

# PD 1151

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

April 3, 2024

Nicholas D. Standiford  
Schain Banks  
70 W. Madison St.  
Suite 5400  
Chicago, IL 60602

**Re: PD 1151, 3401 N. California Avenue**

Dear Mr. Standiford:

In response to your recent request, please be advised the subject property is zoned Waterway Planned Development Number 1151 ("PD 1151"). Birdies Social Club, LLC (the "Applicant") is seeking to operate an indoor golf facility at the subject site.

As shown on the attached Floor Plan, the facility would include five golf simulator bays, a private room for lessons with PGA pro staff, two putting green areas, liquor locker storage for members, kitchen/coffee area, library, game room, and cigar lounge. The facility will be BYOB and will be exclusively for dues paying members. It will not be open to the public.

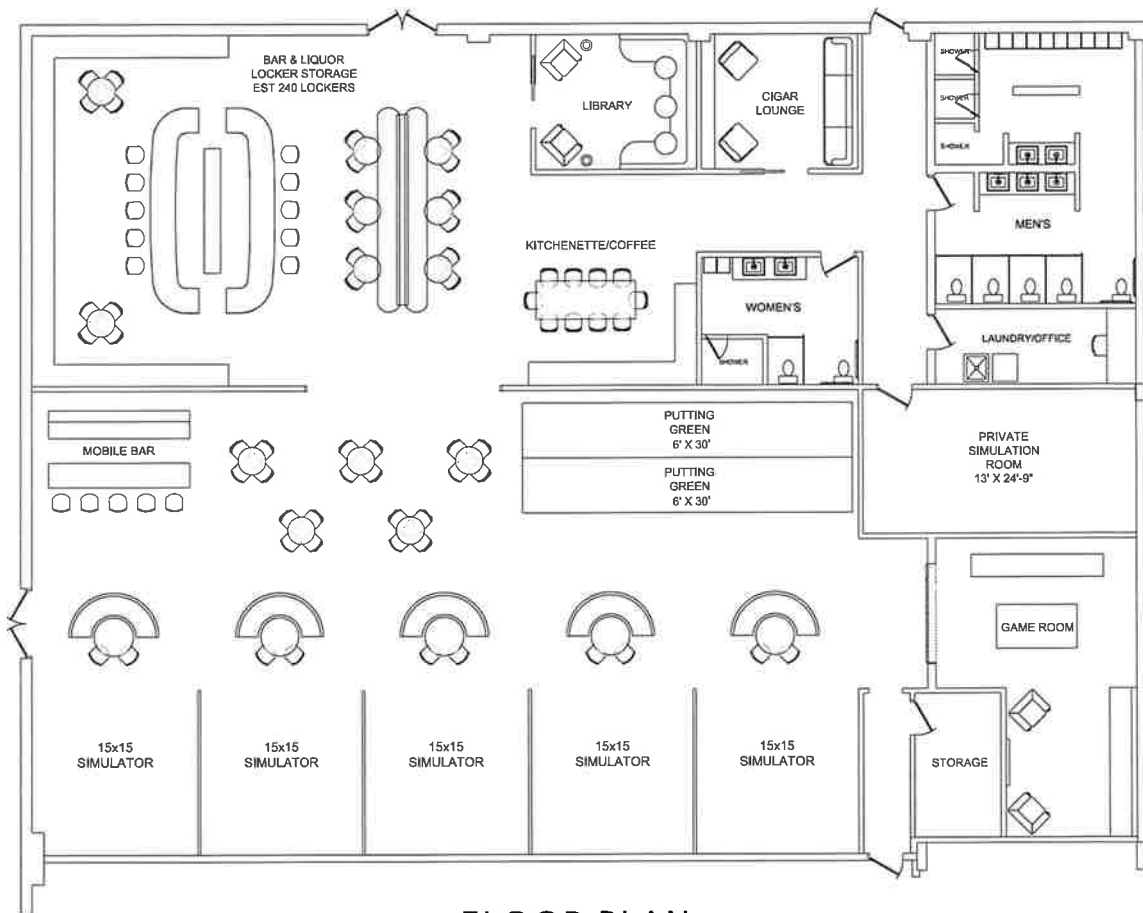
Based on the information submitted, it is our opinion that the Applicant's proposed use is indoor sports and recreation, participant, and pursuant to Statement Number 5 of the PD 1511 and Section 17-3-0207-QQ2 of the Zoning Ordinance, it is permitted within PD 1511.

Sincerely,

Patrick Murphy  
Zoning Administrator

PM:tm

C: Noah Szafraniec, Main file



FLOOR PLAN

*Reclassification Of Area Shown On Map No. 9-1.*  
(As Amended)  
(Application No. 20393)  
(Common Address: 3401 -- 3425 N. California Ave./  
2704 -- 2718 W. Roscoe St.)

WPD 1151, 99

[SO2020-1900]

*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 Industrial Planned Development Number 1151 District symbols and indications as shown on Map Number 9-1 in the area bounded by:

a line 323.03 feet north of West Roscoe Street; the west line of the north branch of the Chicago River; West Roscoe Street; North California Avenue; a line 267 feet north of West Roscoe Street; and a line 275.79 feet east of North California Avenue,

to those of a C3-2 Commercial, Manufacturing and Employment District which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current C3-2 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 9-1 in the area bounded by:

a line 323.03 feet north of West Roscoe Street; the west line of the north branch of the Chicago River; West Roscoe Street; North California Avenue; a line 267 feet north of West Roscoe Street; and a line 275.79 feet east of North California Avenue,

to those of Waterway Planned Development Number 1151, as amended, which is hereby established in the area described above.

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

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

*Waterway Planned Development Statements.*

1. The area delineated herein as Waterway Planned Development Number 1151, as amended ("Planned Development"), consists of approximately 169,556 square feet

of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, WMS Property LLC.

2. 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, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

A traffic impact study of the proposed development and revised site plans shall be completed at the Applicant's expense and reviewed and approved by CDOT prior to Part II Approval. If the traffic study identifies infrastructure upgrades or improvements that are warranted and directly and solely attributed to the project, the Applicant will be responsible to fund and construct such upgrades or improvements prior to receiving any Certificate of Occupancy for the building.

In addition, the following improvements shall be implemented at the Applicant's expense:

1. Installation of stop signs at parking lot exits on Roscoe and on California facing outbound traffic.
2. Restriping of crosswalks and stop bar pavement markings at California and Roscoe.

3. Installation of two standard u-rack bicycle racks within the public way on the north side of West Roscoe Street within 40 feet of the main entrance to the building at 2718 West Roscoe Street.
4. This Plan of Development consists of eighteen (18) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary Map; a Site Plan; a Planned Development Site Plan; a Landscape and Green Roof Plan; a Plant Palette and Details Plan; a Riverwalk Section; Building Elevations; and Building Section, all prepared by Solomon Cordwell Buenz, dated September 17, 2009 and revised on October 20, 2016, as published in the December 14, 2016, *Journal of the Proceedings of the City Council of the City of Chicago*, pages 40368 to 40378, inclusive. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Waterway Planned Development: all uses permitted within the C3 Commercial, Manufacturing and Employment District, specifically including, but not limited to colleges and universities; offices and electronic data storage center; accessory and non-accessory off-street parking; and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. Off-street parking shall be provided in compliance with this Planned Development. All off-street parking serving the development may be located off-site at the following locations:
  1. All or part of approximately 2703 -- 2725 West Roscoe Street; and
  2. All or part of approximately 3231 -- 3323 North California Avenue.
8. 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, if any, established by the Federal Aviation Administration.
9. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 169,554 square feet and a base FAR of 2.2.

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the Waterway Planned Development guidelines contained in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a landscaped 30-foot wide river setback and continuous riverside trail as indicated on the Site Plan, Public and Common Open Space Plan and Landscape Plan; and (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The Applicant shall permit un-gated public access to the river setback and provide signage on the riverwalk that the riverwalk is open to the public during typical Chicago Park District hours. All improvements within the river setback must be substantially completed prior to receipt of Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

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. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. As the improvements in the Planned Development have been previously constructed, the obligations contained within this statement only shall apply to interior, tenant improvement build-out. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and \*(ii) 50 percent City resident hiring. The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II Permit Review, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy, the applicant must provide DPD with the actual level of M/WBE and City resident participation in the project, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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\* Editor's note: Numbering sequence error; (i) missing in original document.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the previously approved Planned Development Number 1151, as approved by City Council on December 14, 2016.

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

*Waterway Planned Development No. 1151, As Amended.*

*Plan Of Development.*

*Bulk Regulations And Data Table.*

Net Site Area:	169,556 square feet
Area Remaining in the Public Way:	29,543 square feet
Gross Site Area:	199,099 square feet
Maximum Floor Area Ratio:	2.2
Maximum Building Height:	61 feet, 2 inches (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Number of Accessory Off-Street Parking:	414 spaces*
Minimum Number of Off-Street Loading Berths:	2
Bicycle Parking:	50
Minimum Setbacks from Property Line:	In accordance with the Site Plan

\* May be located as provided for in Statement 7 of the Planned Development Statements.

18966

40362

JOURNAL--CITY COUNCIL--CHICAGO

12/14/2016

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NO. 9-I.

(As Amended)  
(Application No. 18966)  
(Common Address: 3401 N. California Ave.)

IPD 1151, 99

[SO2016-6363]

(Committee Meeting Held December 12, 2016)

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, December 14, 2016.

*To the President and Members of the City Council:*

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on December 12, 2016, the following items were passed by a majority of the members present:

Pages 1 through 6 contain various map amendments regarding land use.

Page 6 contains business identification signs, one historical landmark designation and one demolition.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,  
*Chairman.*

On motion of Alderman Solis, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore -- 44.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke abstained from voting pursuant to Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Industrial Planned Development Number 1151 District symbols and indications as shown on Map Number 9-I in the area bounded by:

a line 323.03 feet north of West Roscoe Street; the west line of the North Branch of the Chicago River; West Roscoe Street; North California Avenue; a line 267 feet north of West Roscoe Street; and a line 275.79 feet east of North California Avenue,

to those of Industrial Planned Development Number 1151, as amended, which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

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

*Industrial Planned Development No. 1151, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Industrial Planned Development Number 1151, as amended, consists of a net site area of approximately 169,556 square feet (3.89 acres) of property which is depicted on the attached Planned Development Boundary and Property Map ("Property") and is owned or controlled by Williams Electronic Games, ("Applicant"), doing business as WMS Gaming, Inc.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this planned development. Any dedication or vacation of streets, alleys or easements, or any adjustment of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.

3. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control is defined in Section 17-8-0400 of the Chicago Zoning Ordinance.
4. This plan of development consists of these eighteen (18) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Vicinity Plan (Map); an Existing Land-Use Map; a Site Plan; a Planned Development Boundary Map; a Planned Development Site (Plan); a Landscape and Green Roof Plan; Plant Palette and Details; Building Elevations (East, West, South and North); a Building Section; and Riverwalk Section all prepared by Solomon Cordwell Buenz, September 17, 2009 (and revised October 20, 2016). In any instance where a provision of this planned development conflicts with the Chicago Building Code, the Building Code shall control. The planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development. 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 within the planned development: all uses permitted within the M2 Light Industry District, specifically including, but not limited to: high tech offices and offices; accessory and non-accessory off-street parking; and accessory uses.
6. On-premises signs, and temporary signs, such as construction and marketing signs shall be permitted subject to review and approval of the Department of Planning and Development. Business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the planned development.
7. Off-street parking shall be provided in compliance with this plan of development. All off-street parking serving the development may be located off-site at the following locations:
  1. All or part of approximately 2703 -- 2725 West Roscoe Street.
  2. All or part of approximately 3231 -- 3323 North California Avenue.

8. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. 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 Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
9. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. In addition to the maximum height of buildings and any appurtenance thereto described in this planned development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("FAR") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee as determined by the Department of Planning and Development staff at that 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.
12. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Building Elevations and Landscape/Roof Plan. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines where compatible with the Landscape Plan.
13. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contained in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a landscaped 30-foot wide river setback and continuous riverside trail according to the standards of the Chicago River Plan and Design Guidelines as indicated on the Site Plans and Landscape Plan; and (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are

similarly improved. The Applicant shall permit ungated public access to the river setback, and provide signage on the riverwalk that the riverwalk is open to the public during typical Chicago Park District hours. All improvements within the river setback must be substantially completed prior to receipt of occupancy certificate for the principal building, provided that planting may be delayed if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

14. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. New buildings located on the property shall be Leadership Energy and Environmental Design ("LEED") Green Building Rating System Certified. The Applicant shall also provide a vegetative roof on the proposed building totaling 31,032 square feet, or fifty percent (50%) of the available roof area of the new building to be constructed.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain building and all other improvements in a manner that 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 ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote a standard of accessibility.
16. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of the Department of Planning and Development upon the written request of the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein. Any such modification shall be deemed a minor change in the planned development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.
17. The Applicant will 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.
18. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion thereof is diligently pursued, then this planned development shall expire and the zoning of the Property shall automatically revert back to the previously existing M2-2 Light Industry District.

[Existing Zoning Map; Existing Land-Use Map; Boundary Map; Site Plan; Planned Development Site; Landscape and Green Roof Plan; Plant Palette and Details; Riverwalk Section; North, South, East and West Building Elevations; and Building Section referred to in these Plan of Development Statements printed on pages 40368 through 40378 of this *Journal*.]

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

*Industrial Planned Development.*

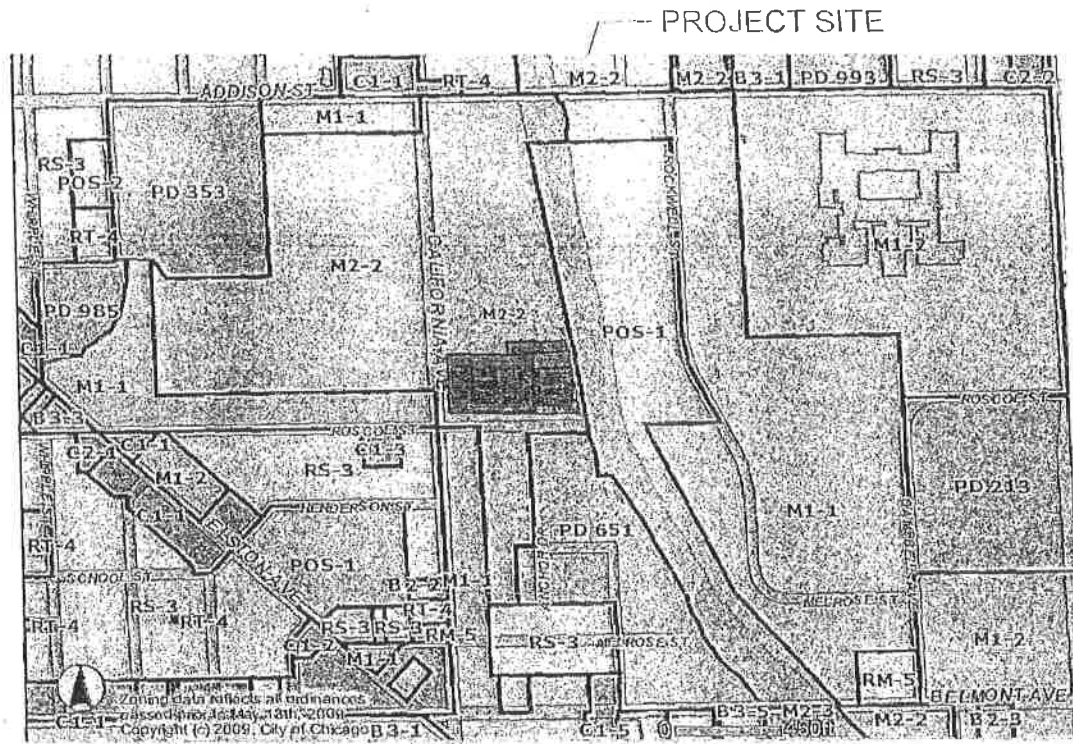
*Plan Of Development Bulk Regulations And Data Table.*

Gross Site Area:	199,099 square feet
Area of Public Right-of-Way:	29,543 square feet
Net Site Area:	169,556 square feet (3.89 acres)
Maximum Permitted FAR:	2.2
Maximum Building Height:	61 feet, 2 inches (as measured in accordance with the Chicago Zoning Ordinance)
Maximum Percentage of Site Coverage:	80.4 percent
Minimum Setbacks from Property Line:	In accordance with the Site Plan
Minimum Number of Off-Street Parking Spaces:	329 spaces*
Minimum Number of Off-Street Loading Berths:	2

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\* May be located as provided for in Statement 7 of the Plan of Development Statements.

PROJECT SITE



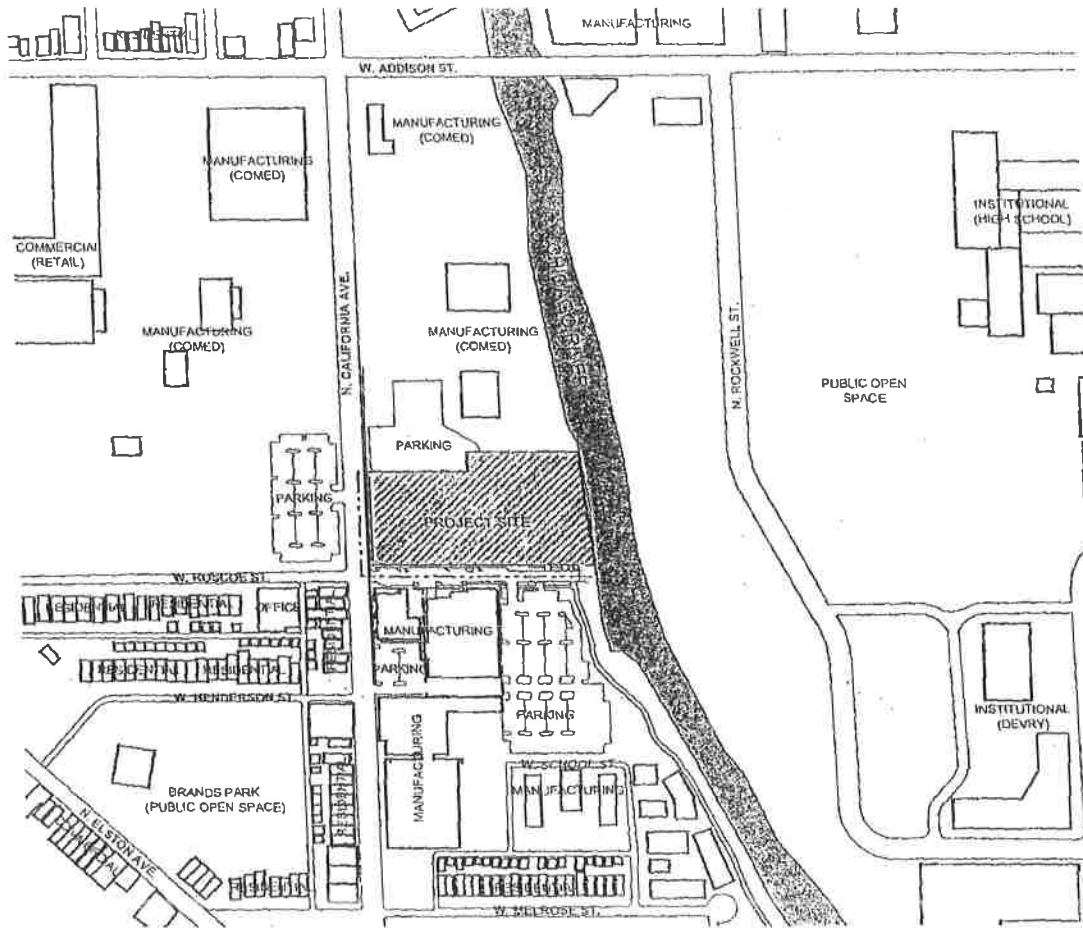
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EXISTING ZONING MAP  
 Applicant: WMS Gaming, Inc.  
 Project: 3401 N. California / 2704 W. Roscoe  
 Date: 09.17.09 Revised: October 20, 2016

not to scale



FINAL FOR 10/20/16



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EXISTING LAND USE MAP

Applicant: WMS Gaming, Inc.

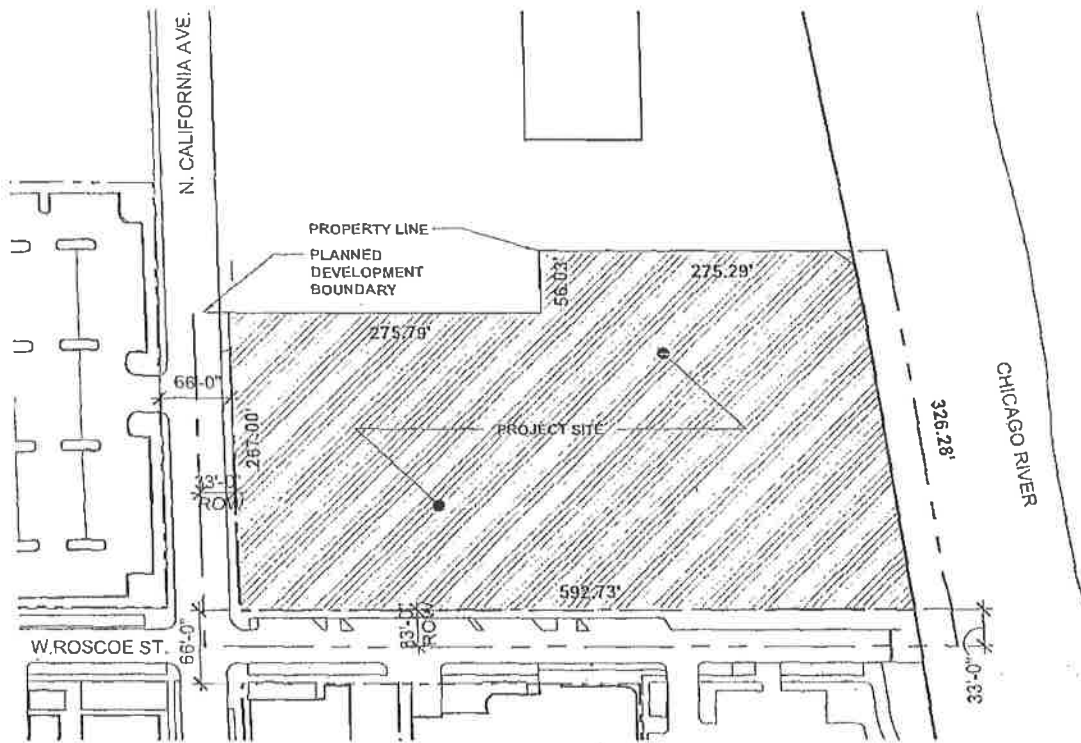
Project: 3401 N. California / 2704 W. Roscoe

Date: 09.17.09 Revised: October 20, 2016

not to scale



FINAL FOR PUBLICATION



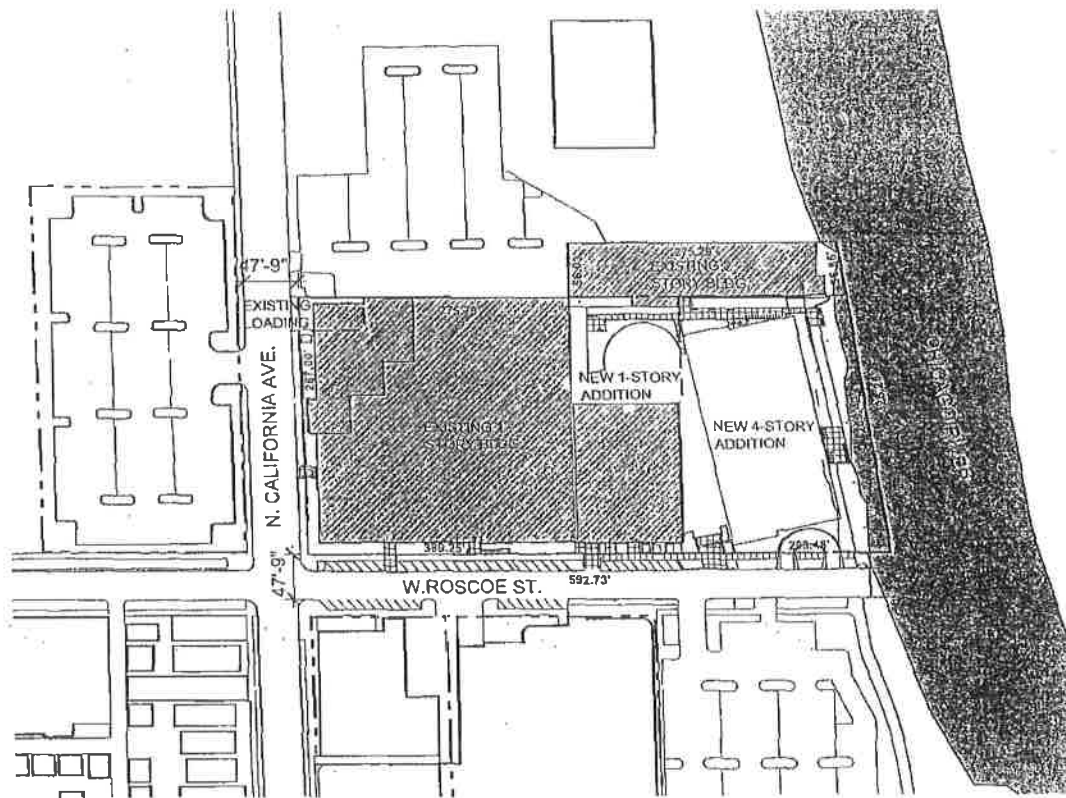
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PLANNED DEVELOPMENT BOUNDARY MAP  
 Applicant: WMS Gaming, Inc.  
 Project: 3401 N. California / 2704 W. Roscoe  
 Date: 09.17.09 Revised: October 20, 2016

not to scale



DATE FOR REVISION



NET SITE AREA = 169,621 sf  
GROSS SITE AREA = 199,099 sf



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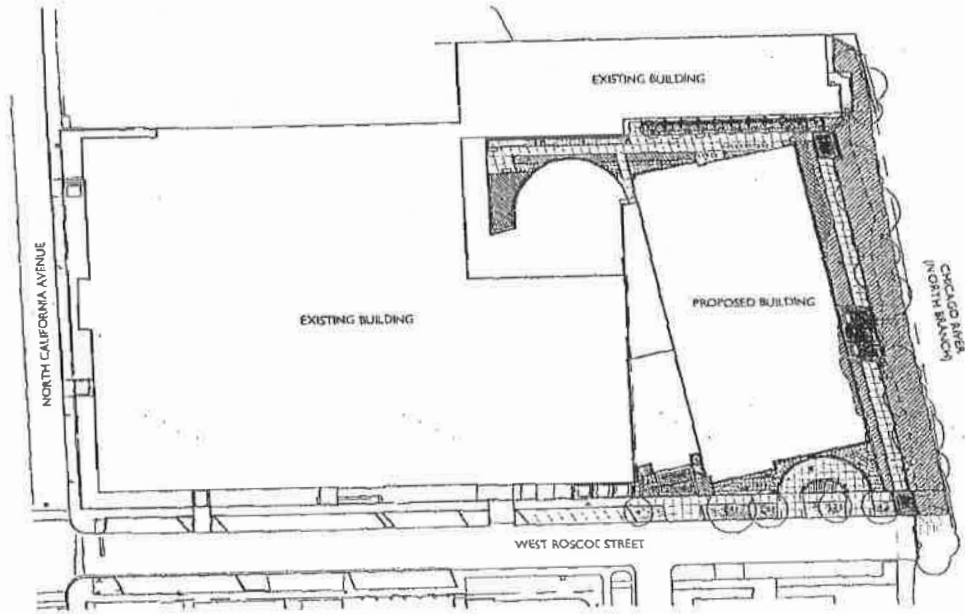
**SITE PLAN**

Applicant: WMS Gaming, Inc.  
Project: 3401 N. California / 2704 W. Roscoe  
Date: 09.17.09 Revised: October 20, 2016

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FOR PUBLICATION

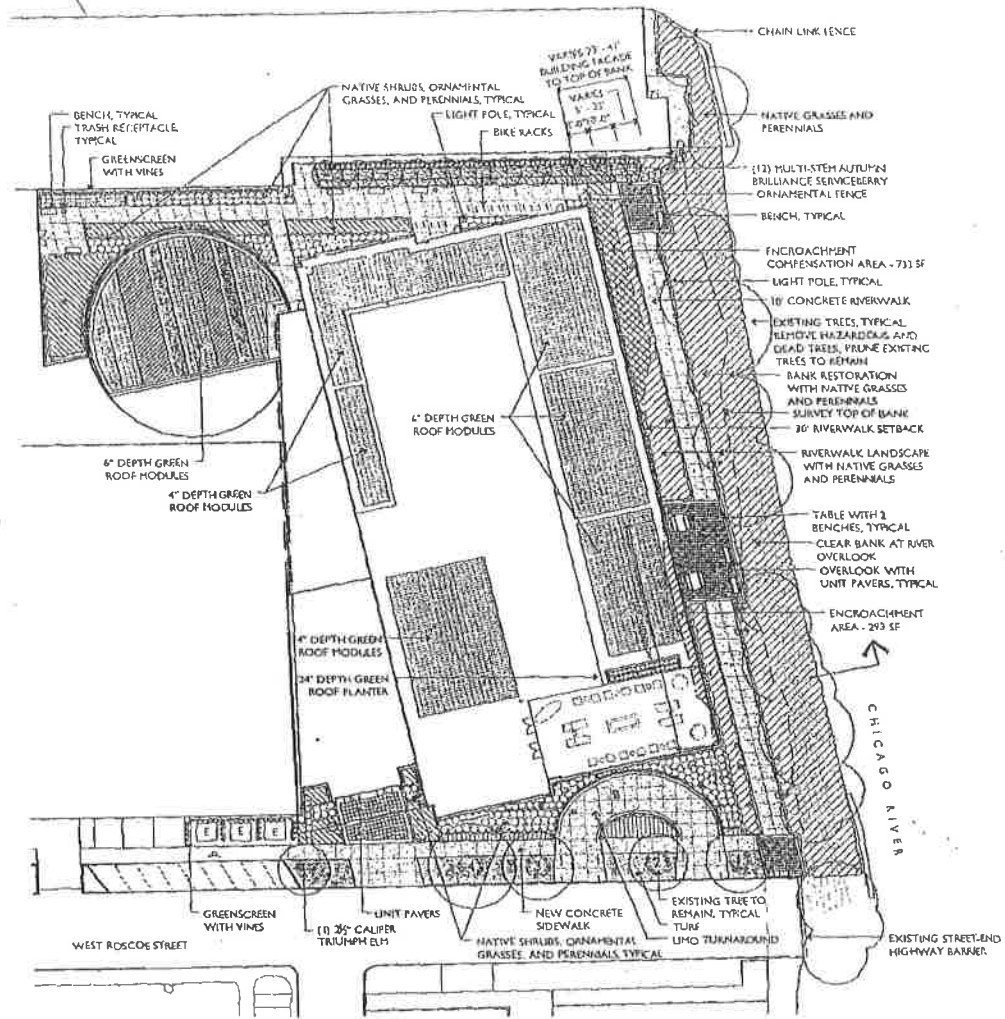


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PLANNED DEVELOPMENT SITE  
Applicant: WMS Gaming, Inc.  
Project: 3401 N. California / 2704 W. Roscoe  
Date: 09.17.09 Revised: October 20, 2016

not to scale





RIVERWALK ENCROACHMENT - AREA	
ENCROACHMENT AREA:	293 SF
COMPENSATION AREA REQUIRED:	733 SF (293 x 2.5)
COMPENSATION AREA PROVIDED:	999 SF

RIVERWALK ENCROACHMENT - LENGTH	
OVERALL RIVER FRONTAGE:	270 LF
ALLOWABLE ENCROACHMENT LENGTH:	90 LF
ACTUAL ENCROACHMENT LENGTH:	90 LF

GREEN ROOF - AREA	
GROSS ROOF:	39,621 SF
NET ROOF:	28,275 SF
GREEN ROOF:	14,457 SF (51.13%)



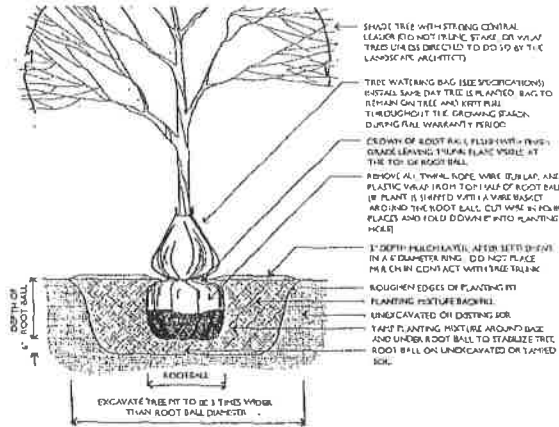
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**LANDSCAPE AND GREEN ROOF PLAN**

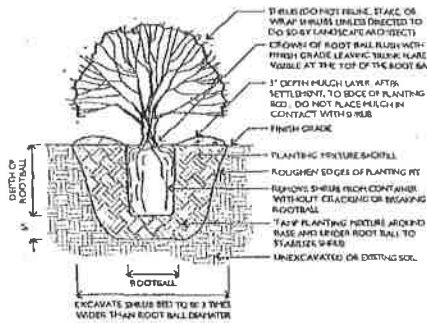
Applicant: WMS Gaming, Inc.  
 Project: 3401 N. California / 2704 W. Roscoe  
 Date: 09.17.09 Revised: October 20, 2016

not to scale





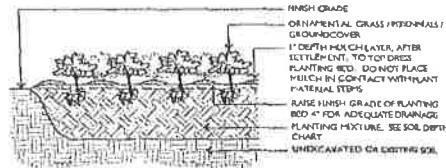
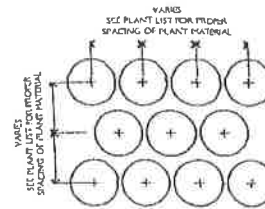
Ueliouulus TREE INSTALLATION DETAIL



SHRUB INSTALLATION DETAIL

	ROBOTANICAL NAME
SHADE TREES	ALYPTUS CANADENSIS
	FANUCIA VAGATUM/SHANANIDOMI
	SCHIZAEYRUS/TECOPAFULI
	TORGHASTRUM/PLIFANS
PERENNIALS	ALUMINUM SPERSEUM
	ASCLEPIAS TUBEROSA
	ROSEOLA CURTISFOLIA
	GRASS PASTURE
	LEUCOPHYSSA
	OPUNTIA UNIDENTIFIED
	SEDUM UNIDENTIFIED
SEDUMS	SEDUM UNIDENTIFIED
	SEDUM UNIDENTIFIED
	SEDUM UNIDENTIFIED
	SEDUM UNIDENTIFIED
	SEDUM UNIDENTIFIED
	SEDUM UNIDENTIFIED

GREEN ROOF PLANT PALETTE



ORNAMENTAL GRASS, PERENNIAL AND GROUND COVER INSTALLATION DETAIL

	CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
SHADE TREES	AGAB	ARTEMISIA X GRANDIFOLIA 'ALTIMA BRILLIANCE'	ALTIMA BRILLIANCE APPLE SERVICEBERRY	11	41"	MULTI-STEM. #4 STEPS MINIMUM
	EXPC	ERHUS CARMINIFOLIA 'TUCKER GLOSSY'	TUCKER GLOSSY	1	36"	SINGLE STRAIGHT TRUNK. SPECIFIC QUANTITY
SHRUBS	CA	CEANOTHUS AMERICANUS	NEW IRISBY SEA	22	45"	3 1/2" ON CENTER
	EG	FOYERELLA GARDNERI	DWARF FORTYHERGELLA	36	45"	1 1/2" ON CENTER
	IND	ILEX VERTICILLATA 'IM DANDY'	IM DANDY DWARF WINTERBERRY	3	45"	3 1/2" ON CENTER
	NVS	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE DWARF WINTERBERRY	18	45"	1 1/2" ON CENTER
	IVS	ITEA VIRGINICA 'SPRUCH'	LITTLE HERBY DWARF VIRGINIA SWEETSHRUB	116	45"	1 1/2" ON CENTER
	INCY	JUNIPERUS HORIZONTALIS 'TUMIDOSA COMPACTA' YOUNGSTOWN	YOUNGSTOWN JAPANESE CEDAR COMPACT PLUMER	43	45"	3 1/2" ON CENTER
	JN	JUNIPERUS HORIZONTALIS 'NANA'	DWARF JAPANESE CEDAR GARDEN PLUMER	15	45"	3 1/2" ON CENTER
	AAC	KILIS AROMATICA 'GLOZEM'	GARDEN PRAIRIE BURNING	20	45"	3 1/2" ON CENTER
	AKKO	ROSA X 'RED KNOCKOUT'	RED KNOCKOUT ROSE	53	45"	1 1/2" ON CENTER
	GRASSES	PKS	PANICUM VILGATUM 'SHEPARDUS'	SHEPARDUS PANICUM	15	41"
SHT		SPOROPOLYS HETEROLEPIS 'TALK'	TALK DWARF PRAIRIE 2005 FIELD	272	41"	1 1/2" ON CENTER
PERENNIALS	AC	AQUILEGIA CANADENSIS	WILD COLLINSIE	100	41"	1 1/2" ON CENTER
	PKK	ECHINACEA PURPUREA 'KINS KINIE HIGH'	KINS KINIE HIGH PURPLE CONEFLOWER	58	41"	1 1/2" ON CENTER
	EPH	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	44	41"	1 1/2" ON CENTER
	LPF	LEUCOPHYSSA	CREEPERLY TUNE	2153	41"	1 1/2" ON CENTER
	PPF	PHLOX VOLCANIC PURPLE	TECOPAFULI PURPLE	143	41"	1 1/2" ON CENTER
VINES / GROUND COVERS	CV	CLEMATIS VIRGINIANA	VIRGINIA CREEPER	16	41"	OT
	LS	LONICEEA SEMPERVIRENS	TULIP TREE HONEY SUCKLE	31	41"	OT
	PO	PAETHRODICKSIS QUINQUEFOLIA	VIRGINIA CREEPER	14	41"	OT

PLANT PALETTE



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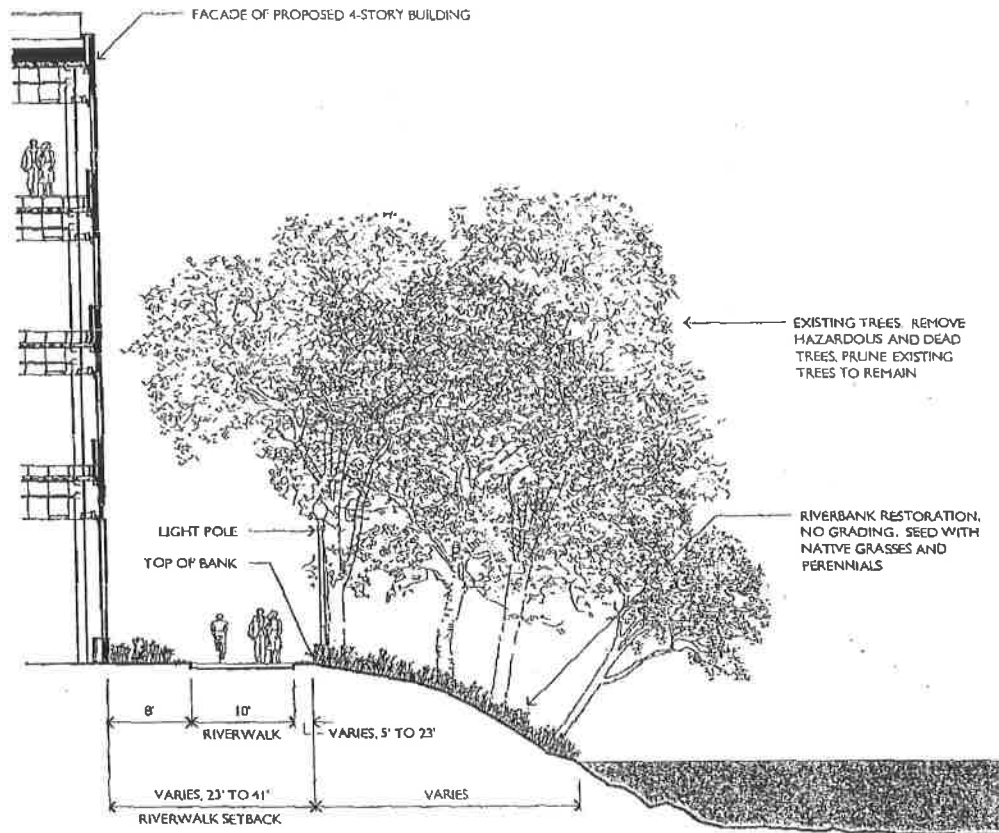
PLANT PALETTE AND DETAILS

Applicant: WMS Gaming, Inc.  
 Project: 3401 N. California / 2704 W. Roscoe  
 Date: 09.17.09 Revised: October 20, 2016

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FROM TOP PHOTO



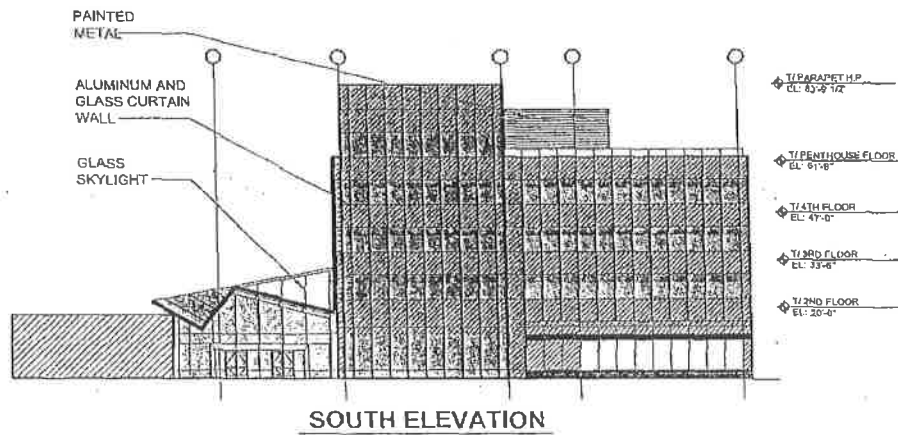
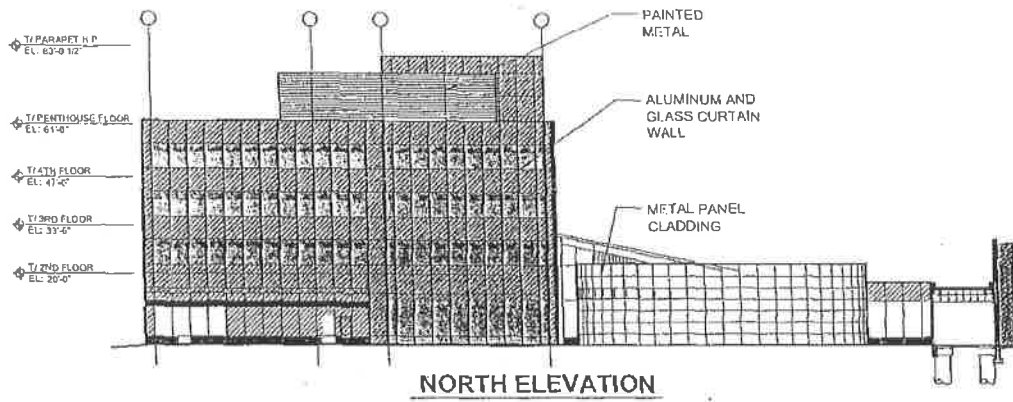
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RIVERWALK SECTION

Applicant: WMS Gaming, Inc.  
Project: 3401 N. California / 2704 W. Roscoe  
Date: 09.17.09 Revised: October 20, 2016

not to scale



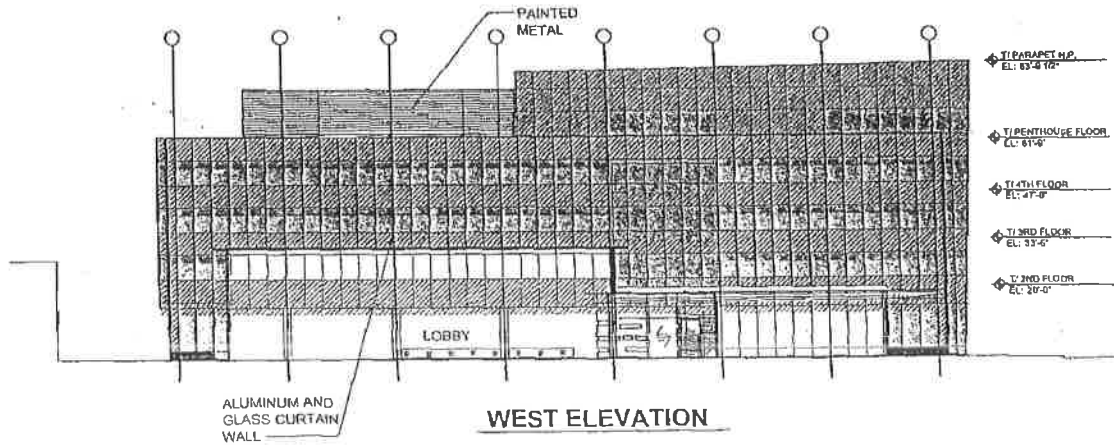
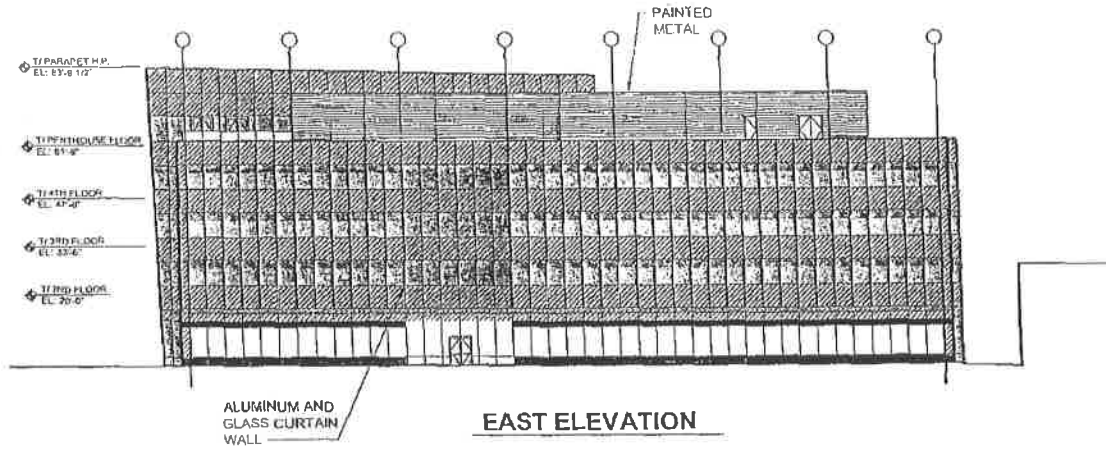


**NORTH AND SOUTH ELEVATION**

Applicant: WMS Gaming, Inc.  
 Project: 3401 N. California / 2704 W. Roscoe  
 Date: 09.17.09 Revised: October 20, 2016

not to scale





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**EAST AND WEST ELEVATION**

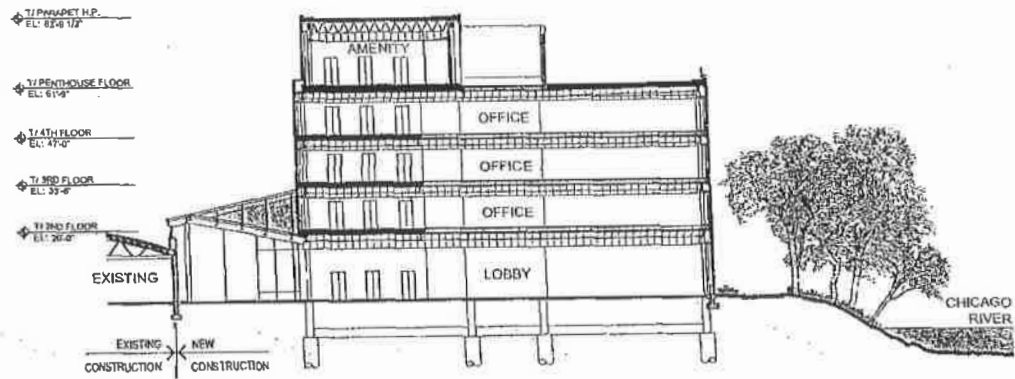
Applicant: WMS Gaming, Inc.

Project: 3401 N. California / 2704 W. Roscoe

Date: 09.17.09 Revised: October 20, 2016

not to scale





BUILDING SECTION



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**BUILDING SECTION**

**Applicant:** WMS Gaming, Inc.

**Project:** 3401 N. California / 2704 W. Roscoe

**Date:** 09.17.09 **Revised:** October 20, 2016

not to scale



11/18/2009

REPORTS OF COMMITTEES

77143

16891

~~Reclassification Of Area Shown On Map No. 9-H  
(Application No. 16949)  
(Common Address: 1800 -- 1812 W. Berenice Ave.)~~

[O2009-5939]

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

SECTION 1. That the Chicago Zoning Ordinance, be amended by changing all of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 9-H in the area bounded by:

the east/west public alley parallel to and next north of West Berenice Avenue; North Ravenswood Avenue; West Berenice Avenue; and a line 102.5 feet parallel to and next west of North Ravenswood Avenue, to those of an B2-1.5 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

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

~~Reclassification Of Area Shown On Map No. 9-I  
(As Amended)  
(Application No. 16891)  
(Common Address: 3401 N. California Ave.)~~

IPD 1151

[SO2009-5940]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-2 Light Industry District symbols and indications as shown on Map Number 9-I in the area bounded by:

a line 323.03 feet north of West Roscoe Street; the west line of the North Branch of the Chicago River; West Roscoe Street, North California Avenue; a line 267 feet north of West Roscoe Street; and a line 275.79 feet east of North California Avenue,

to those of Industrial Planned Development Number 1151, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

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

*Industrial Development Number 115.*

*Plan Of Development Statements.*

1. The area delineated herein as Industrial Planned Development Number 115 consists of a net site area of approximately one hundred sixty-nine thousand five hundred fifty-six (169,556) square feet (3.89 acres) of property which is depicted on the attached Planned Development Boundary and Property Map ("Property") and is owned or controlled by WMS Gaming, Inc. ("Applicant").
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this planned development. Any dedication or vacation of streets, alleys or easements, or any adjustment of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders. 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. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under "single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property.
4. This plan of development consists of these eighteen (18) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Vicinity Map; a Site Plan and Planned Development Boundary/Property Map; a Landscape and Green Roof Plan, Building Elevations, Building Section and Riverwalk Section all prepared by Solomon Cordwell Buenz, September 17, 2009. Full size sets of the plans are on file with the Department of Zoning and Land Use Planning. This plan of development is applicable to the area delineated herein and these and no other controls shall apply. The planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted within the Planned Development: All uses permitted within the M2 Light Industry District, specifically including, but not limited to: High Tech Offices and Offices; accessory and non-accessory off street parking; and accessory uses.

6. Temporary signs, such as construction and marketing signs shall be permitted subject to review and approval of the Department of Zoning and Land Use Planning. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. Off-street parking shall be provided in compliance with this plan of development.
8. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use 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 Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
9. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. In addition to the maximum height of buildings and any appurtenance thereto described in this planned development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by the Department of Zoning and Land Use Planning during the actual Part II Review. The fee as determined by the Department of Zoning and Land Use Planning staff at that time is final and binding on the Applicant and must be paid to the Department of Zoning and Land Use Planning prior to the issuance of any Part II Approval.
12. The improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Building Elevations and Landscape/Roof Plan. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines where compatible with the Landscape Plan.
13. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contain in the Chicago Zoning Ordinance (Section 17-8-0912)

and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a landscaped 30-foot-wide river setback and continuous riverside trail according to the standards of the Chicago River Plan and Design Guidelines as indicated on the Site Plans and Landscape Plan; and (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The Applicant shall permit ungated public access to the river setback, and provide signage on the riverwalk that the riverwalk is open to the public during typical Chicago Park District hours. All improvements within the river setback must be substantially completed prior to receipt of occupancy certificate for the principal building, provided that planting may be delayed if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

14. The applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. New buildings located on the property shall be Leadership Energy and Environmental Design ("L.E.E.D.") Green Building Rating System Certified. The Applicant shall also provide a vegetative roof on the proposed building totaling thirty one thousand thirty two (31,032) square feet, or fifty percent (50%) of the available roof area of the new building to be constructed.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain building and all other improvements in a manner that 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 a standard of accessibility.
16. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning upon the written request of the Applicant and after a determination by the Commissioner of the Department of Zoning and Land Use Planning that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein. Any such modification shall be deemed a minor change in the planned development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.
17. The Applicant will 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.

18. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion thereof is diligently pursued, then this planned development shall expire and the zoning of the Property shall automatically revert back to the previously existing M2-2 Light Industry District.

[Vicinity Plan; Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary Map; Site Plan; Planned Development Site; Landscape And Green Roof Plan; Riverwalk Section; Plant Palette and Details; Building Elevations; and Building Section referred to in these Plan of Development Statements printed on pages 77148 through 77159 of this *Journal*.]

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

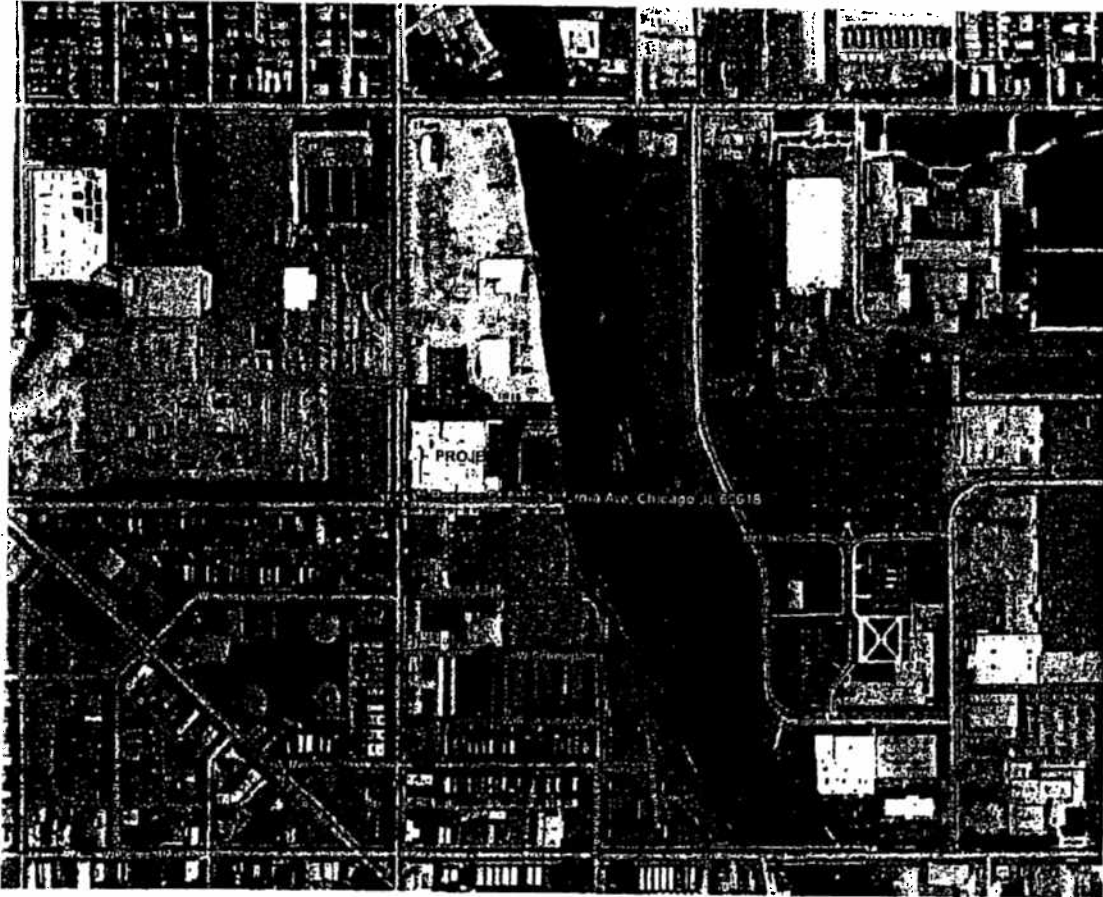
*Industrial Planned Development.*

*Plan Of Development.*

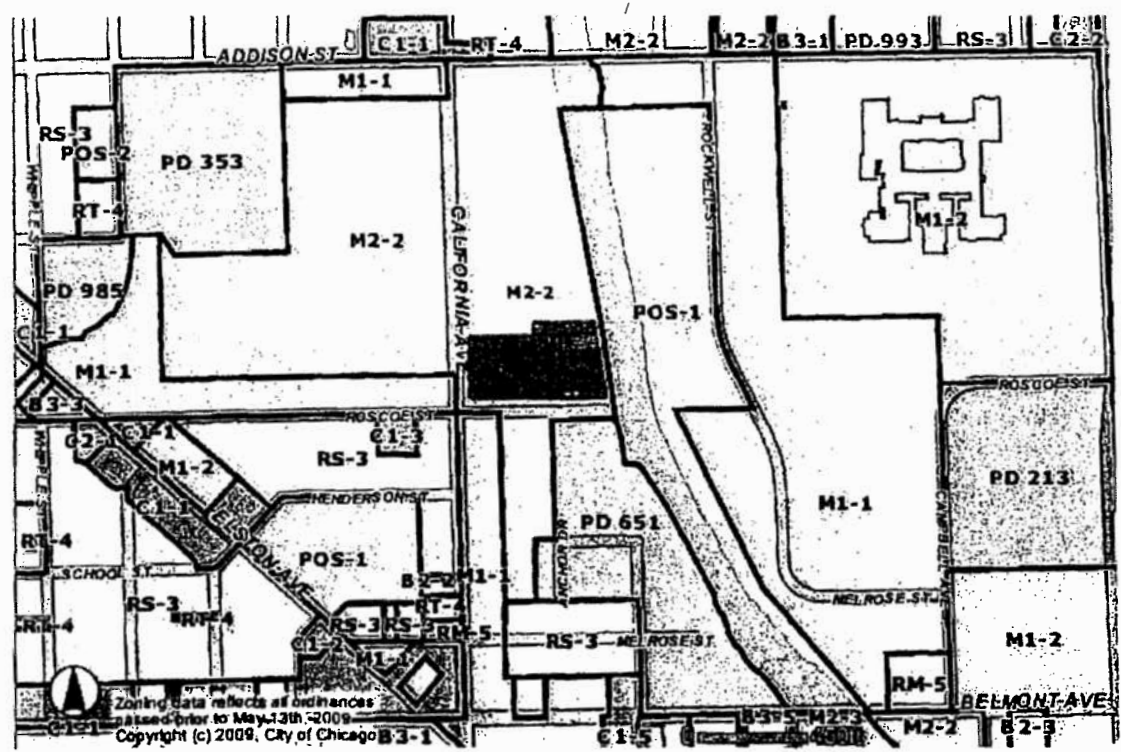
*Bulk Regulations And Data Table.*

Gross Site Area:	199,099 square feet
Area in Public Right-of-Way:	29,543 square feet
Net Site Area:	169,556 square feet (3.89 acres)
Maximum Permitted Floor Area Ratio:	2.2
Maximum Building Height:	61 feet, 2 inches (as measured in accordance with the Chicago Zoning Ordinance)
Maximum Percentage of Site Coverage:	80.4%
Minimum Setbacks from Property Line:	In accordance with the Site Plan
Minimum Number of Off-Street Parking Spaces:	329 spaces
Minimum Number of Off-Street Loading Berths:	2

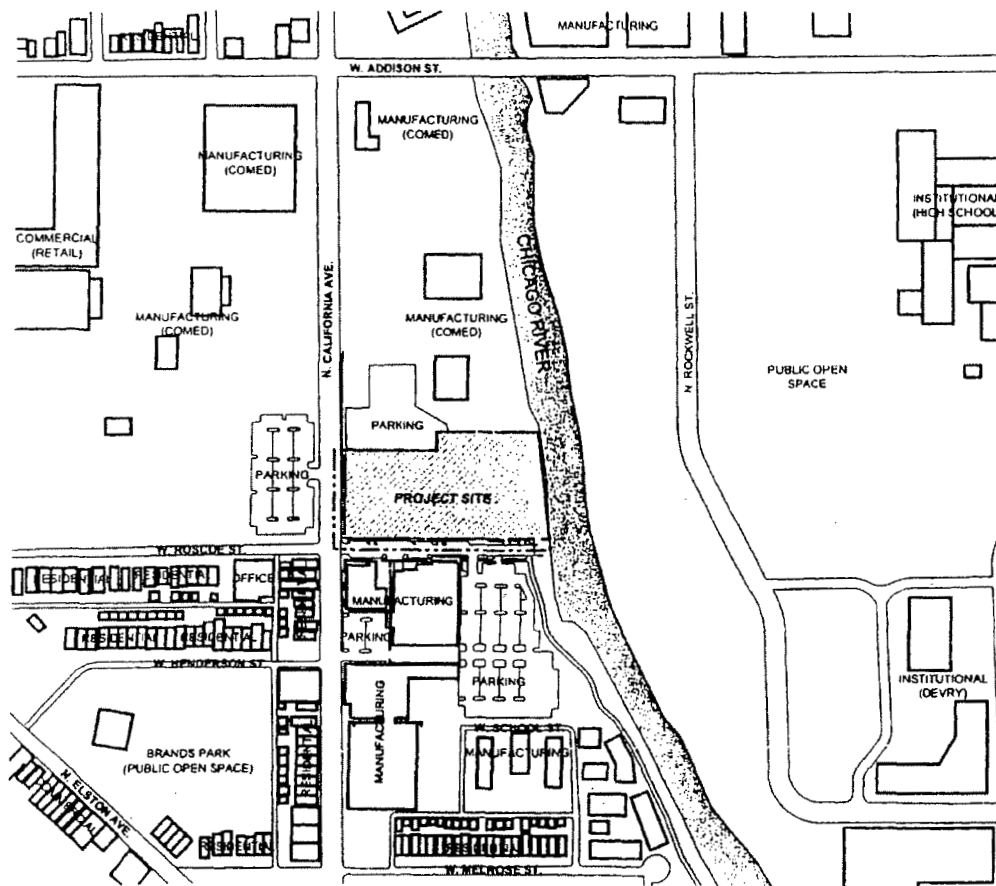
Vicinity Plan.



Existing Zoning Map

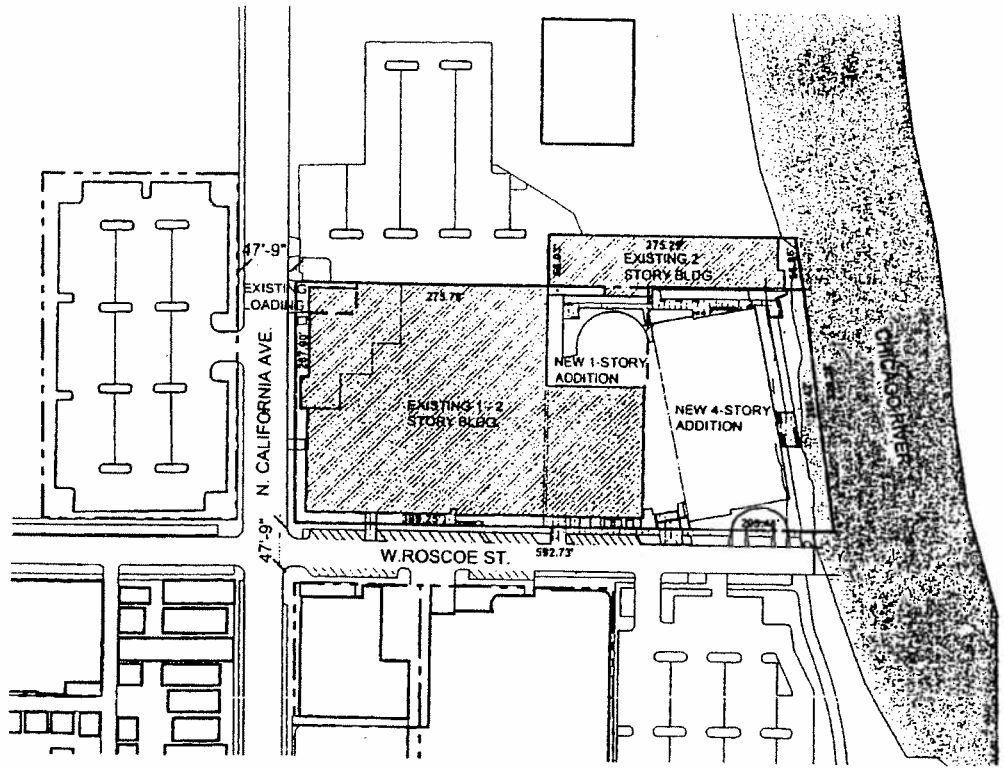


Existing Land-Use Map.





Site Plan.



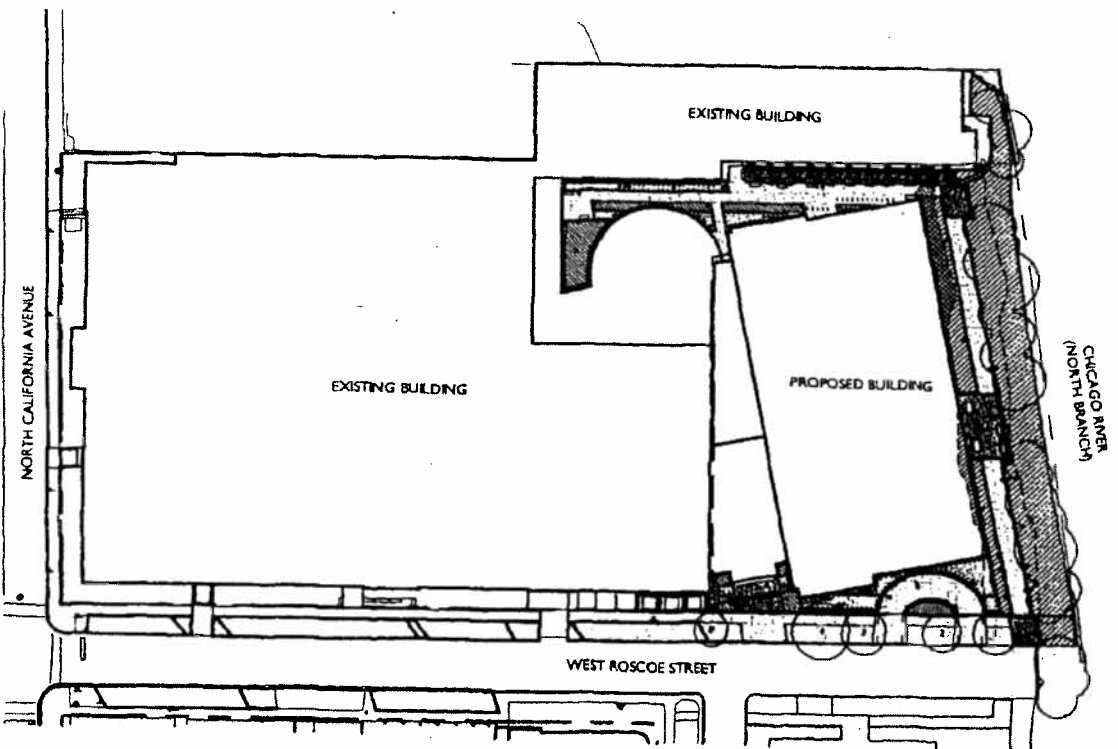
NET SITE AREA = 169,621 sf  
GROSS SITE AREA = 199,099 sf

11/18/2009

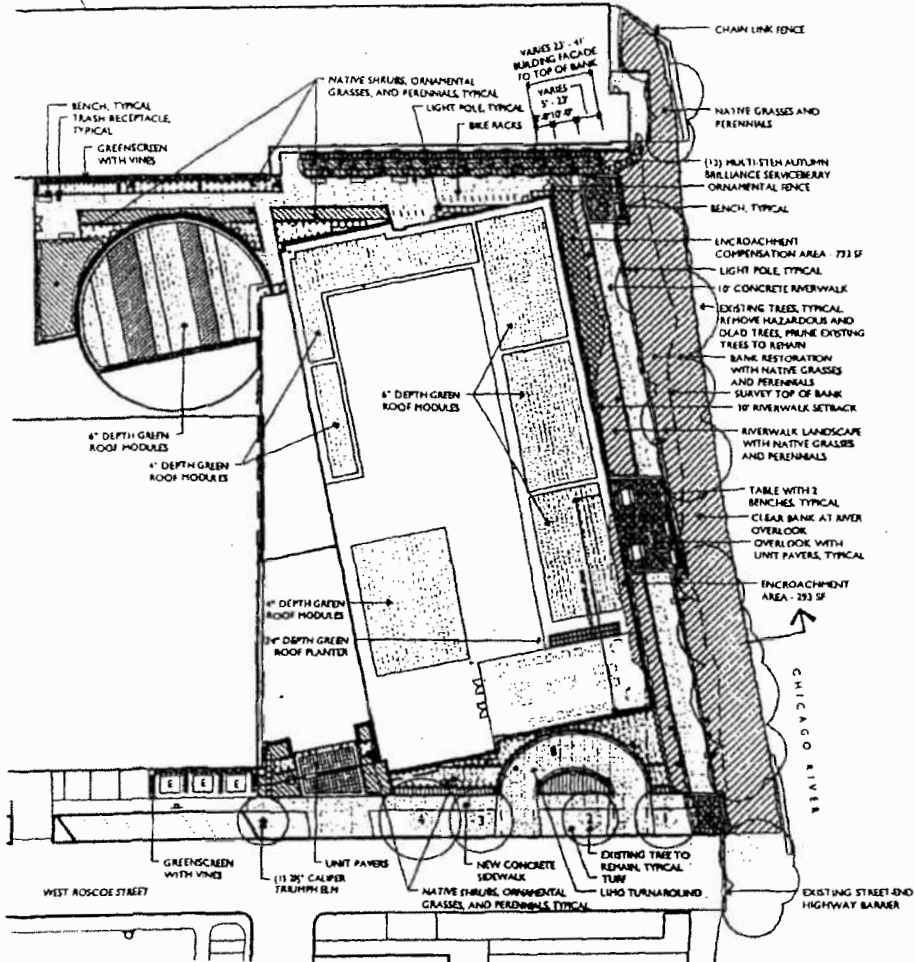
REPORTS OF COMMITTEES

77153

Planned Development Site.



Landscape And Green Roof Plan.

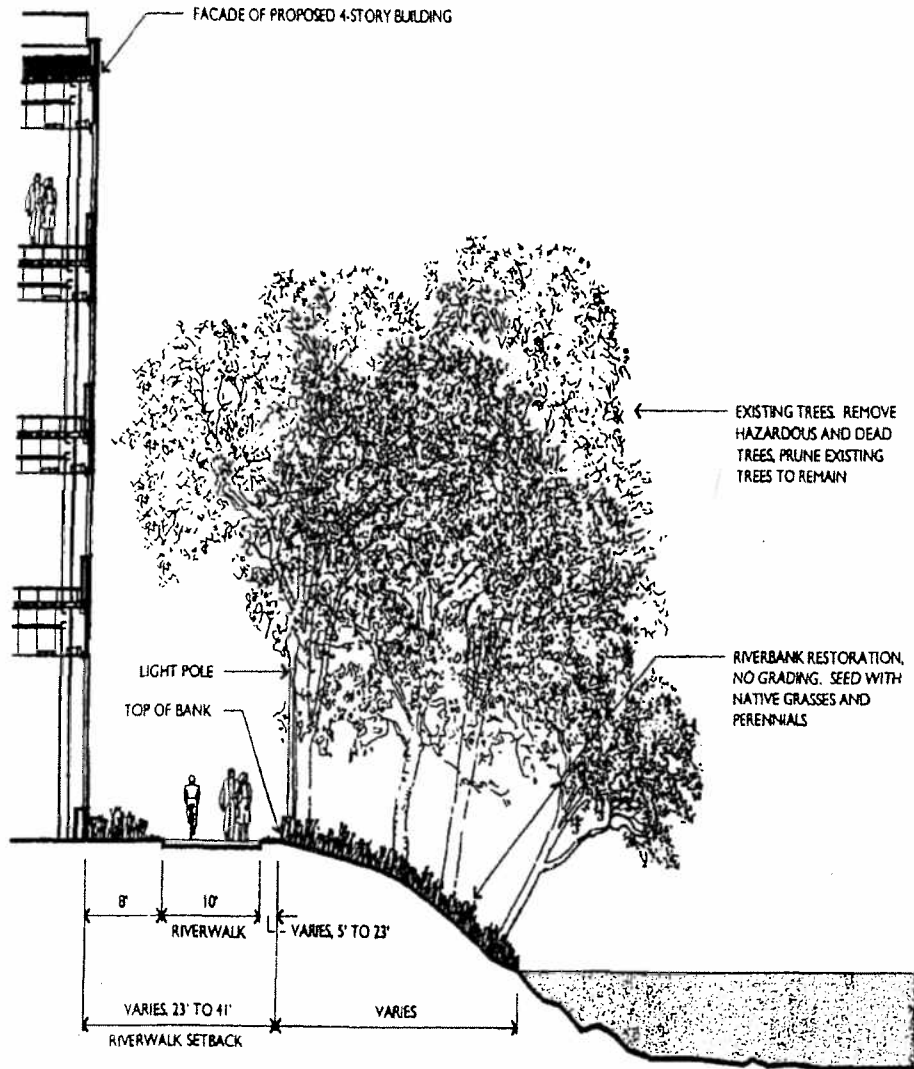


RIVERWALK ENCROACHMENT - AREA	
ENCROACHMENT AREA:	293 SF
COMPENSATION AREA REQUIRED:	733 SF (293 x 2.5)
COMPENSATION AREA PROVIDED:	999 SF

RIVERWALK ENCROACHMENT - LENGTH	
OVERALL RIVER FRONTAGE:	270 LF
ALLOWABLE ENCROACHMENT LENGTH:	90 LF
ACTUAL ENCROACHMENT LENGTH:	90 LF

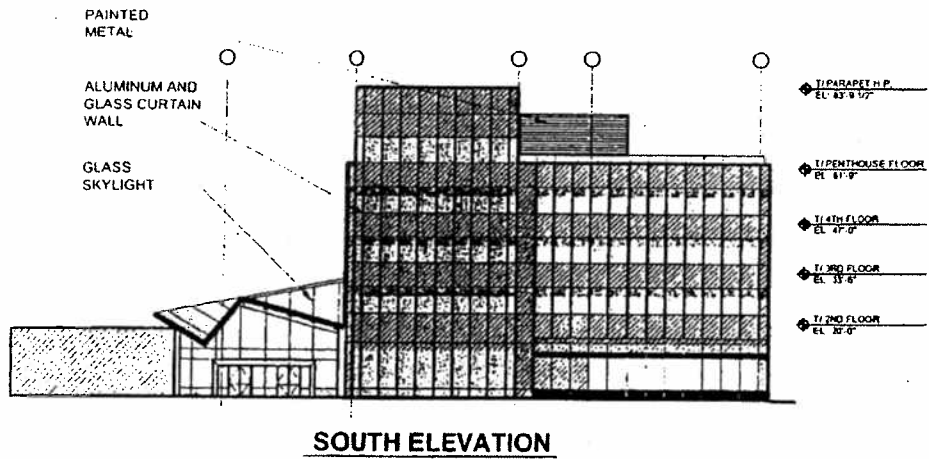
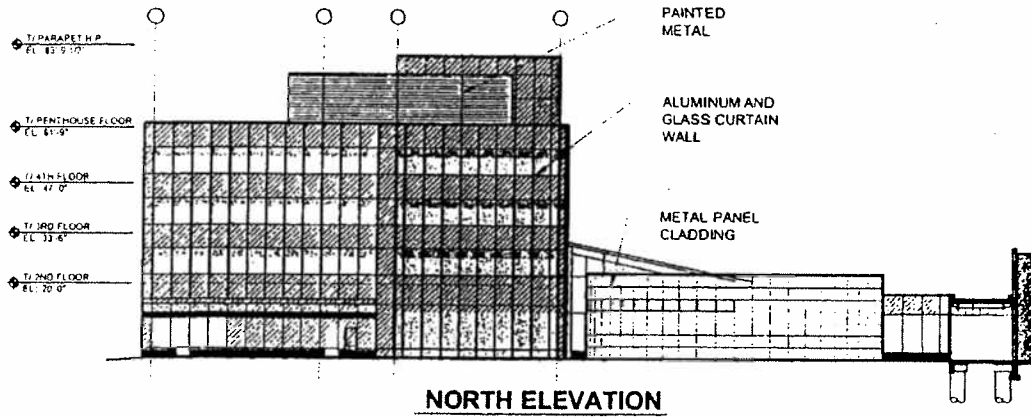
GREEN ROOF - AREA	
GROSS ROOF	39,621 SF
NET ROOF	28,275 SF
GREEN ROOF	14,457 SF (51.13%)

Riverwalk Section.

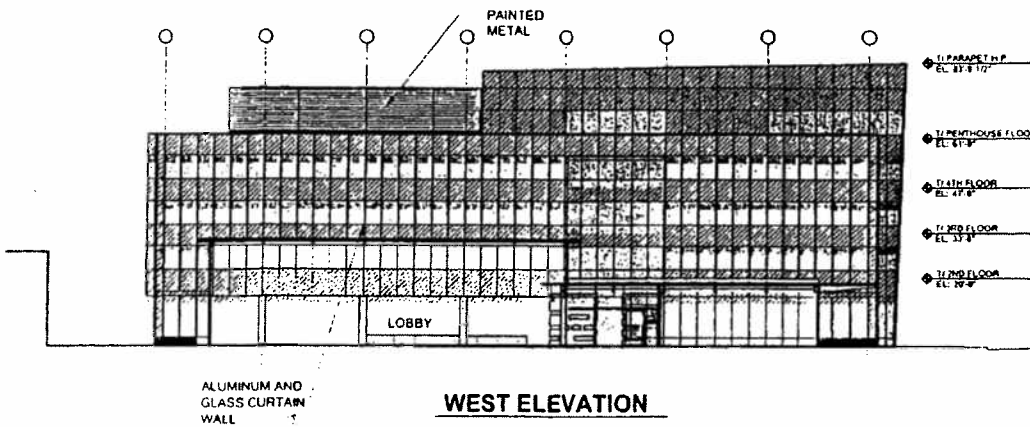
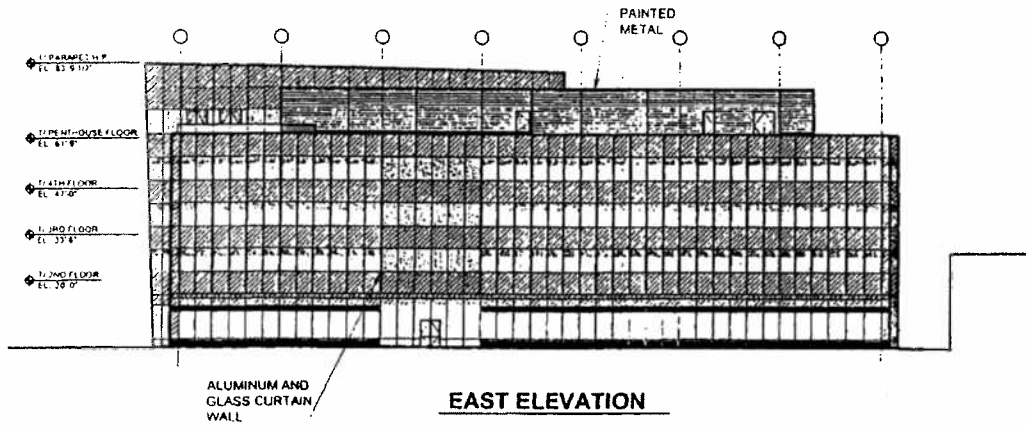




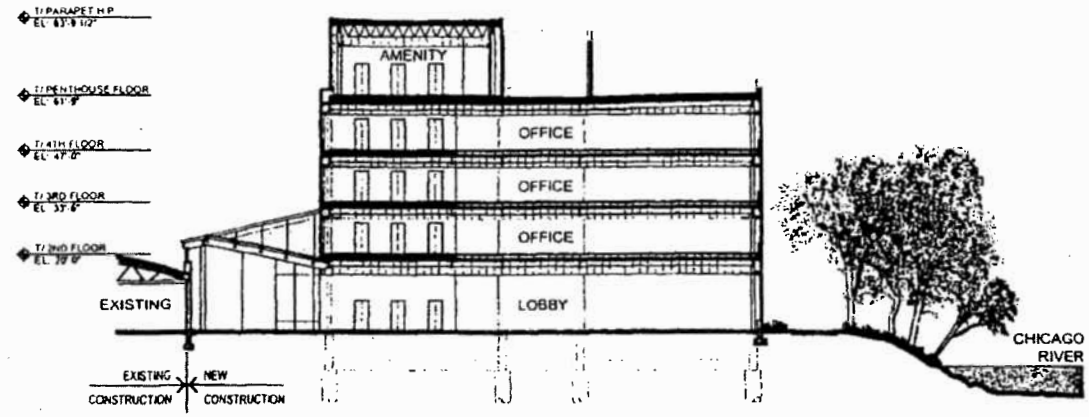
North And South Elevations.



East And West Elevations.



Building Section.



BUILDING SECTION