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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, SALT) 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 SALT) JOY'S CANAL AND THE EAST LINE OF SAID LOTS 61 THROUGH 70; THENCE SOUTH 01 DEGREE 3 8 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 SALT) 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, SALT) 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, LN 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

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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: Morgan Street: East Property Line: Chicago River:
10 ft. none none
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

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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

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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.
2
APPLICANT: The Cermak-Morgan LLC. ADDRESS: 977 West Cermak Intro DATE: June 30, 2010 CPCDate: October 21, 2010

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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.

3

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

VICINITY AND EXISTING LAND USE MAP

-- PLANNED DEVELOPMENT BOUNDARY

M///////M//7777m EXISTING BUILDING

EXISTING ZONING MAP

PLANNED DEVELOPMENTS PD 1014
PLANNED MANUFACTURING DISTRICTS PMD-11
BUSINESS DISTRICTS
B3-2 COMMUNITY SHOPPING DISTRICT
COMMERCIAL DISTRICTS
Ct-2 NEIGHBORHOOD COMMERCIAL DISTRICT
C3-2 NEIGHBORHOOD COMMERCIAL DISTRICT
MANUFACTURING DISTRICTS
MI -2 RESTRICTED MANUFACTURING DISTRICT
RESIDENTIAL DISTRICTS
RS-3 RESIDENTIAL SINGLE-UNIT DISTRICT

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■ J£HANANDERSON : ■',
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COMMISSION EXHIftTT

^iPHAItANPEKSPN.: ' :o*uca.i.«o«l
PLAN COMMISSION EXHIBIT

«>v.U)HAH ANDERSON
^ItS^^^^ ?*Z:?^&k4WiMl COMMISSION EXHIBIT
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.

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►ALIGNED WITH AND CONNECTED TO ADJACENT RIVERWALK
8'-0" WIDE TRAIL -
ORNAMENTAL FENCE ALONG RIVERFRONT -[1]
RIVER ACCESS (WITH GATE) AND FENCED OVERLOOK
LIGHT POLES
- NATURAL/NATIVE PRAIRIE LANDSCAPING ADJACENT TO RIVER
BENCHES
SOUTH BRANCH OF THE CHICAGO RIVER
- POSSIBLE BARGE LOADING/UNLOADING AREA; TBD ONCE BUILDING PROJECT IS IMMINENT

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 WITH
CANOPY / AWNING ABOVE
5. ALUMINUM STOREFRONT FRAMING SYSTEM
WITH INSULATING CLASS UNITS
6. OPTIONAL RAILROAD CAR ENTRANCE (26^x23^) IF
EXISTING RAIL SPUR REMAINS ACTIVE
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BLDG A: SOUTH-FACING ELEVATION

BLDG A: WEST-FACING ELEVATION

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BLDG A: EAST-FACING ELEVATION
LOHAN ANDERSON
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PLAN COMMISSION EXHIBIT:
EXTERIOR MATERIAL LEGEND
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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 CLASS UNITS
6. OPTIONAL RAILROAD CAR ENTRANCE (26[1]Wx23H') IF
EXISTING RAIL SPUR REMAINS ACTIVE
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BLDG B: WEST-FACING ELEVATION

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BLDG B: SOUTH-FACING ELEVATION
BLDG B: EAST-FACING ELEVATION

LOHAN ANDERSON won mamMum^sn. too

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PLAN COMMISSION BCHIBTT , :

Chicago Builds Green

VMM fO*

Project Name:

Project Location:

977 West Cermak Road

' Street Number (it the address only includes one street number, please fill only the cell 'From"):

977 w Cermak Rd

Ward No: Community Area No:

25

Project Type:

Check applicable:

^Planned Development □Redevelopment Agreement □Zoning Change

RDA No: I I

PD No: jWaterj □Public project

Total land area in sq.ft.:

From:

]To:[

Project Size:

DPD Project Manager: BG/GR Matrix:

□Landmark

Total buildinqjs) footprint in sq.ft.:

419,192 sf

150,000

rota) vehicular use area in sq.ft.:

154,365

Enter First Name Last Name

Fernando Espinoza

Select project category:

Industrial

Check applicable:

Financial Incentives: □tif

□grif

□SBIF

□Land Sale Write Down

□Empowerment Zone Grant □Class L □ind. Dev. Revenue Bonds □Class 6b □Bank Participation Loan □DOH

Density Bonus:

Check applicable:

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

Page-tot 3

Landscaping:

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

fVJi[1'] liequired per Zoning
erjuired per Zoning Cede or Green iloof/Buildiirj Green Matrix

To be Provided by, trie development:[1]

Square toolaqe: Square lootage:
Please fill, if applicable

8,618	**8,618**
15,437	**42,464**
123	**123**
' 45	**45**

Open Space:

River Setback Square footage.

Private Open Space s^are footage-.

Privately developed Public Open Space square /outage:

11,986	**11,986**
0	**0**
287	**287**

Stormwater Management (At-grade volume control):

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

Other sustainable surface treatments:

Green rOOf Square footage:
Energy Star rOOf Square tootage:

High-albedo pavement

Square footage: Check applicable:
Square footage: Gallons: Square lootage:

a □

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Square lootage:

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**
0	
0	**' o**

Check it applicable:

EL'

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Green
P.ige 2 of 3

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Building Certification:
Energy Star building LEED certification
LEED Certified
LEED Silver
LEED Gold
LEED Platinum Chicago Green Homes
Chicago Green Homes [one-star]
Chicago Green Homes [two-star]
Chicago Green Homes [three-star]

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Energy efficiency strategies not captured above:
-IE: Other than Energy Star Root - 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 isimmenentand 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:- • :' ■: v; ■\sV-;\
Other sustainable strategies and/or Project Notes:
The information above is based oh schematic? and illustrative site planning;,7\:■; Sustainable strategies will be determined oncer a. building project is immenerit arid'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 sitei: • •:^cty-:'
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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

TO: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning
*FROM: j Cdjy^*
Patricia A. Scudie'ro Commissioner - Dep Planning
Zoning Administrator DATE: October 22, 2010

ment of Zoning and Land Use
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)

4/

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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
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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^{th}/ 18^{th}), 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.

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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:
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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.

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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

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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

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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.

Linda Searl Chairman
Chicago Plan Commission
Approved: October 21, 2010 WIPD no._
CITY OF CHICAGO

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APPLICATION FOR AN AMENbt»^tjOr> THE CHICAGO ZONING ORDrNANTJTFr^^'^
ADDRESS of the property Applicant is seeking to rezone:
97 7 W. Cermak:
Weird Number that property is located in:

APPLICANT Tha Cormak-Morgon LLC
ADDRESS
■101 M. Michigan Avenue, Suite 1750
CITY chic
ago
STATE il ZIP CODE eoeii
PHONE 312-645-9000
CONTACT PERSON Harry J. Seigle
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
If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:
ATTORNEY KonaM a. :;rai3, Jsnner 4 Block
ADDRESS >'• Clark 3er«««t CITY
Chicago , rL ii0654
PHONE
312 -.yj. j
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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. Seigla_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?
flo.
9. Present Zoning District pmd h_Proposed Zoning Districtwaterway 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 o£ 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; >\it r i bu t i o n
md utorige; and accessory nns3. There will be industrial buildings totalling 150,000 square roet. There wiLl also be no fewer than 75 parking spaces, L2 docks and truck marshalling ciroas.
14. On May 14th, 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 ihe 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 ■■:_

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COUNTY OF COOK STATE OF ILLINOIS
V\-rsCCy T, Sg^tv_, 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
M day of_Jr,^y ™l£-
\ **MARY WELTER**

-lassBBasssa

For Office Use Only
Date of Introduction:_
File Number:
Ward:

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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 LN 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 LLNE 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 PJVER, 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 EN 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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REFERRED TO COMMITTEE Of ZONING-"7 ™

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