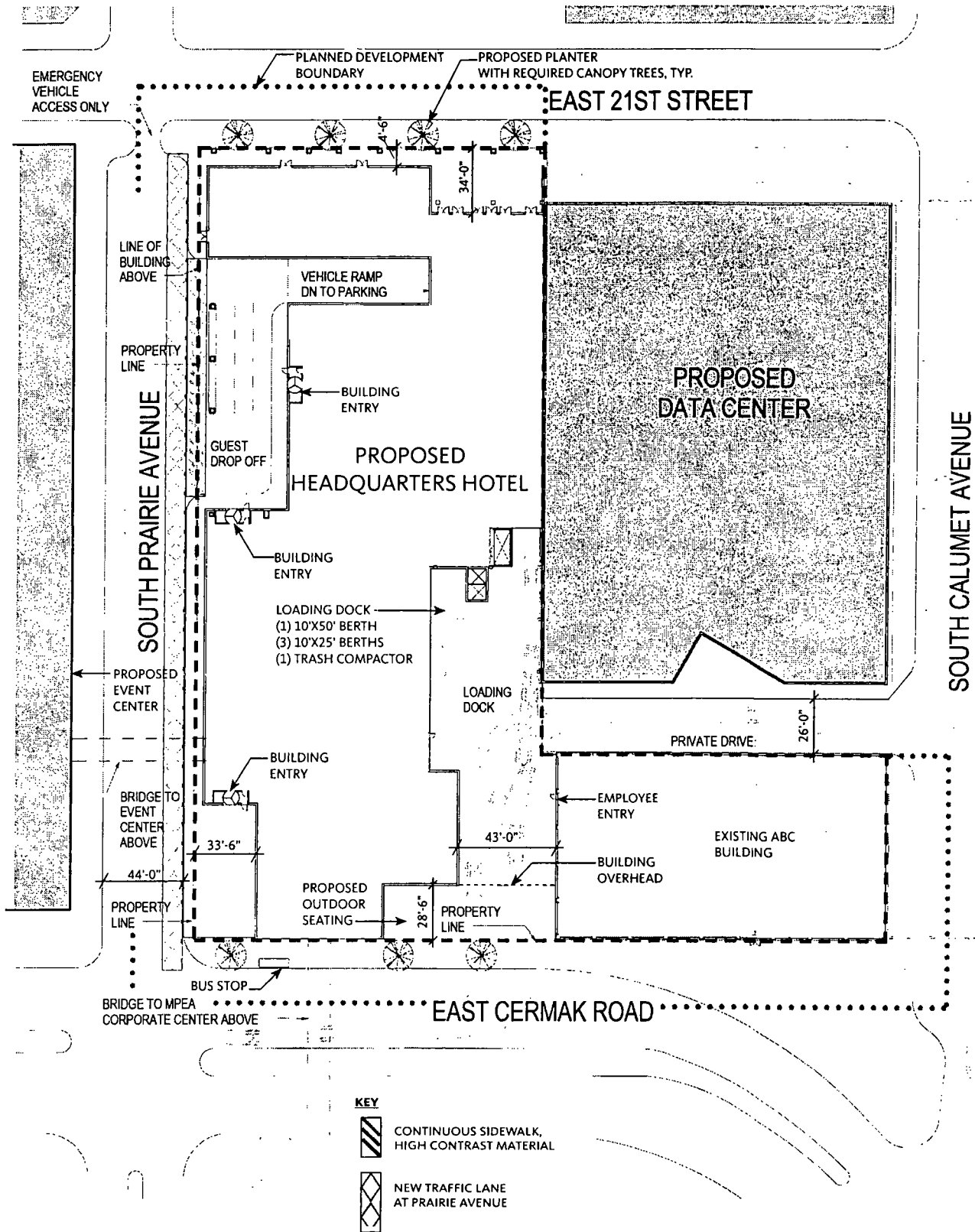
120 PARKING STALLS
 TYPICAL STALL DIMENSIONS: 8'X18'
 TYPICAL DRIVE AISLE WIDTH: 24'-0"
 RAMP WIDTH: 24'-0"

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Floor Plan Level B1

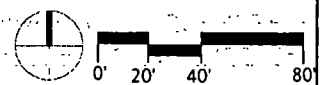


Gensler

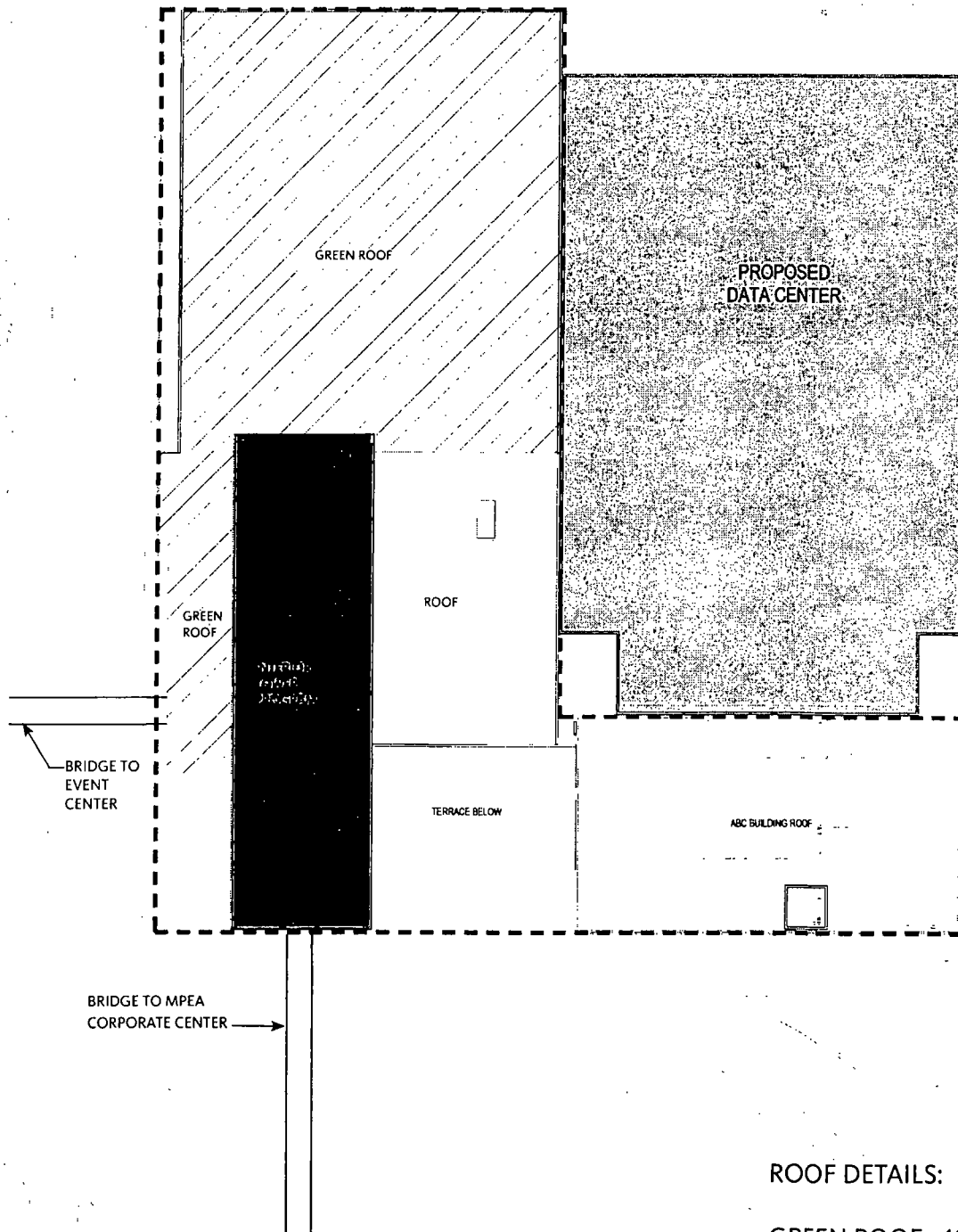


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 PD 331, Sub Area 5

Site &
 Landscape Plan



Gensler

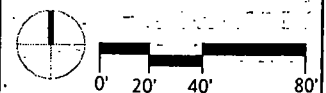


ROOF DETAILS:

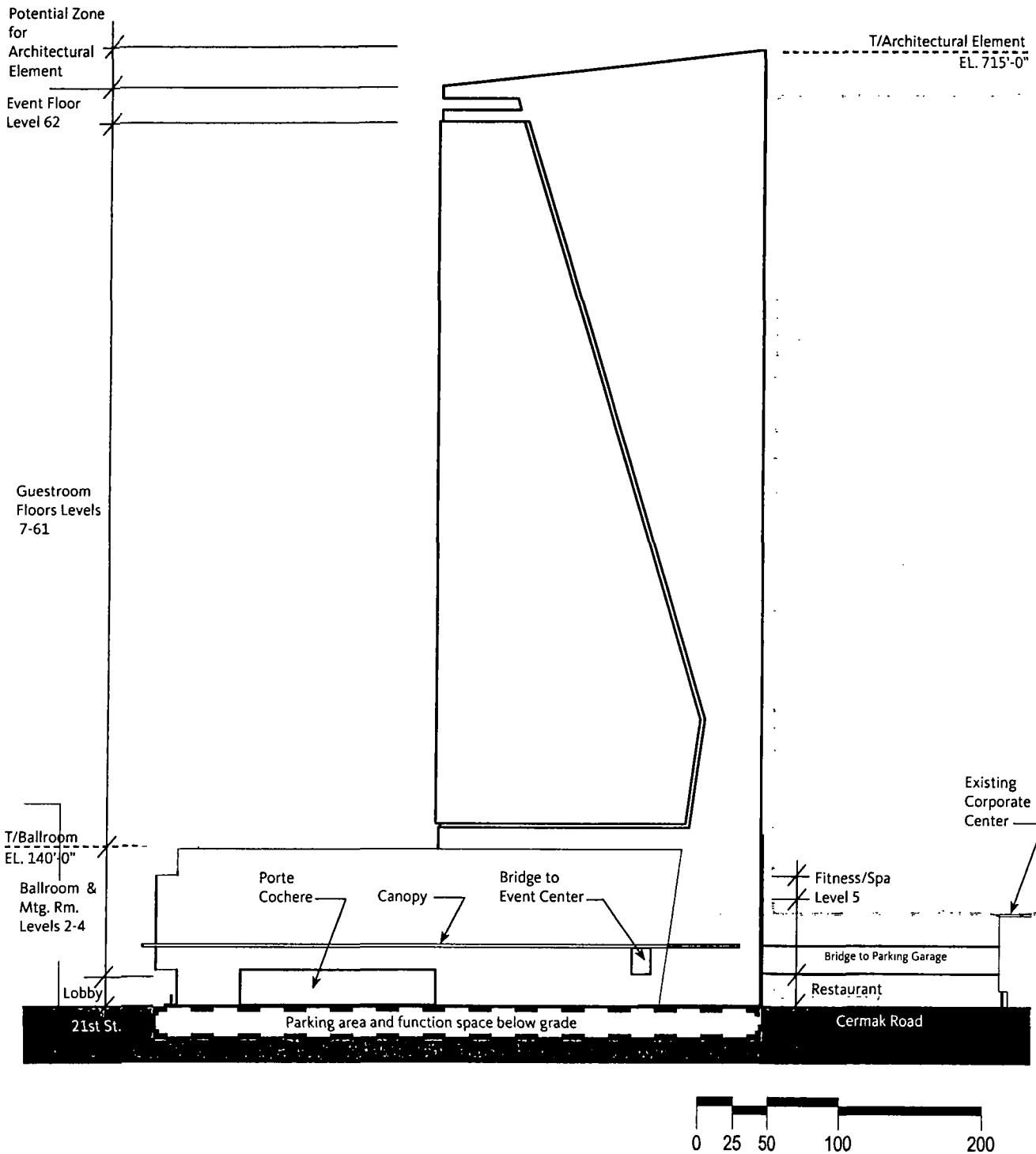
GREEN ROOF: 40,000 SF

Applicant: Metropolitan Pier & Exposition Authority
 Address: 2101-2143 S. Indiana Avenue, 205-319 E. 21st Street,
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 PD 331, Sub Area 5

Green Roof Plan



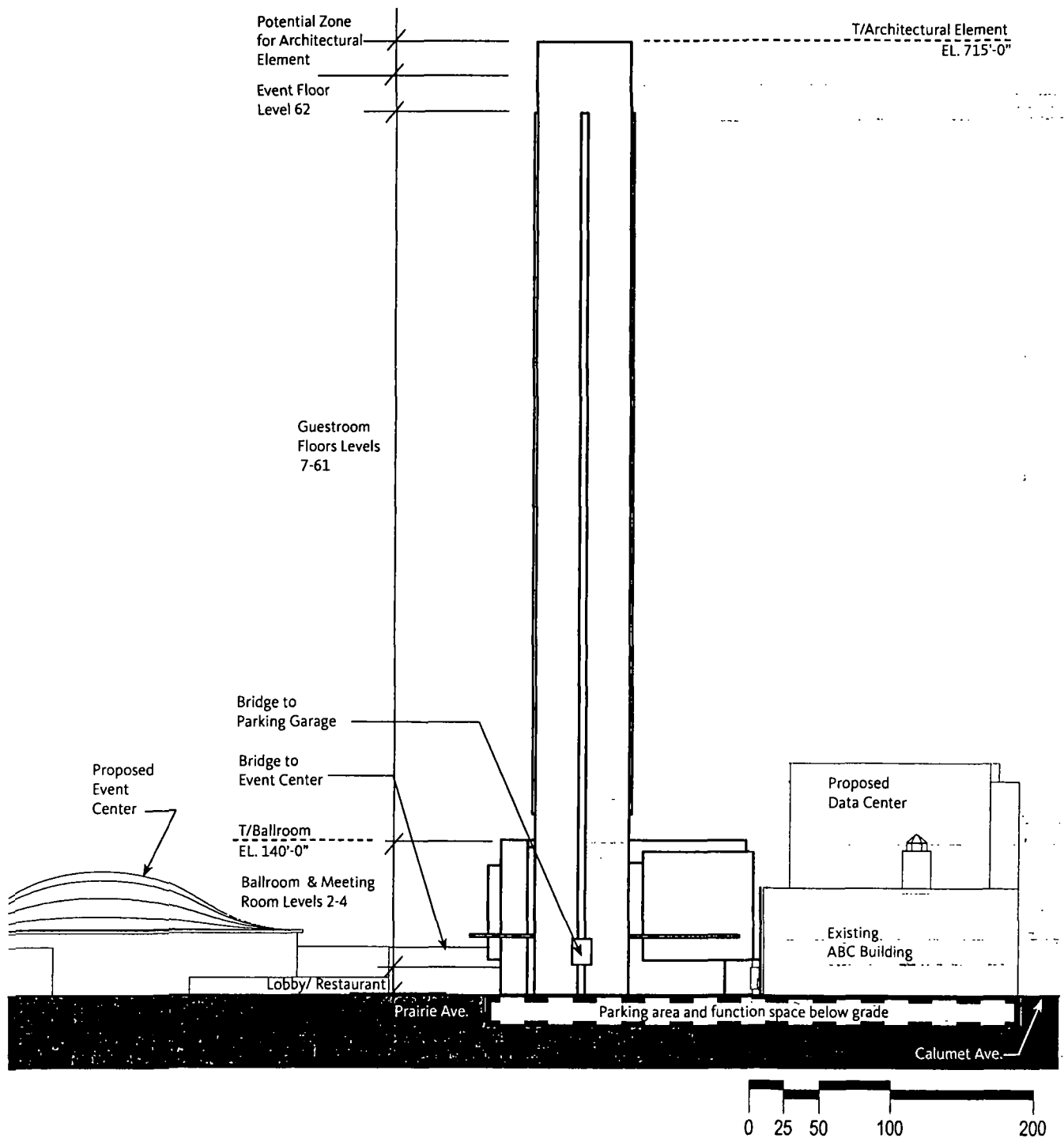
Gensler



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West Elevation

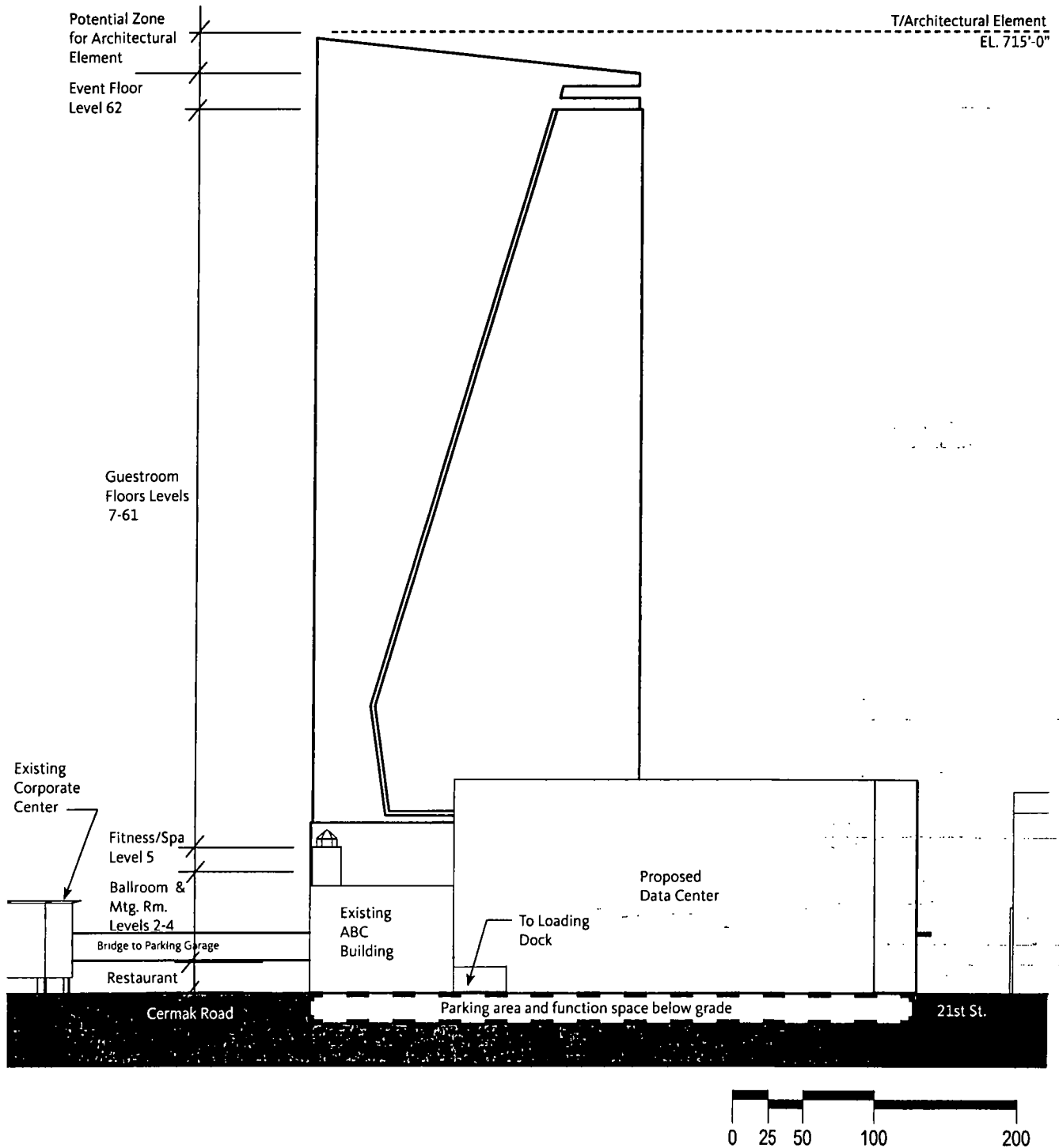
Gensler



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South Elevation

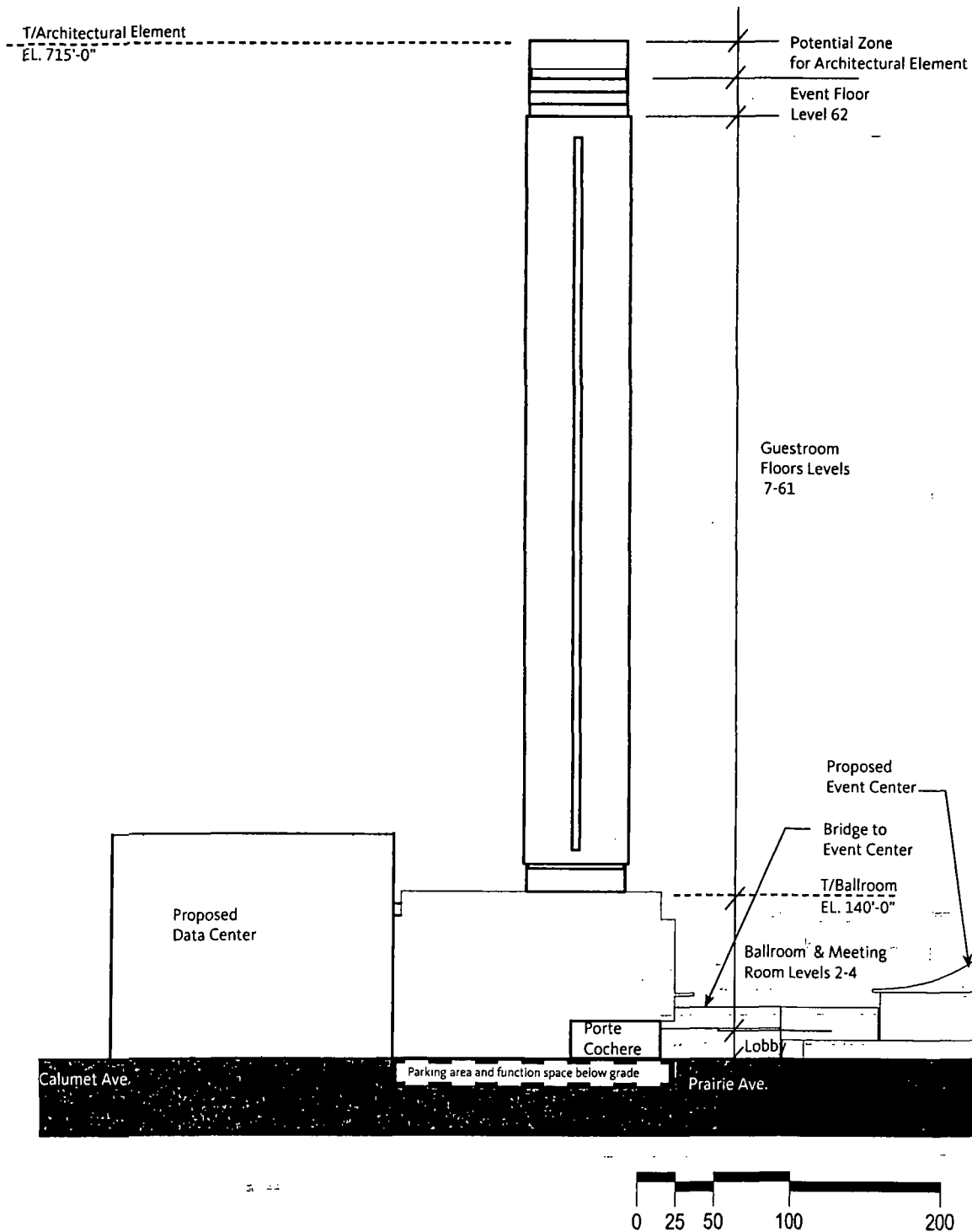
Gensler



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East Elevation

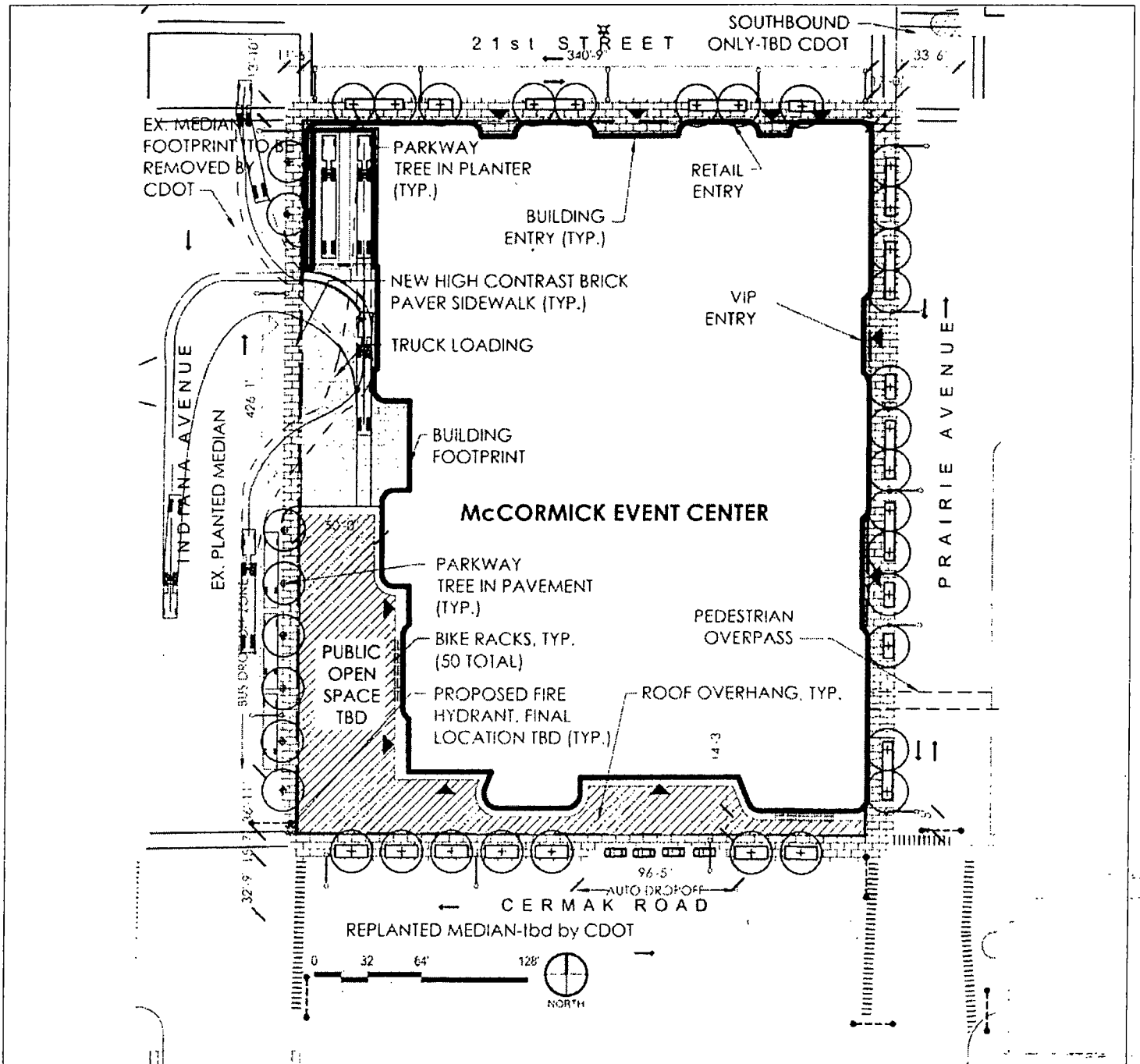
Gensler



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 PD 331, Sub Area 5

North Elevation

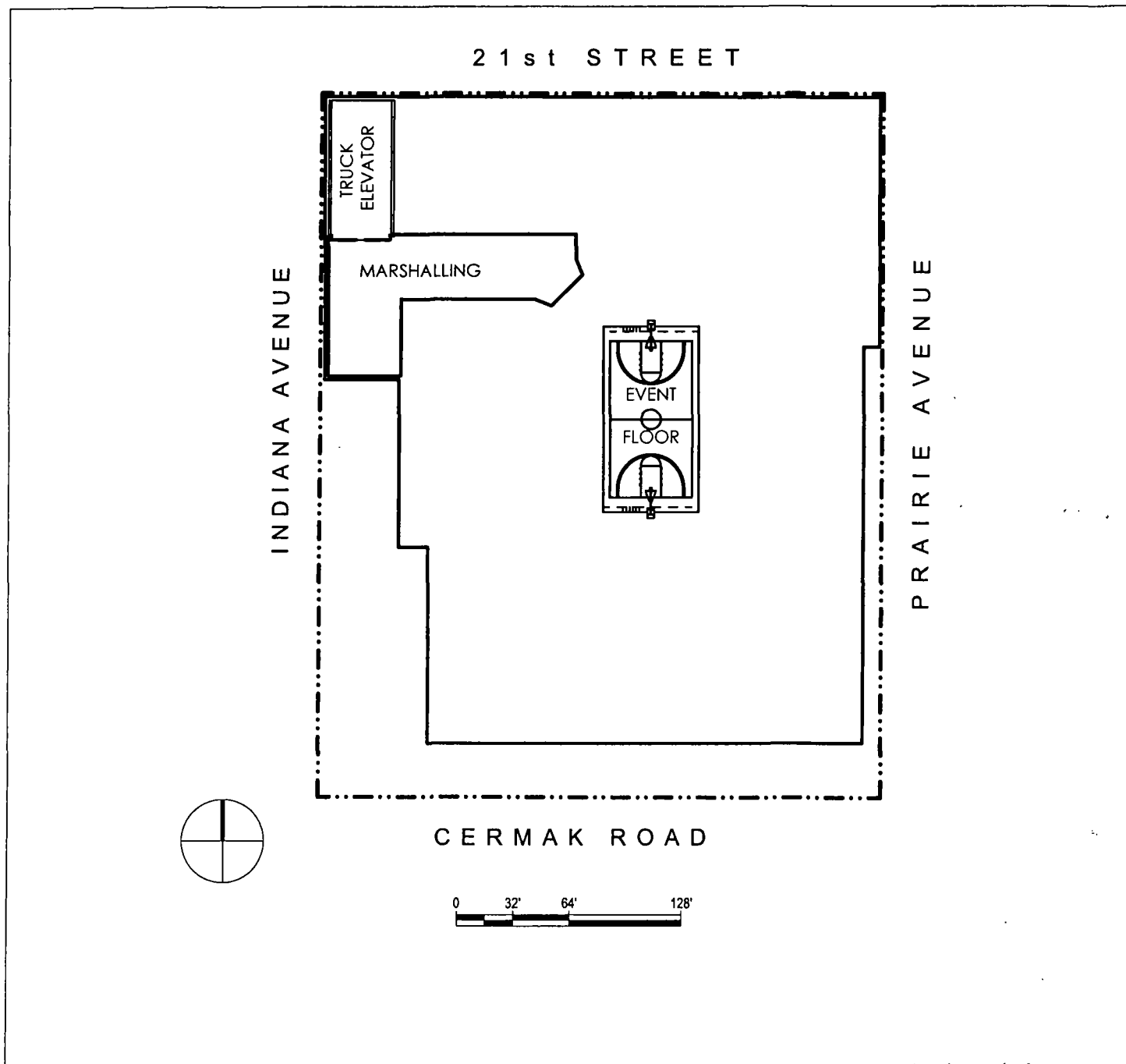
Gensler



Site Plan

Pelli Clarke Pelli Architects

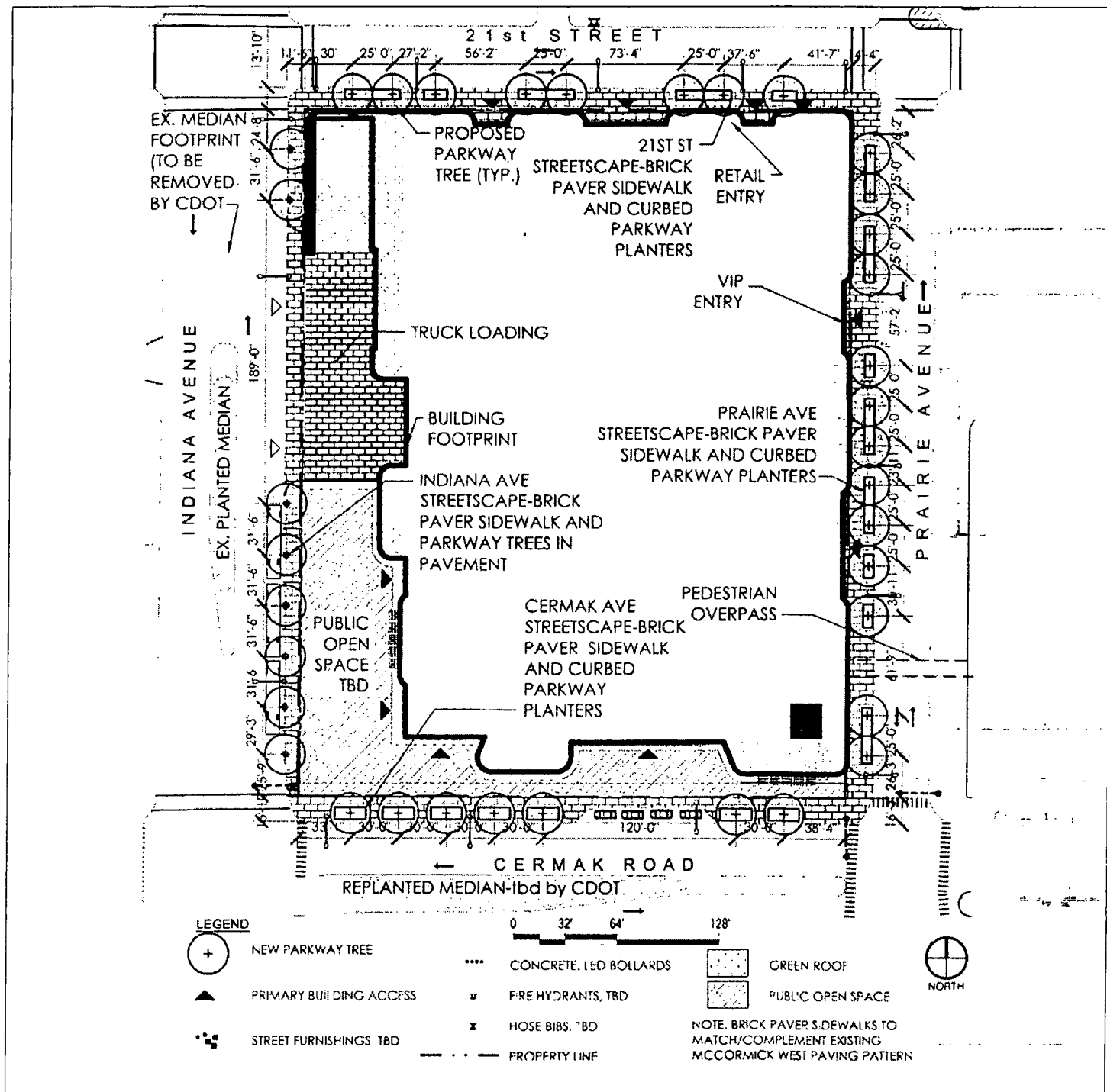
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 Address: 2101-2143 S. Indiana Avenue, 205-319 E. 21st Street,
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 Date Filed: February 5th, 2014
 PD 331, Sub Area 5



Event Level Plan

Pelli Clarke Pelli Architects

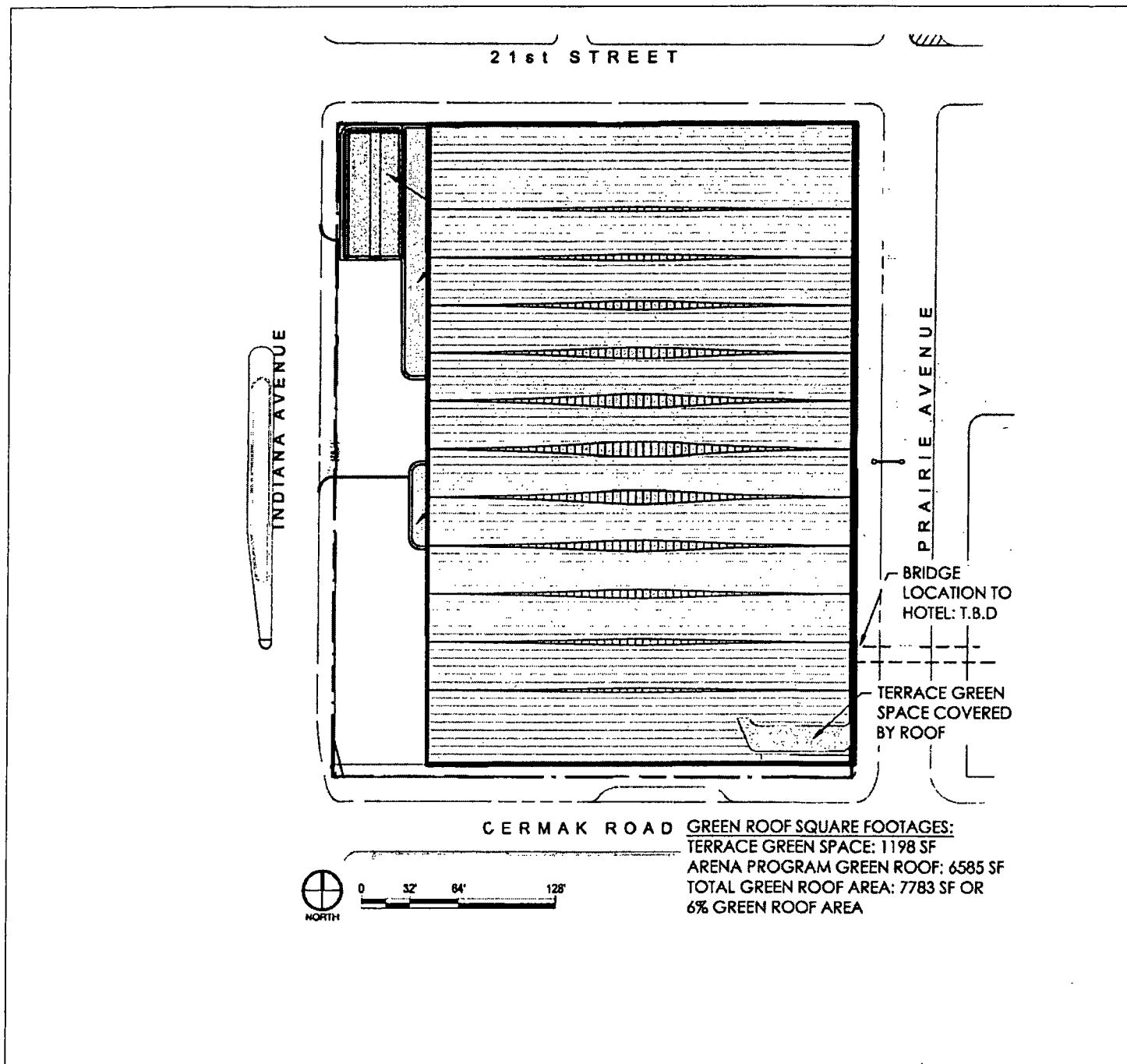
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Landscape Plan

Pelli Clarke Pelli Architects

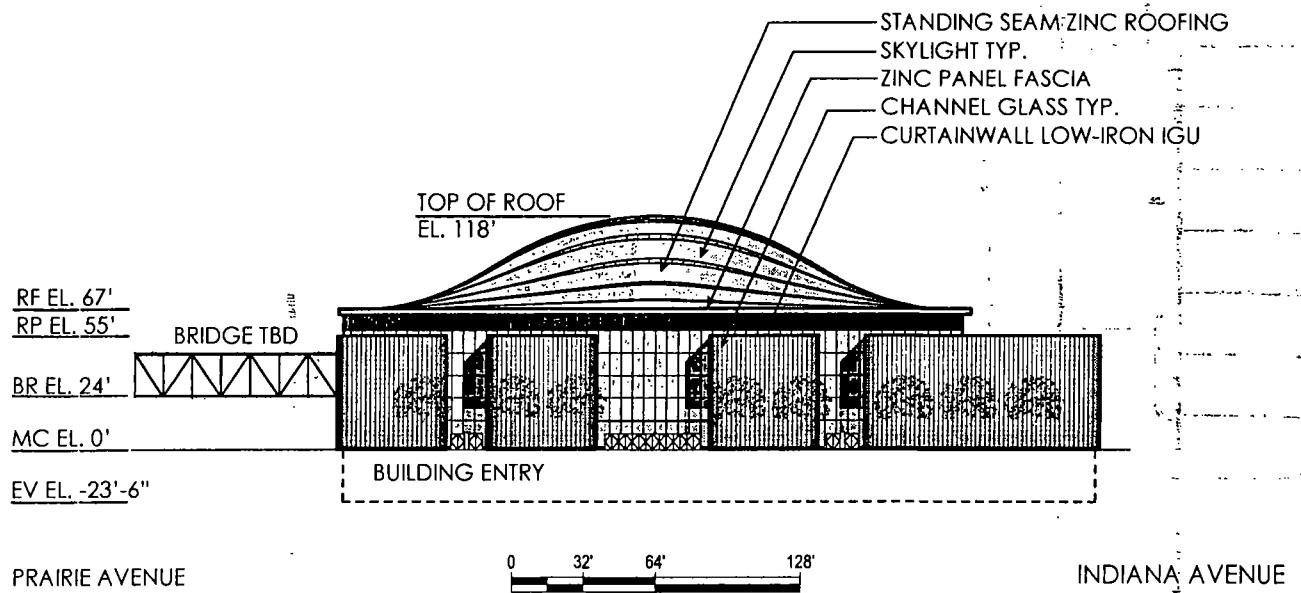
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Green Roof Plan

Pelli Clarke Pelli Architects

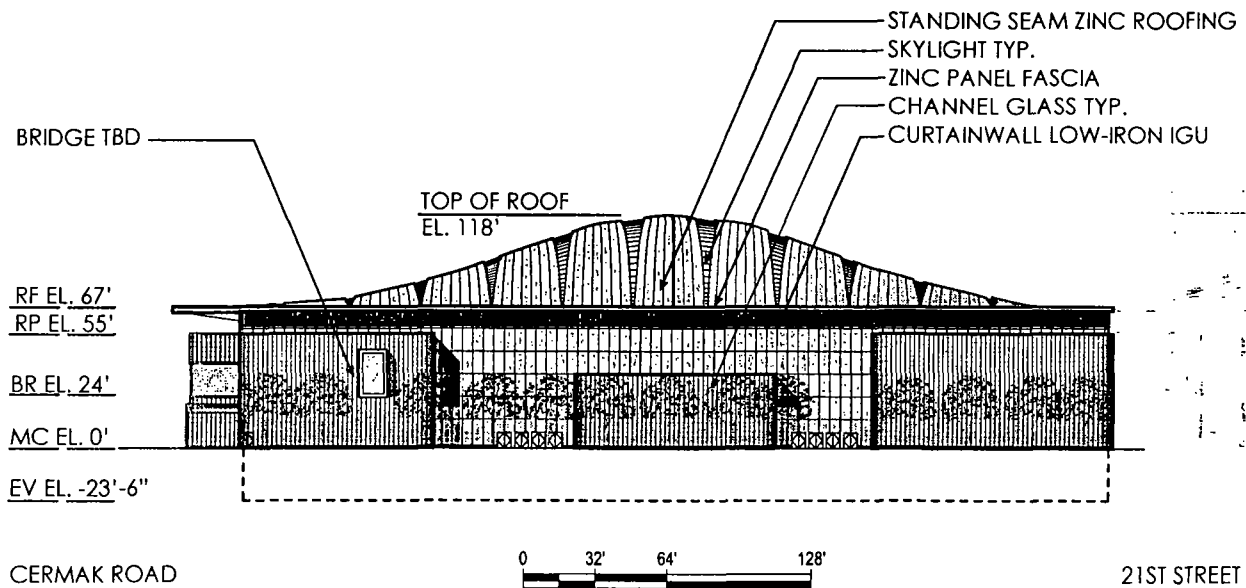
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Elevation - North

Pelli Clarke Pelli Architects

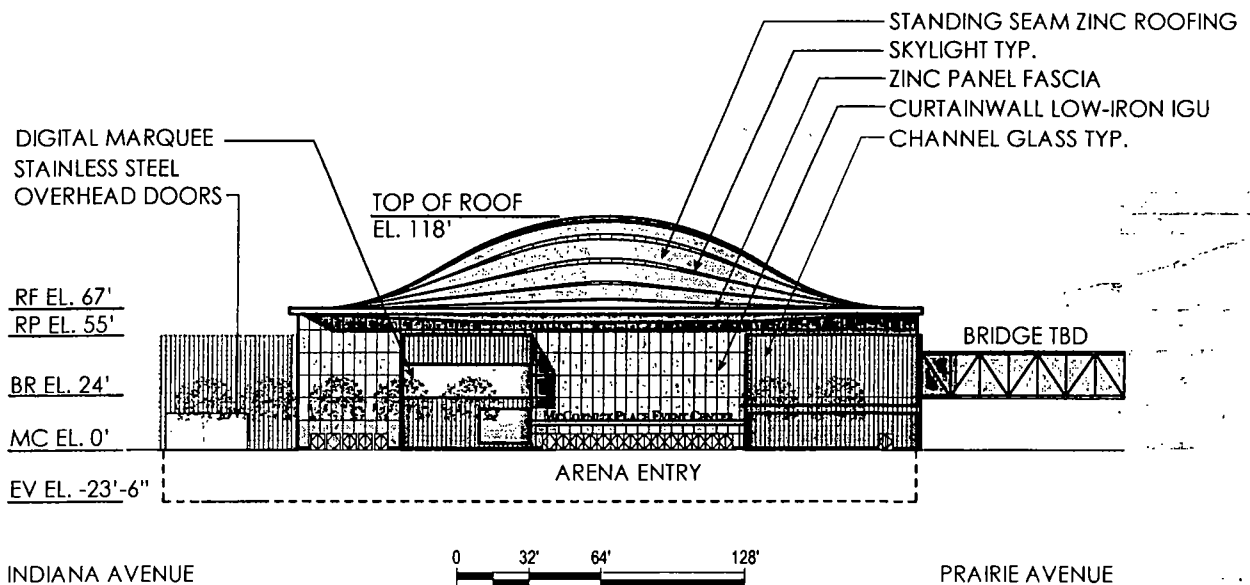
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 Date Filed: February 5th, 2014
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Elevation - East

Pelli Clarke Pelli Architects

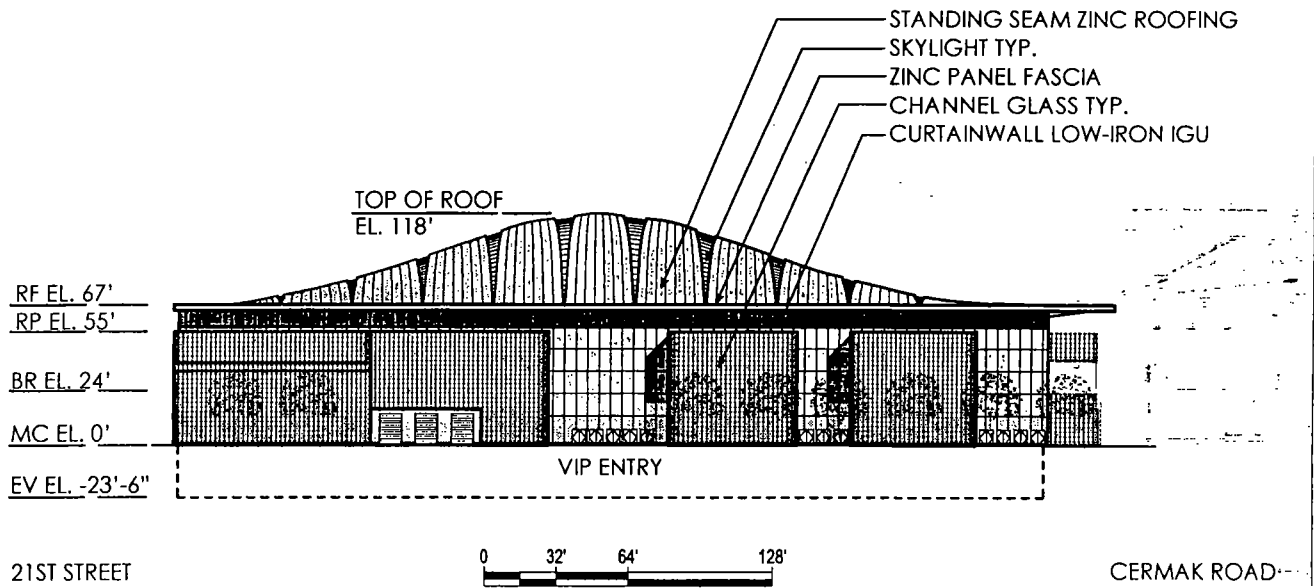
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Elevation -South

Pelli Clarke Pelli Architects

Applicant: Metropolitan Pier and Exposition Authority
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204-334 E. Cermak Road, 2134-2142 S. Calumet
Date Filed: February 5th, 2014
PD 331, Sub Area 5



Elevation - West

Pelli Clarke Pelli Architects

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 PD 331, Sub Area 5

AUTHORIZATION

The undersigned, **Digital Lakeside LLC**, is the owner of the property commonly known as 2013-2143 S Calumet Ave., located in Planned Development No. 675 – Subarea 1 (collectively, the “Property”).

Digital Lakeside LLC hereby authorizes the City of Chicago and/or the Metropolitan Pier and Exposition Authority and/or CenterPoint Properties Trust to file an Application for an Amendment to the Chicago Zoning Ordinance to remove Subarea 2 and/or Subarea 3, or any part of them, from Planned Development No. 675, and/or to amend Planned Development No. 675 with respect to Subarea 2 and/or Subarea 3, provided such removal or amendment does not diminish any rights or increase any obligation associated with or otherwise affect Subarea 1 unless the undersigned consents.

Digital Lakeside LLC hereby authorizes the City of Chicago and/or the Metropolitan Pier and Exposition Authority and/or CenterPoint Properties Trust to file an Application for approval under the Chicago Lakefront Protection Ordinance for the Property subject to the proviso in the prior paragraph.

Digital Lakeside LLC's authorization herein is subject to the limitation that a further authorization from **Digital Lakeside LLC** shall be required before any of the subject applications are presented to the Plan Commission for hearing or consideration.

Digital Lakeside LLC states that it holds the Property for itself and for no other party.

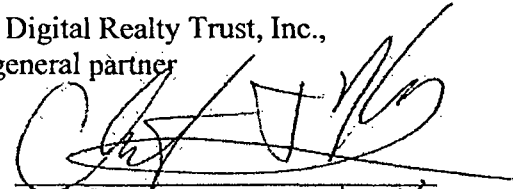
Dated January 29, 2014.

DIGITAL LAKESIDE LLC,
a Delaware limited liability company

By: Digital Lakeside Holdings, LLC,
its member

By: Digital Realty Trust, L.P.,
its member

By: Digital Realty Trust, Inc.,
its general partner

By: 
Name: Christopher J. Kenney
Title: Senior Vice President

NATIONAL SURVEY Plat FOR ZONING

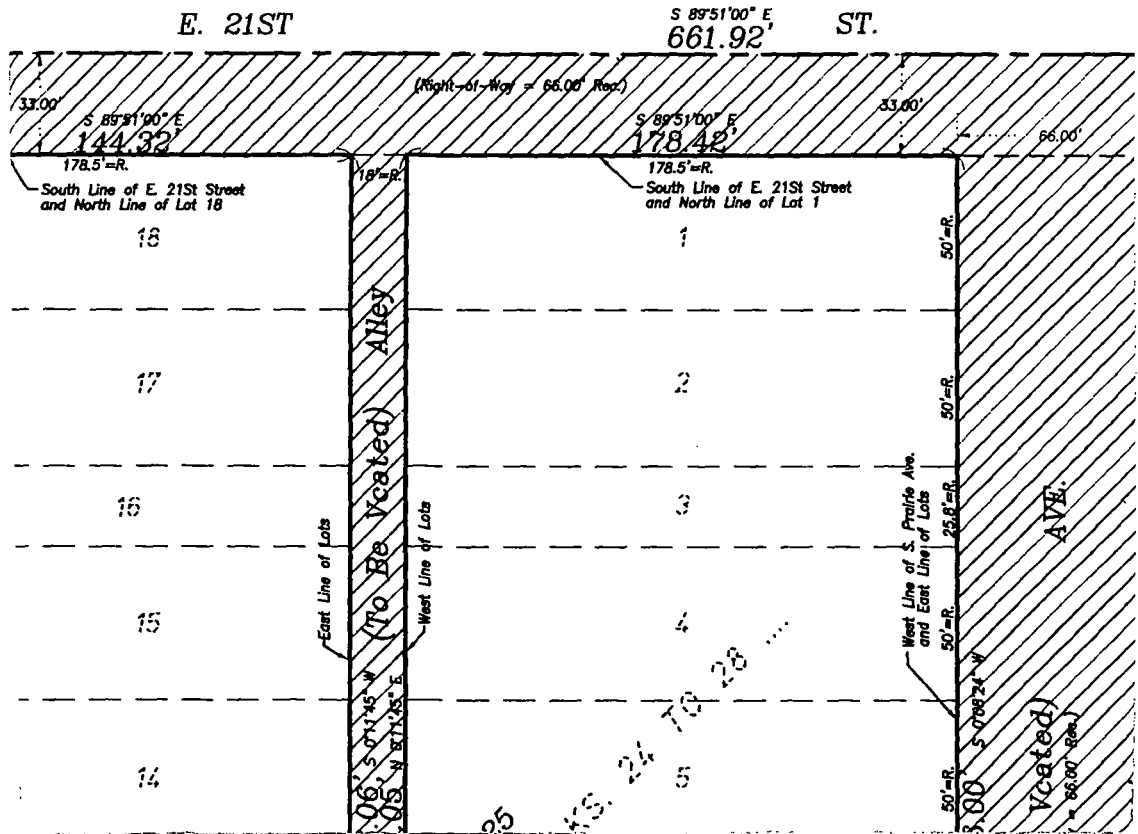
PROPOSED EVENT CENTER

LEGAL DESCRIPTION FOR PROPOSED
HOTEL PLANNED DEVELOPMENT

SOUTH INDIANA AVENUE; EAST
OF SOUTH PRAIRIE AVENUE;
STREET; SOUTH CALUMET AVENUE;
INDIANA AVENUE, IN COOK COUNTY

GROSS AREA = 355,142 SQ
NET AREA = 236,449 SQ

KNOWN AS: S. INDIANA AVENUE
SURVEY FOR: METROPOLITAN



P. L. F. B. D. N. A. T. P. C. E. I. P. A. /

1345° E,
2.13'

AVE.

100.00' (Repeal)
of Prec. 1/4 of Sect. 22-39-14

Original East Line of S. Indiana Ave.
and West Line of Lot 1
28.8'-R. 50'-R. 50'-R. 50'-R. 34.00'

3.11' 4.21345° E

Line of S. Indiana Ave. as widened per Ordinance
of Dec. 14, 1921.
of Possession by County Court Aug. 2, 1928, Gen. #47885

VEY SERVICE, INC.

of Survey

ING PURPOSES

TER AND McCORMICK HQ HOTEL

POSED EVENT CENTER AND McCORMICK
VT:

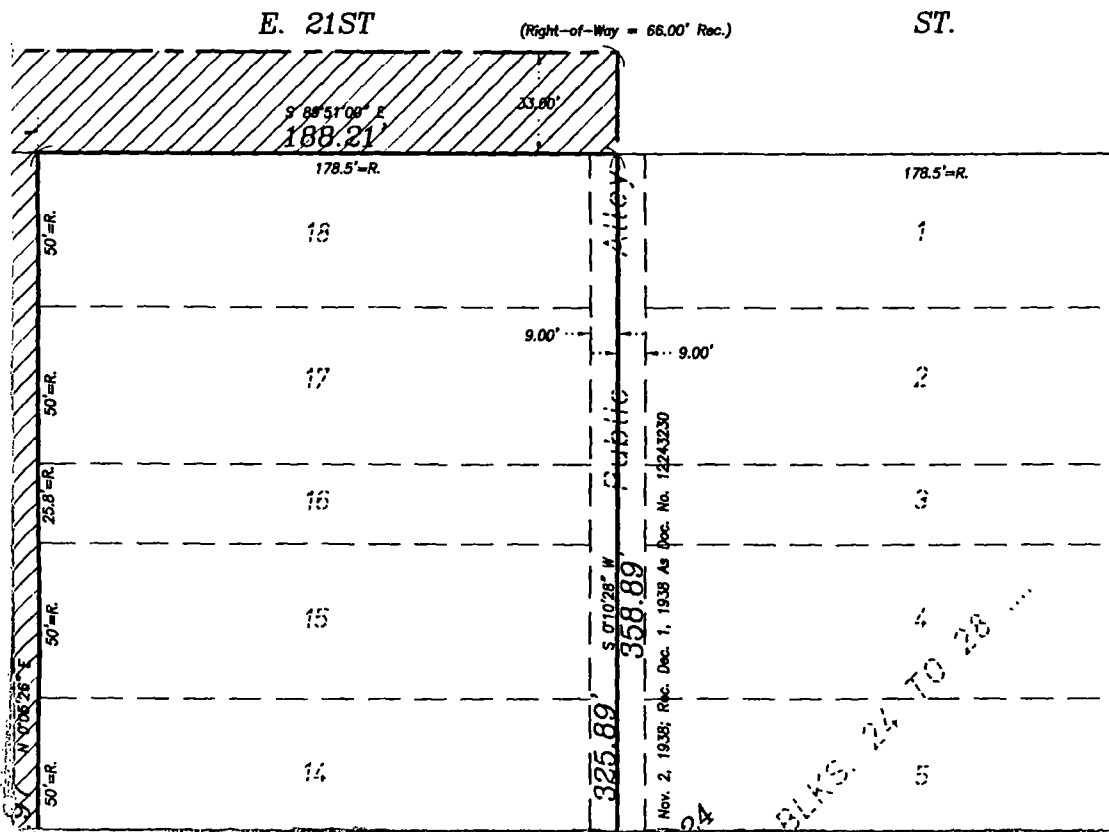
AT 21ST STREET; A LINE 188.21 FEET EAST
A LINE 325.89 FEET SOUTH OF EAST 21ST
ENUE; EAST CERMAK ROAD; AND SOUTH
DUNTY, ILLINOIS.

1 FT. OR 8.1529 ACRES

1 FT. OR 5.4281 ACRES

„ E. 21ST ST., S. CALUMET AVE., E. CERMAK RD., CHICAGO, ILLINOIS.

PIER & EXPOSITION AUTHORITY



SURVEY NO. N-129301 SURVEY

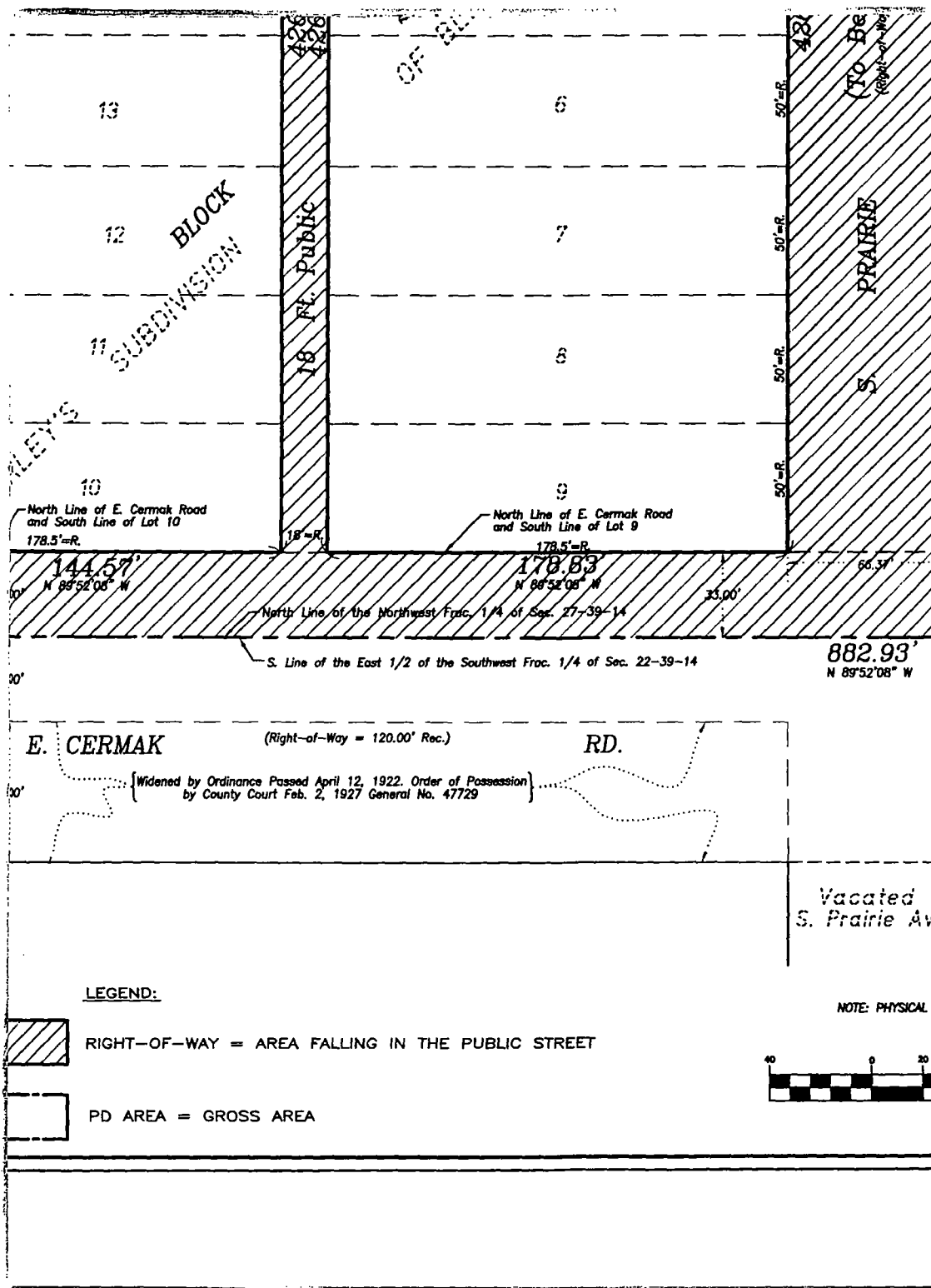
DATE: JAN. 23, 2014



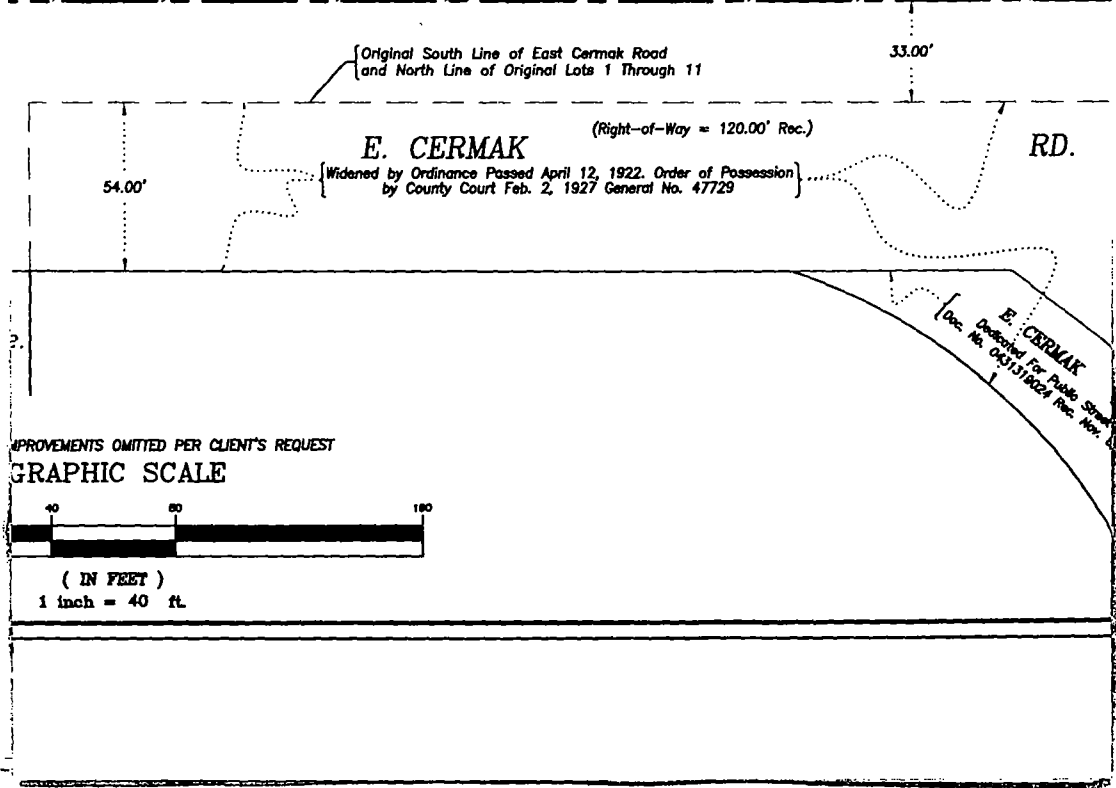
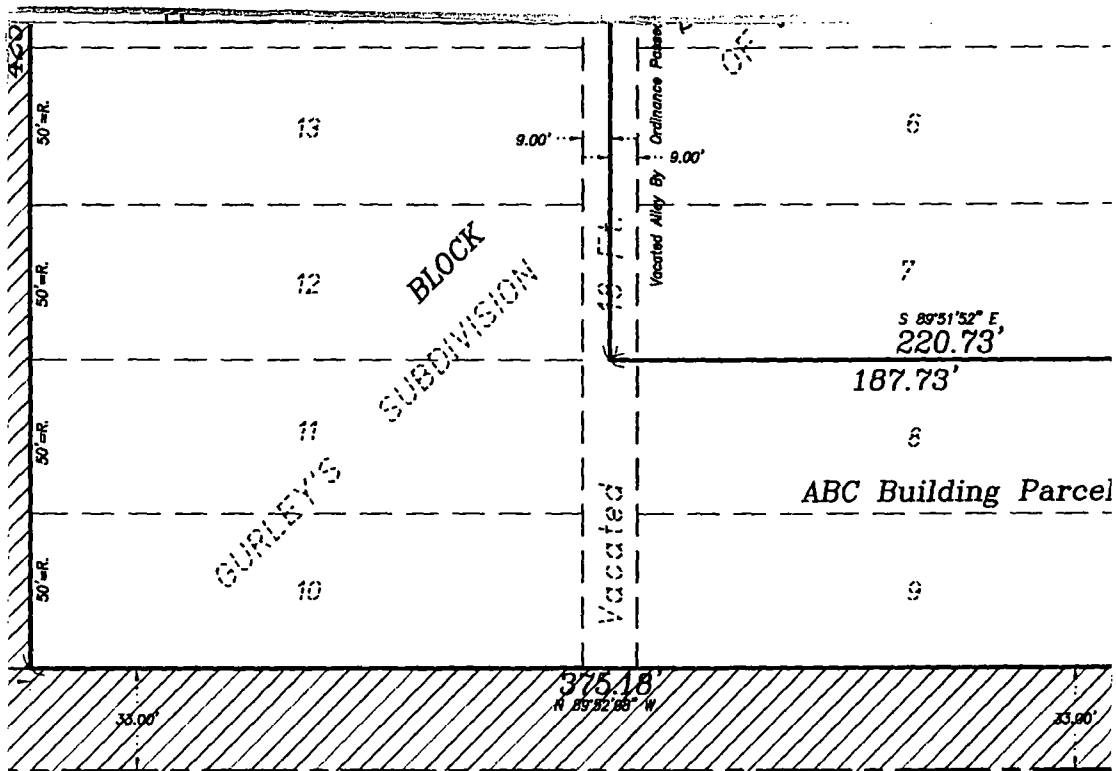
50'±R	50'±R	25.8'±R	50'±R	50'±R
BUL - 135.84'				

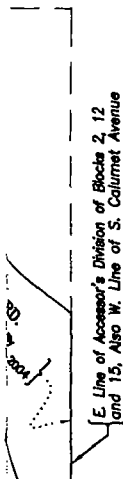
AVE.

(Right-of-Way = 68.00' Rec.)



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MY LICENSE EXPIRES 11/30/2014

DATE: JAN.

State of Illinois, } ss.
County of Cook, }

We **Hereby** **Certify** that we have surveyed the above described property in accordance with official records and that the plat is a true representation of said survey. Dimensions are correct a temperature of 62° Fahrenheit. This professional service conforms: the current Illinois minimum standards for a boundary survey.

NATIONAL SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS

30 S. MICHIGAN AVENUE, SUITE 200
CHICAGO, ILLINOIS 60603

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BY.

Joseph A. Lima
ILLINOIS-PROFESSIONAL LAND SURVEYOR

ILLINOIS-PROFESSIONAL LAND SURVEYOR NO. 3080

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DRAWN BY S.M.