

# PD 1309

## Table of Contents

<b>09/25/2024 Minor Change</b> .....	<b>2</b>
Exhibits .....	4
<b>09/14/2023 PD Amendment</b> .....	<b>9</b>
Ordinance (corrected) .....	9
Ordinance .....	10
Statements .....	10
Bulk Table .....	20
Exhibits .....	21
<b>02/21/2017 Minor Change</b> .....	<b>49</b>
Exhibits .....	50
<b>02/10/2016 PD Adoption</b> .....	<b>52</b>
Ordinance .....	52
Statements .....	52
Bulk Table .....	57
Exhibits .....	58



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

September 25, 2024

Jen McBride  
Cornerstone Permit Co.  
225 W. Hubbard-5<sup>th</sup> Floor  
Chicago, IL 60654

**Re: Minor change to PD 1309, Fifth Third Arena Expansion, 1801 W. Jackson Blvd.**

Dear Ms. McBride:

Please be advised that your request for a minor change to Business-Institutional Planned Development No. 1309 ("PD 1309") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 1309.

Blackhawk Community Ice Rink 2 LLC is seeking a minor change for design modifications to the proposed Fifth Third Arena expansion at 1801 W. Jackson Blvd. 1851 Land, LLC is the sole owner of the subject property and have provided their consent to this request. The following design modifications are proposed:

- At the north entry, the level 2 amenity patio now features a roof canopy and aluminum wood blade screening fins, allowing for more seasonal utilization.
- The brick color on the building has been darkened for aesthetic appeal and to better match the surrounding area.
- The amount of glazing along the north and west facades has been reduced and along the east façade the glazing has been increased to better align with interior functions.
- In lieu of individual furniture, built-in seating has been added to the plaza at the northwest corner of the building.
- The placement of the murals has been revised due to a revision in the spacing of the glazing around the northwest corner.
- The landscape bed along the north façade has been extended further east toward the existing building.
- The bike rack locations in the west parking lot have been reorganized.

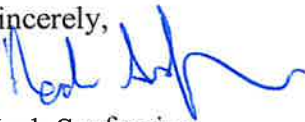
The following revised exhibits are attached:

- North and East Elevations
- South and West Elevations
- Northwest Aerial View
- Jackson Blvd. View
- Entry View

The Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1309, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

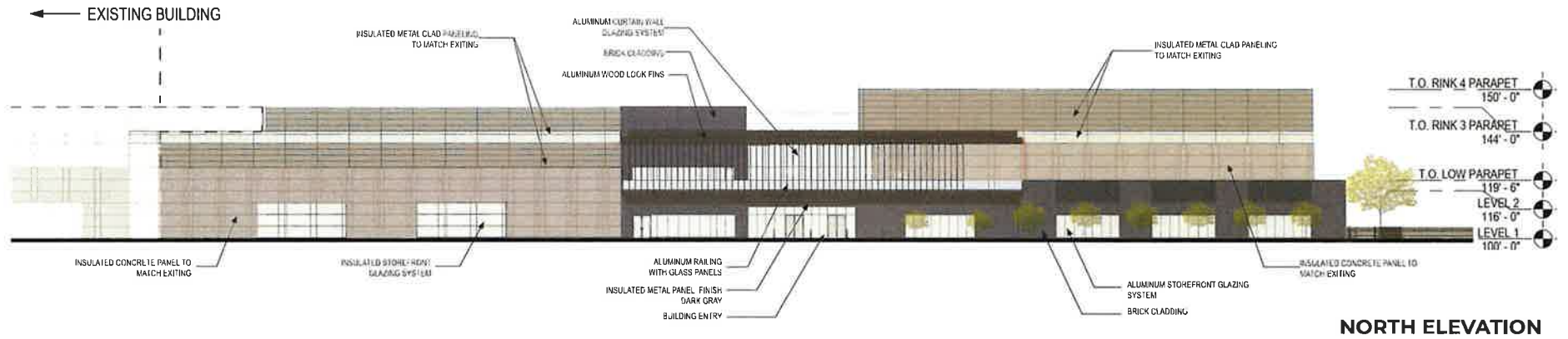


Noah Szafraniec  
Assistant Commissioner

NS:tm

C: Mike Marmo, Janice Hill, Main file

# FIFTH THIRD ARENA EXPANSION

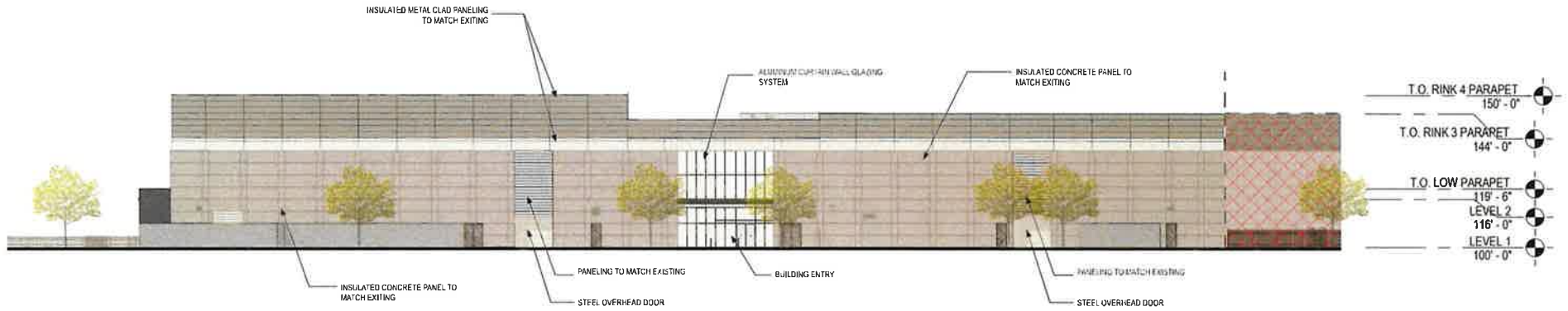


**NORTH ELEVATION**

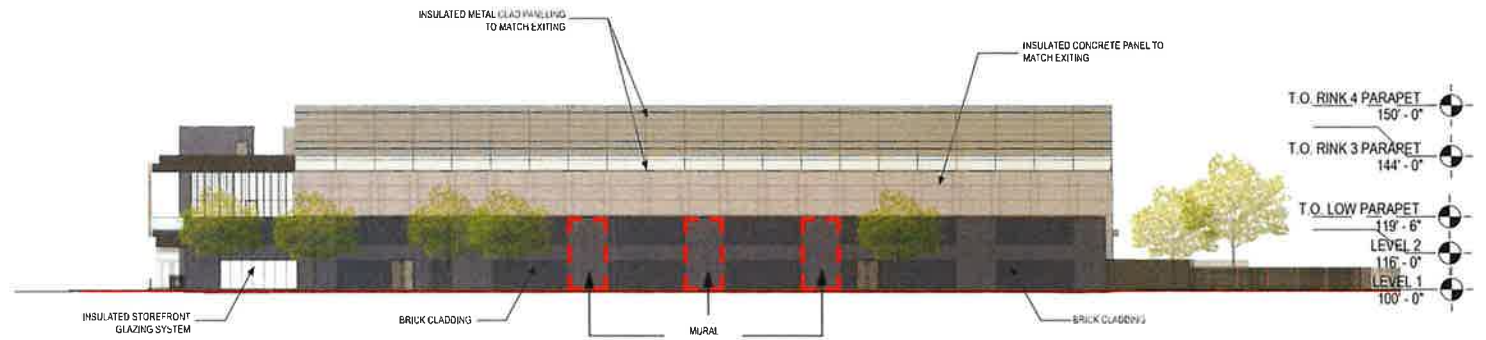


**EAST ELEVATION**

# FIFTH THIRD ARENA EXPANSION



**SOUTH ELEVATION**



**WEST ELEVATION**





FIFTH THIRD ARENA



**GENERATOR**  
STUDIO

FIFTH THIRD ARENA EXPANSION JACKSON BLVD. VIEW

09/04/24



FIFTH THIRD ARENA



**GENERATOR**  
STUDIO

FIFTH THIRD ARENA EXPANSION ENTRY VIEW

09/04/24

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Journal Correction Of September 14, 2023 City Council Meeting.

[O2023-0005443]

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

SECTION 1. That the ordinance reclassifying the area shown on Map Number 2-H, as amended, which was passed on September 14, 2023, and printed in the *Journal of the proceedings of the City Council of the City of Chicago* on pages 2938 through 2976 is hereby corrected by deleting: "Document No. 22207", "Common Address 2450 W. Chicago Ave." and "Document Number O2023-2254/O2023-002149" appearing, respectively, in the third, fourth and fifth lines from the top of page 2938 and inserting in lieu thereof "Application No. 22206", "Common Address: 1801 – 1853 W. Jackson Blvd. And 301 S. Damen Ave." and "Document Number [O2023-2254/SO2023-0002142]".

SECTION 2. This ordinance shall take effect after its passage.

22206

*Reclassification Of Area Shown On Map No. 2-H.*

(As Amended)

(Application No. 22207)

(Common Address: 2450 W. Chicago Ave.)

PD 1309

[O2023-2254/O2023-0002149]

*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 Development Number 1309 and Planned Development Number 1310 symbols as shown on Map Number 2-H in the area bounded by:

West Jackson Boulevard; South Wood Street; West Ogden Avenue; West Van Buren Street; and South Damen Avenue,

to those of a C2-5 Neighborhood Commercial District, which is hereby established in the area described.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C2-5 Neighborhood Commercial District symbols as shown on Map Number 2-H in the area bounded by:

West Jackson Boulevard; South Wood Street; West Ogden Avenue; West Van Buren Street; and South Damen Avenue,

to those of Business-Institutional Planned Development District Number 1309, as amended, which is hereby established in the area described, subject to use and bulk regulations as are set forth in the attached Plan of Development.

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:

*Planned Development Nos. 1309 And 1310.**Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1309 and Planned Development Number 1310 ("Planned Development"), consists of approximately 488,759 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 1801 LLC is the owner of a portion of the Property (Subarea A). 1851 Land LLC is the "Applicant" for this

Planned Development, pursuant to authorizations from 1801 LLC (for Subarea A) and from Rush University Medical Center, who owns the remainder of the Property (Subareas B and C).

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.
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, assign or grantees.

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

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Department of Planning and Development ("DPD") and Chicago Department of Transportation ("CDOT"). 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.

All work proposed in the public way must be designed and constructed in accordance with the CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

The following improvements shall be installed prior to issuance of a Certificate of Occupancy for the ice rink expansion on Subarea B:

-- Jackson Boulevard/Damien Avenue Intersection:

-- Add pedestrian countdown signals

-- Van Buren Street/Damen Avenue Intersection:

-- Modify weekday evening signal timings

-- Restripe existing lane configuration on westbound Van Buren Street

- Jackson Boulevard/Wood Street Intersection:
  - Add pedestrian safety improvements as specified in final site plan
  
- Jackson Boulevard site frontage:
  - For relocated midblock crosswalk, provide a raised crosswalk with a curb extension and bus bulb on the south side of the street, along with pedestrian signage as specified in final site plan

For any future additional building on Subarea B or C which exceeds 20,000 square feet of floor area, Applicant must provide a full traffic study, approved by CDOT, and install the improvements identified by that full traffic study prior to issuance of a Certificate of Occupancy for that building.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between CDOT's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following, as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

To improve pedestrian safety, the curb extensions shall be installed by the Applicant wherever possible in conjunction with the construction of the adjacent building, as noted in the traffic study. All necessary perimeter improvements will be completed following the phasing of the adjacent property improvements.

The Agreement must be executed prior to any CDOT and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with

current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow CDOT's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This plan of development consists of 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan(s); Subarea Map; Landscape Plan; a Roof Plan; Construction Staging Plan; Interim Subarea C Plan; Building Elevations (North, South, East and West), Signage Plan and Matrix, and Chicago Builds Green form prepared by Generator Studio and dated (date of Plan Commission presentation), submitted herein. 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are allowed in the area delineated herein as a Planned Development 1309:

Subarea A:

Day care; community centers, recreation buildings and similar assembly use; utilities and services, minor and major; eating and drinking establishments (all); entertainment and spectator sports (all, except wagering facility); public place of amusement; liquor sales (as accessory use); medical service, accessory parking; non-accessory parking; retail sales, general; indoor sports and recreation, participant; outdoor sports and recreation, participant; children's play center; co-located wireless communication facilities; and accessory and incidental uses.

Subarea B:

Day care; community centers, recreation buildings and similar assembly use; postal service; school; utilities and services, minor; animal service (limited to Sales and Grooming, excluding kennel and boarding); artist work or sales space; building maintenance services; business equipment sales and services; business support services (except as more specifically regulated); urban farm, rooftop operation (use of food grown on site will be limited to: (a) businesses within the planned development and businesses owned by affiliates of Owner; (b) third party businesses within 2 miles; and (c) farmer's markets within 5 miles); communication service establishments; eating and drinking establishments (all); entertainment

and spectator sports (all, except wagering facility); financial services (except as more specifically regulated); food and beverage retail sales (except as more specifically regulated); liquor sales (as accessory use); medical service; office; accessory parking; non-accessory parking; personal service; repair or laundry service, consumer; retail sales, general; indoor sports and recreation, participant; outdoor sports and recreation, participant; children's play center; manufacturing, production and industrial services (artisan, and limited (catering)); co-located wireless communication facilities; and accessory and incidental uses.

#### Subarea C:

Day care; community centers, recreation buildings and similar assembly use; postal service; school; utilities and services, minor; animal service (limited to Sales and Grooming, excluding kennel and boarding); artist work or sales space; building maintenance services; business equipment sales and services; business support services (except as more specifically regulated); urban farm, rooftop operation (use of food grown on site will be limited to: (a) businesses within the planned development and businesses owned by affiliates of Owner; (b) third party businesses within 2 miles; and (c) farmer's markets within 5 miles); communication service establishments; contractor/construction storage yard (temporary use limited to CTA during nearby construction only. This use will no longer be permitted once a building permit is sought for Subarea C); eating and drinking establishments (all); entertainment and spectator sports (all, except wagering facility); financial services (except as more specifically regulated); food and beverage retail sales (except as more specifically regulated); liquor sales (as accessory use); medical service; office; accessory parking; non-accessory parking; personal service; repair or laundry service, consumer; retail sales, general; indoor sports and recreation, participant; outdoor sports and recreation, participant; children's play center; manufacturing, production and industrial services (artisan, and limited (catering)); co-located wireless communication facilities; and accessory and incidental uses.

6. In Subarea A, 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. Except as provided below with respect to new signage, signage may be fully video capable, dynamic display, and/or static sign formats, and may include: venue identification and promotion, promotion of teams, players and other personnel and team events, charitable, civic, and community-related events and causes, public service announcements, promotion of upcoming events such as sporting events, concerts, family shows, meetings, religious events and other performances (whether or not held on the Property) and sponsor commercials for branding or promotion of products and services.

In Subarea B, 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. Except as provided below with respect to new signage, signage may be fully video capable, dynamic display, and/or static sign formats, and may include: venue identification or promotion; promotion of teams, players, and other personnel or team events; charitable, civic, or community-related events or causes; public service announcements; promotion of upcoming events, such as but not limited to, sporting events, concerts, family shows, meetings, religious events, or other performances and sponsor commercials for branding or promotion of only those products or services offered on the property.

In Subarea C, 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 and dynamic image display signs are prohibited within Subarea C.

The Department shall approve all signs substantially conforming to the Planned Development Signage Matrix, except that the 1,964 square feet of unallocated sign area may be distributed between Subareas B or C, if approved as a Minor Change. The Planned Development Signage Matrix is incorporated herein and is hereby approved as an integral part of this Planned Development, and development of the Property as contemplated herein.

For the purposes of this Planned Development, any sign which identifies the name or sponsorship of any structure or designated area within the Property, or any sponsor of the professional team operating in the facility, shall be deemed an on-premises sign and may be located anywhere in Subarea A. Any new dynamic image display signs proposed in Subarea B is subject to review and approval by the Department of Planning and Development and the Department of Law for compliance with the Coordinated City Digital Sign Program Agreement dated January 1, 2013, as amended, between the City of Chicago and Interstate JCDecaux LLC (n/k/a JCDecaux Chicago Communication Network LLC). Off-premises signs are prohibited within Subarea B.

Nothing in this Planned Development or the Planned Development Signage Matrix shall be deemed to regulate or limit any other sign exempt from regulation under Section 17-12-0500 of the Chicago Zoning Ordinance, or incidental, temporary and special events signage.

Solely as applied to the Property, this Planned Development and the Planned Development Signage Matrix shall supersede any provisions of Title 17 of the Chicago Municipal Code which are inconsistent or in conflict with or more restrictive than the Planned Development Signage Matrix, including, without limitation, video and dynamic display and other provisions of Chapter 17-12 of the Zoning Ordinance.

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 488,759 square feet.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by DPD. 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.
10. 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 DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-085 of the Municipal Code.
12. 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.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. 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.
14. 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.

15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to C2-5 Motor Vehicle-Related Commercial district.
16. For uses approved under this Planned Development, prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any future phase of Subarea B or any building in Subarea C of the Planned Development, the Applicant shall submit a site plan, landscape plan and building elevations for the specific subarea(s) for review and approval in accordance with the Site Plan Review provisions of Section 17-13-0800 of the Chicago Zoning Ordinance.

The Site Plan Review submittal must be presented at a Chicago Plan Commission public hearing. The hearing for the Site Plan Review submittal conducted by the Plan Commission shall be as a courtesy presentation only. No binding vote, or recommendation provided by the Plan Commission is required for the Zoning Administrator to issue an approval for any Site Plan Review submittal. Review and approval by DPD and review by the Chicago Plan Commission for a courtesy presentation and comment is intended to ensure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development.

No Part II approval(s) for any future phase of Subarea B or any building or parking lot in Subarea C shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved subarea Site Plan Approval submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval(s) of any future phase of Subarea B or any building in Subarea C Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any subarea Site Plan Approval submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements); location and dimensions of all parking spaces and loading berths;
- fully-dimensioned building elevations;
- building sections of the improvement;
- building materials list;
- fully-dimensioned landscape plan(s);

- statistical information applicable to the subject subarea, including floor area, the applicable floor area ratio, uses to be established, floor area devoted to all uses; building heights and setbacks;
- proposed pathway for compliance with the Chicago Sustainable Development Policy;
- if requested by DPD, a School Impact Study may be required with a future site plan submittal; and
- an approved Site Plan by CDOT (as provided in Statement 3), Fire Prevention Bureau, Mayor's Office for People with Disabilities and the Building Departments Division of Stormwater Management.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

17. Subject in all cases to the other statements terms, regulations and provisions of this Planned Development, the Applicant shall have the right to designate subparcels within Subareas A, B, or C of this Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and redesignation of subparcels within Subarea A, B, or C shall not in and of itself require an amendment to this Planned Development and shall be approved as a minor change, pursuant to Section 17-13-0611; included in such minor change, the Applicant shall provide notice of all material terms of any such designation to DPD, including the designated area and the bulk regulations that will apply therein, for DPD's administrative purposes to facilitate Part II review for any such designated subparcels.
18. 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. 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 (i) 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 (measured against the total construction work hours for the project or any phase thereof).

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 for the project or any phase thereof, 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 for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, 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.

[Plat of Survey; Boundary Map; Existing Zoning Map; Surrounding Land-Use Map; Subarea Maps; Aerial Map; L01 and L02 Floor Plans; L01 and L02 Expansion Floor Plans; Green Roof Percentage Map; Landscape Plan Enlargements -- Front Entry; Plant Schedule -- Parking Lot and Surrounding Landscape; Shade Tree Sections; Shrub Section; Parkway Planter Section and Elevation; 6'H Ornamental Metal Sliding Gate Detail; North, South, East and West Building Elevations; Building Depictions Subarea B Proposed and Subarea A Approved; Sign Face Calculations; Proposed and Approved Signage referred to in these Plan of Development Statements printed on pages 2949 through 2976 of this *Journal*.]

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

22206

*Planned Development No. 1309.*

*Bulk Regulations and Data Table.*

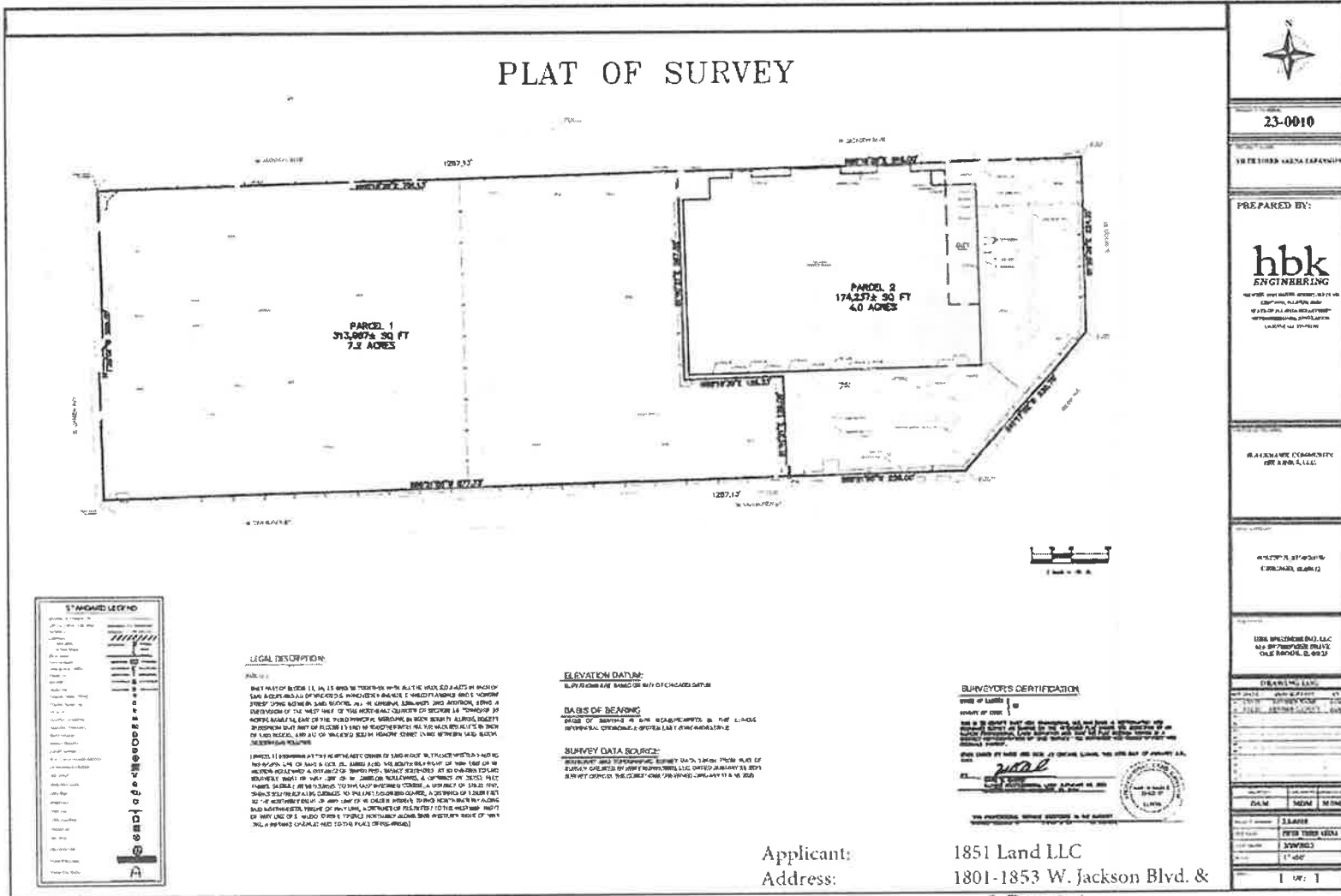
**FINAL FOR PUBLICATION**

Gross Site Area (square feet)	602,265
Area in Public Right-of-Way (square feet)	113,506
Net Site Area (square feet)	488,759
Subarea A:	174,240
Subarea B:	184,432
Subarea C:	130,087
Maximum Floor Area Ratio:	
Subarea A:	3.0
Subarea B:	5.0
Subarea C:	5.0
Minimum Off-Street Parking:	
Subarea A:	80 spaces minimum
Subarea B:	180 spaces minimum
Subarea C:	Pursuant to Section 17-10-0207 at the time of proposal.
Maximum Height:	
Subarea A:	52 feet
Subarea B:	275 feet
Subarea C:	275 feet
Maximum Loading:	
Subarea A:	1 dock (10 feet by 25 feet)
Subarea B:	1 dock (10 feet by 25 feet)
Subarea C:	Pursuant to Section 17-10-1100 at the time of proposal
Minimum Loading:	
Subarea A:	1 dock (10 feet by 25 feet)
Subarea B:	1 dock (10 feet by 25 feet)
Subarea C:	Pursuant to Section 17-10-1100 at the time of proposal
Minimum Bicycle Parking:	
Subarea A:	26 spaces
Subarea B:	36 spaces
Subarea C:	Pursuant to Section 17-10-0300 at the time of proposal
Minimum Setbacks:	North (Jackson Blvd.): 0 feet
	South (Van Buren St.): 0 feet East (Wood St.): 5 feet East (Ogden Ave.): 15 feet West (Damen Ave.): 0 feet No interior setbacks

9/14/2023

REPORTS OF COMMITTEES

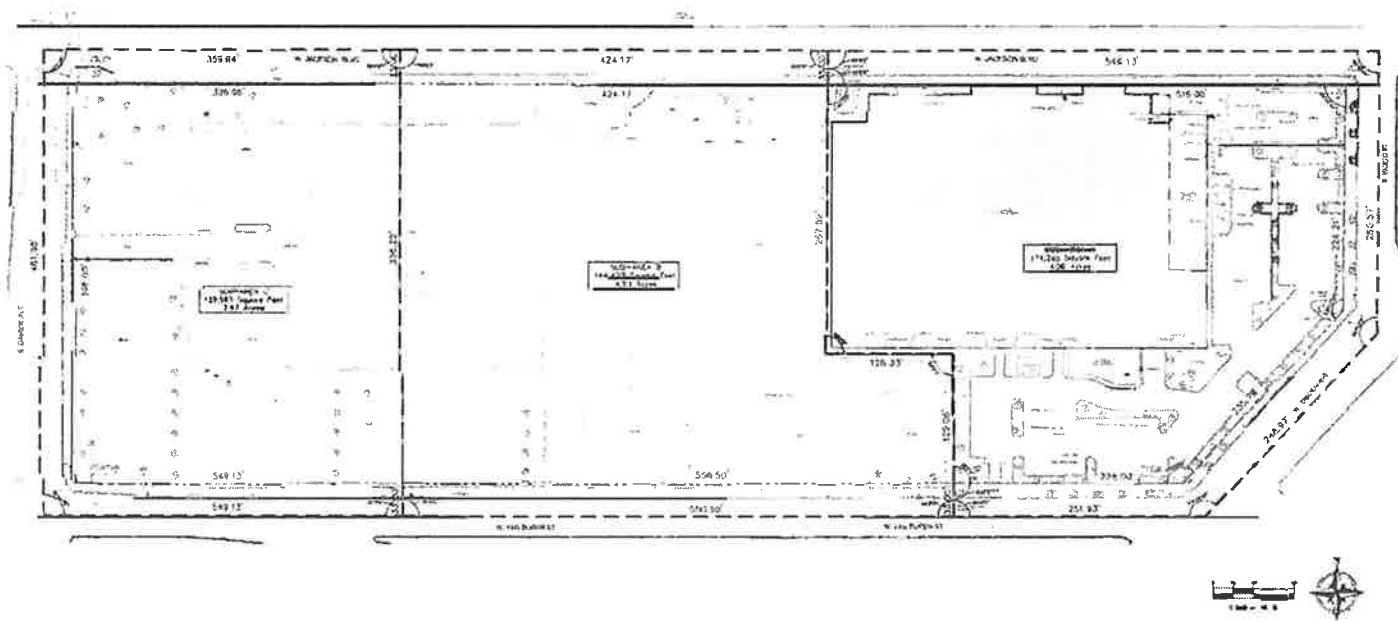
2949



 23-0010 1851 LAND LLC	
PREPARED BY:  hbk ENGINEERING 1851 LAND LLC, LLC 1801-1853 W. JACKSON BLVD. CHICAGO, IL 60612	
1851 LAND LLC 1801-1853 W. JACKSON BLVD. CHICAGO, IL 60612	
1851 LAND LLC, LLC 1801-1853 W. JACKSON BLVD. CHICAGO, IL 60612	
DRAWING LOG: NO. DATE BY 1 06/21/23 PETER TERRY LEON 2 08/17/23 JENNIFER 3 09/14/23 PETER TERRY LEON	
DATE: 09/14/2023 TIME: 11:45 AM SHEET: 1 OF 1	

FINAL FOR PUBLICATION

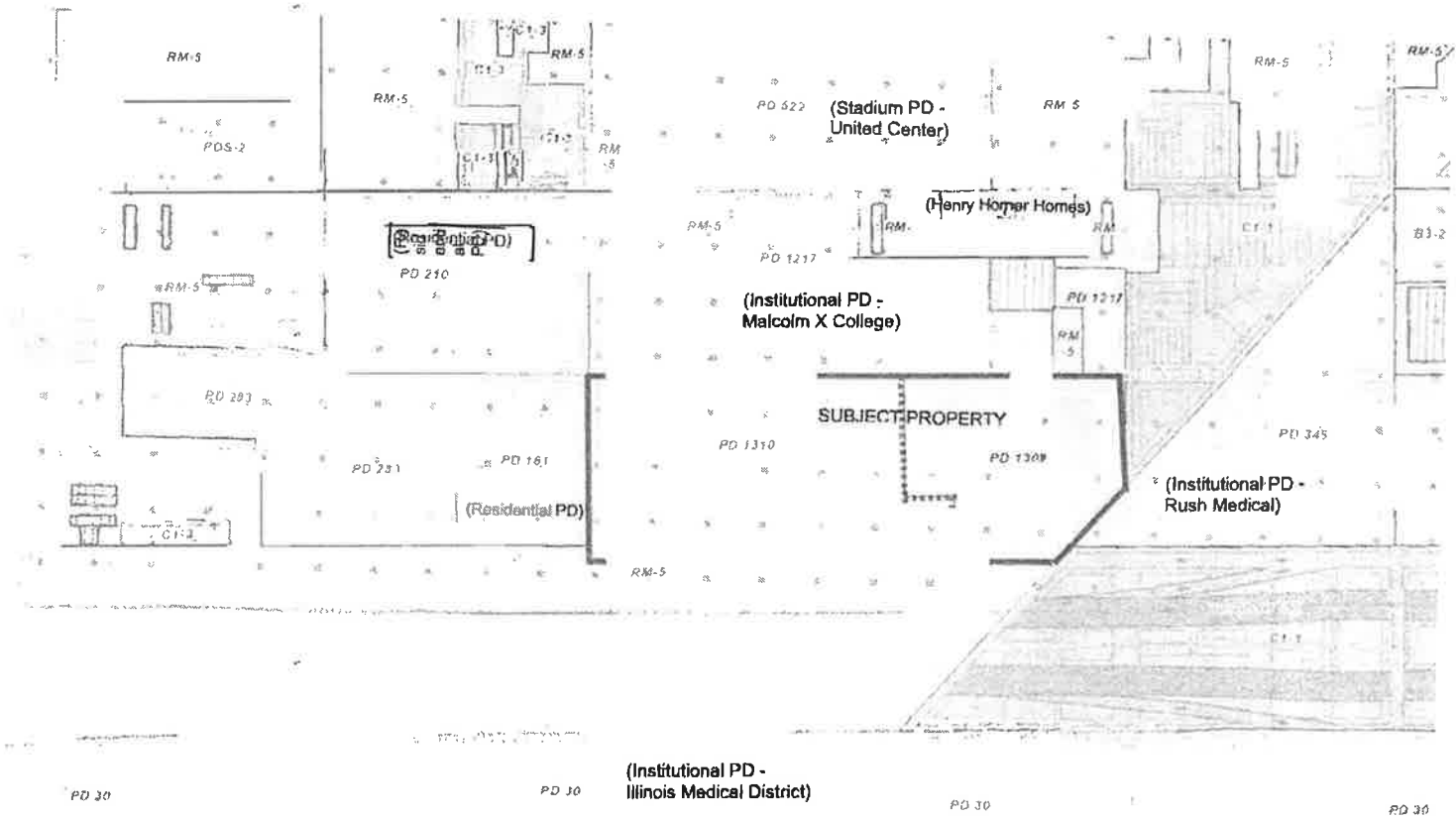
Boundary Map



Applicant: 1851 Land LLC  
 Address: 1801-1853 W. Jackson Blvd. &  
 301 S. Damen Ave.  
 Introduced: June 21, 2023  
 Plan Commission: August 17, 2023

Existing Zoning Map

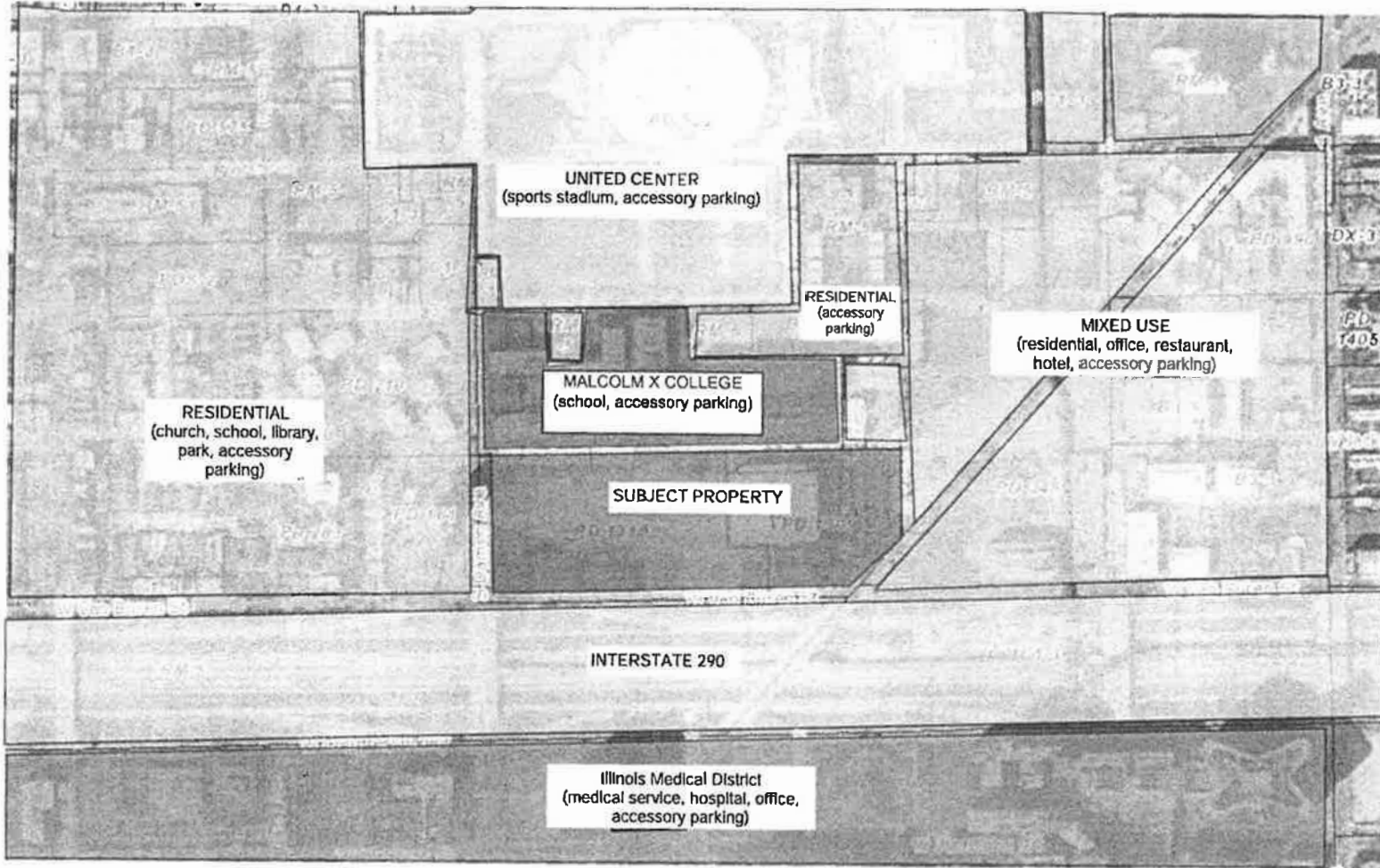
FINAL FOR PUBLICATION



Applicant: 1851 Land LLC  
 Address: 1801-1853 W. Jackson Blvd. & 301 S. Damen Ave.  
 Introduced: June 21, 2023  
 Plan Commission: August 17, 2023

Surrounding Land Use Map

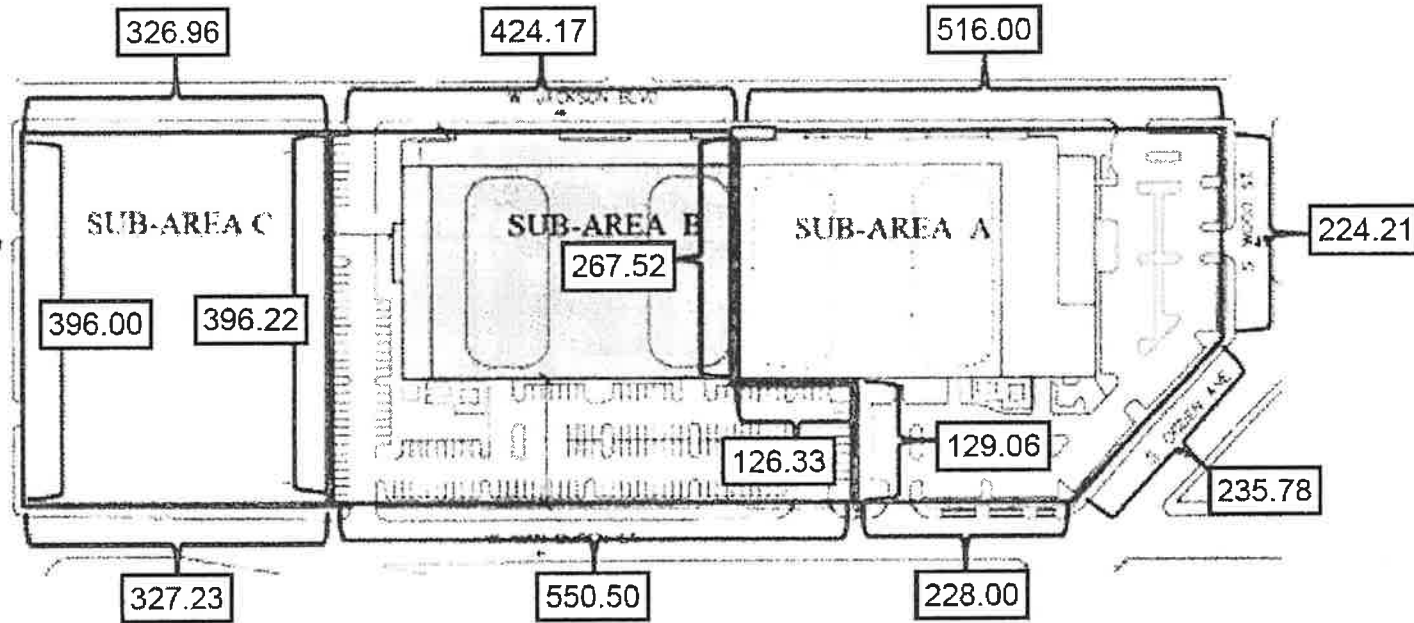
FINAL FOR PUBLICATION



**Applicant:** 1851 Land LLC  
**Address:** 1801-1853 W. Jackson Blvd. & 301 S. Damen Ave.  
**Introduced:** June 21, 2023  
**Plan Commission:** August 17, 2023

**FINAL FOR PUBLICATION**

Sub-Area Map



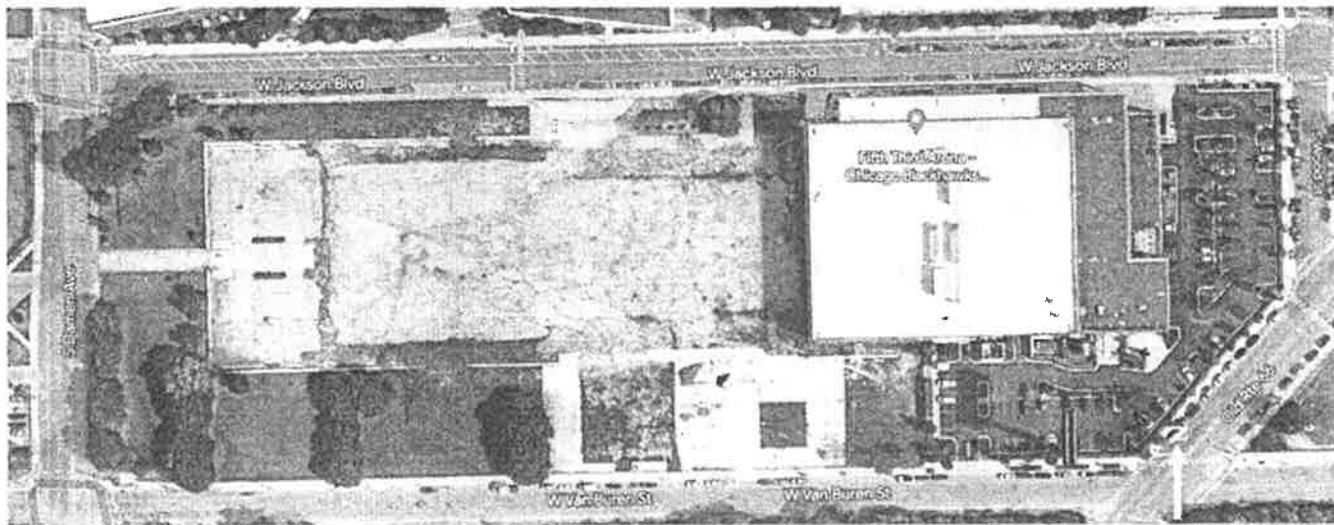
**NOTES:**

1. Lot line lengths taken from Plat of Survey created by HBK Engineering, LLC dated 5/22/2023.
2. Common lot line between Sub-Areas B and C is parallel to common lot line between Sub-Areas A and B and is offset 424.17' from Sub-Area A.

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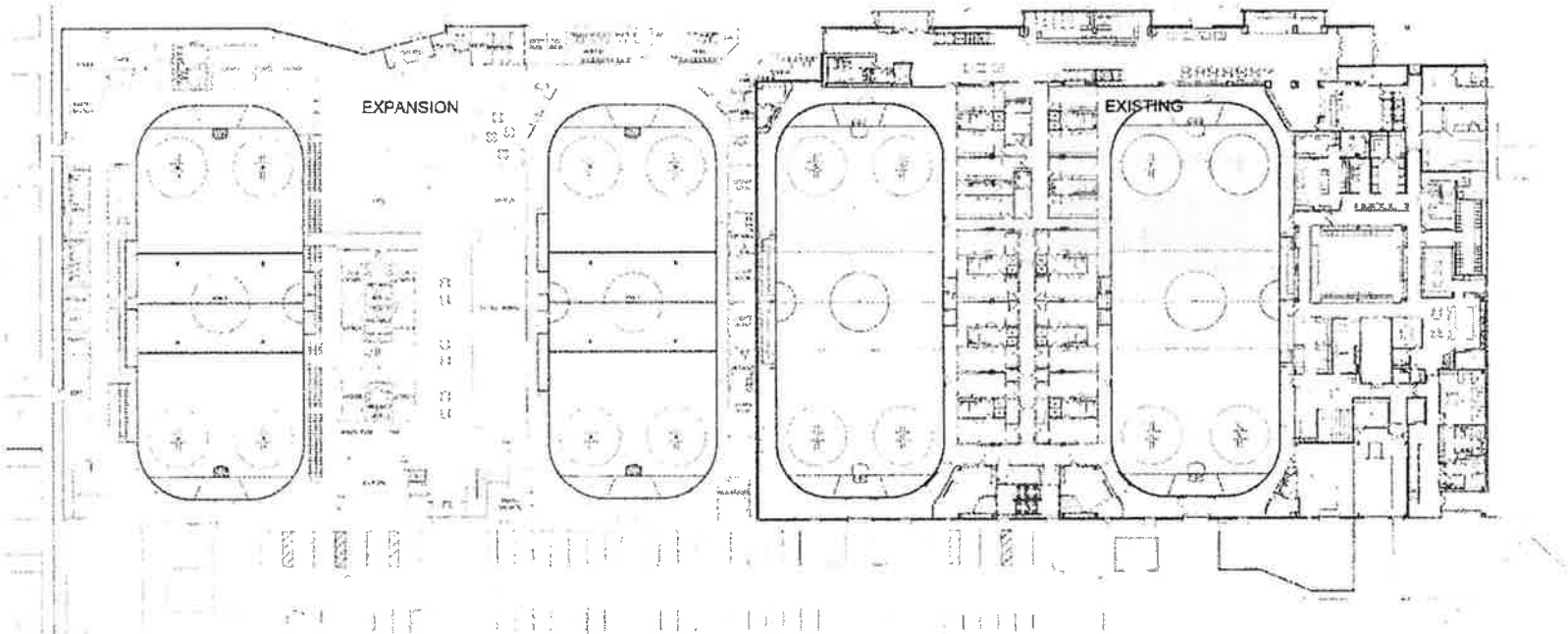
Aerial Map



Applicant: 1851 Land LLC  
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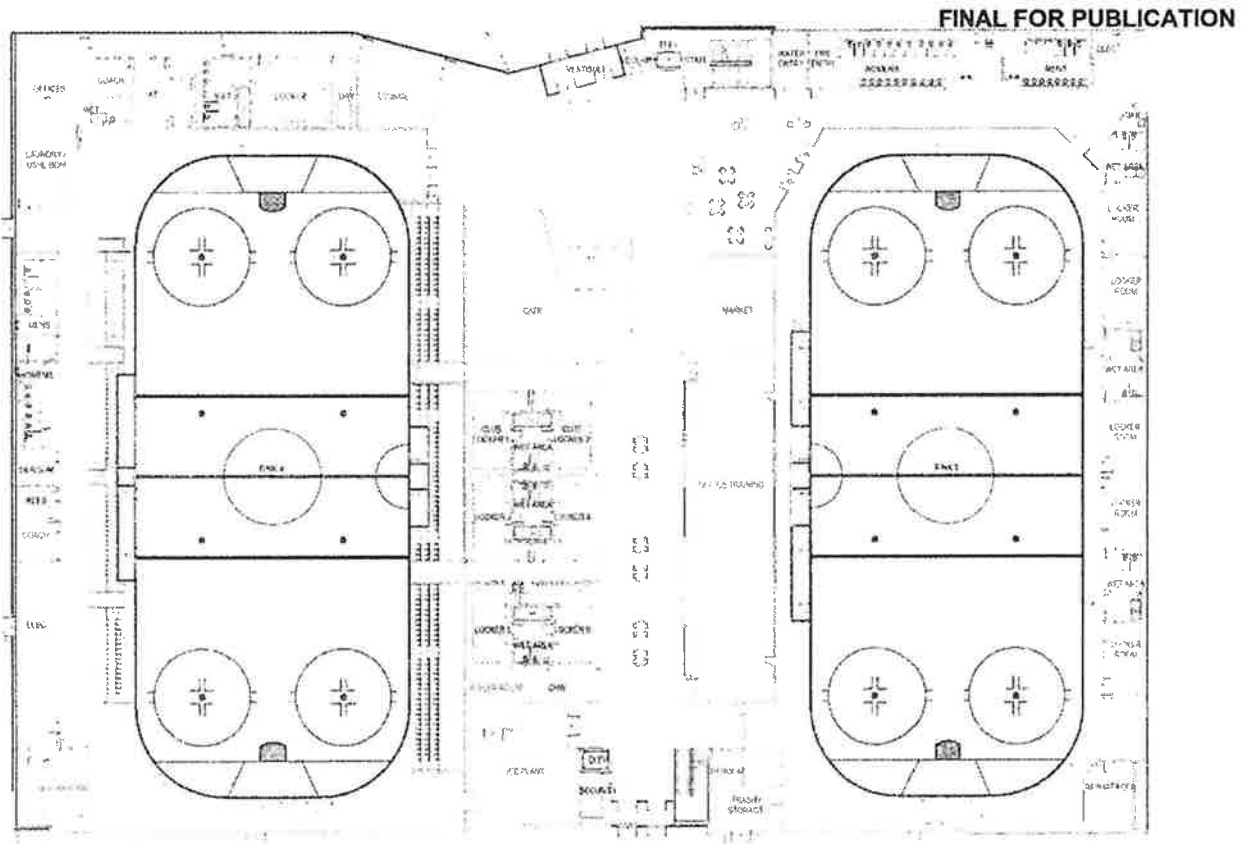


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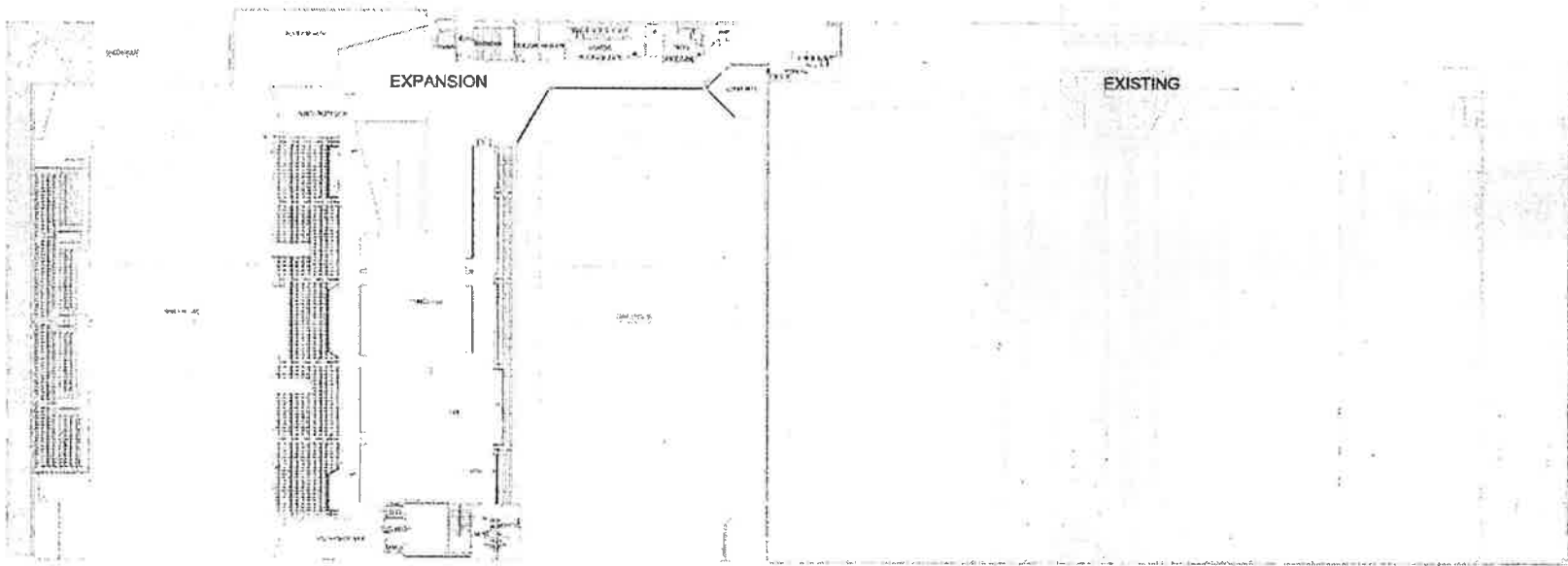
L01 FLOOR PLAN



L01 EXPANSION FLOOR PLAN

Applicant: 1851 Land LLC  
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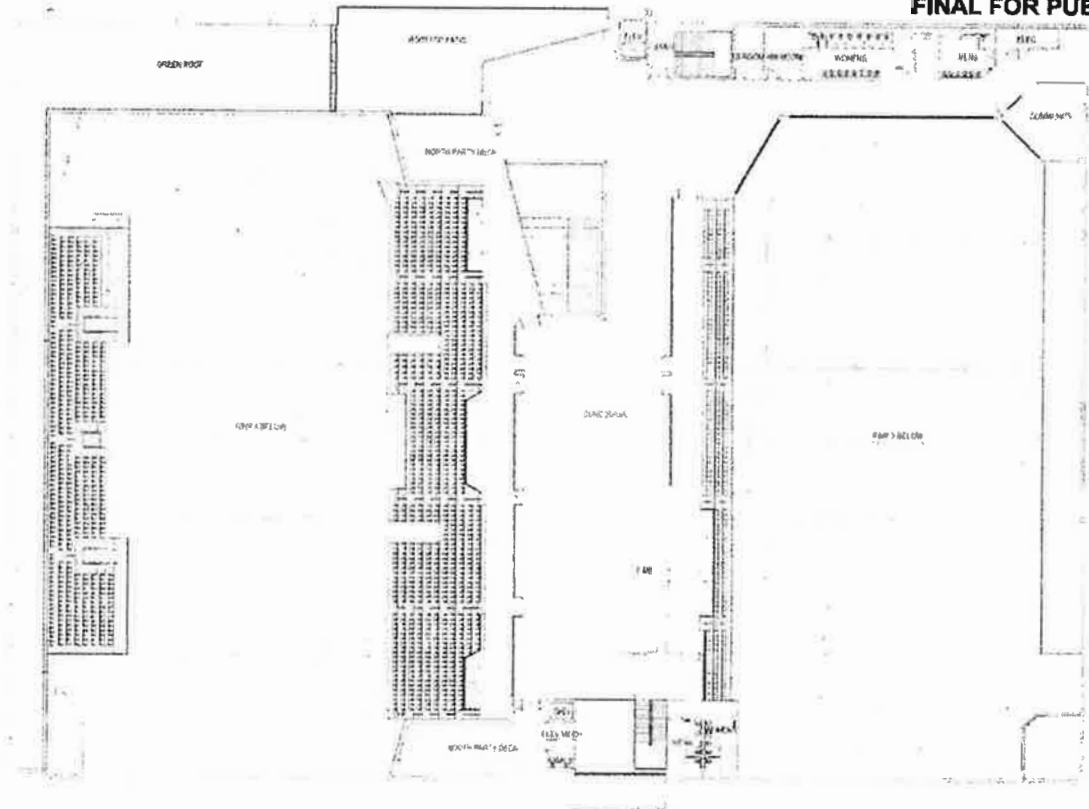
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L02 FLOOR PLAN

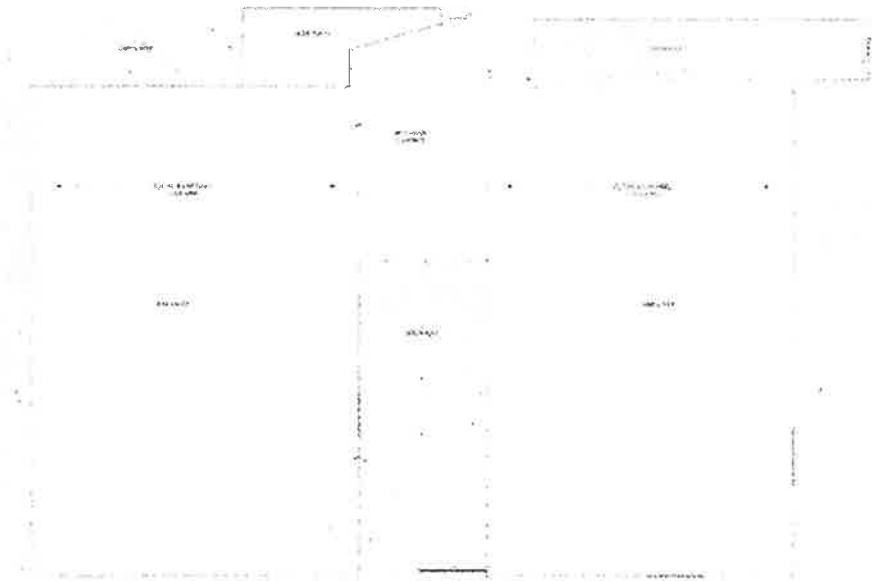
**FINAL FOR PUBLICATION**



L02 EXPANSION FLOOR PLAN

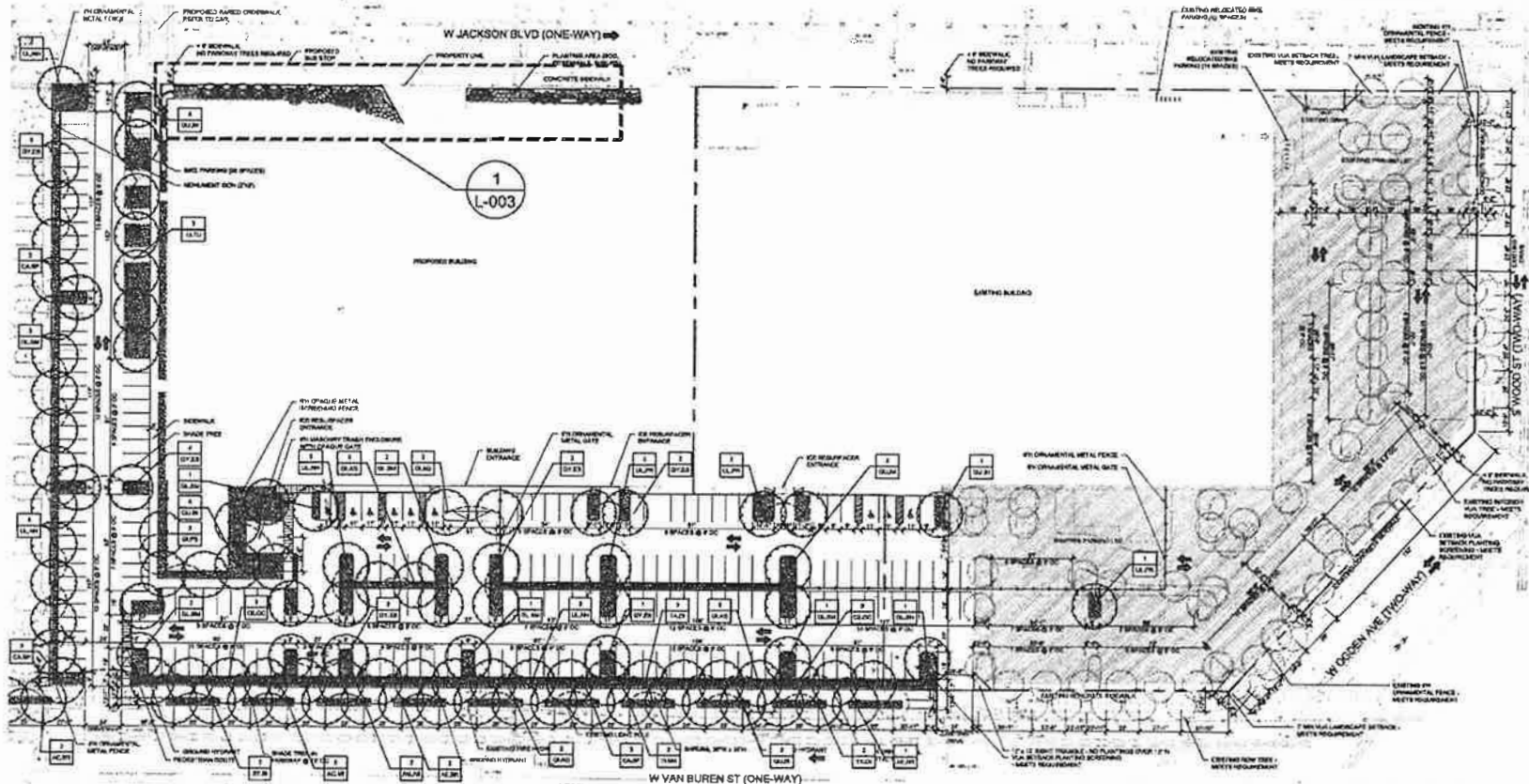
Applicant: 1851 Land LLC  
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CURRENT PD - GREEN ROOF PERCENTAGE			
	GREEN ROOF SF	TOTAL FOOTPRINT	PERCENTAGE
SUB-AREA A	24,240 SF	93,850 SF	25.9%
SUB-AREA B	17,618 SF	88,240 SF	20%
SUB-AREA C	TBD	TBD	TBD

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1 LANDSCAPE PLAN ENLARGEMENT

GENERAL NOTES

1. TOPSOIL IS REQUIRED THROUGHOUT THE FALLEST DIMENSIONS OF ALL TREE PLANTERS 2'-8" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACKTOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION. ALL REQUIRED LANDSCAPE WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.
2. SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS MAY BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LOGS AND MANUFACTURER'S BOLTING HARDWARE.
3. LAYER OF 1" BLACK LAVA ROCK INSTALLED THROUGHOUT THE GRATE OPENING AND THE FALLEST DIMENSIONS OF THE AT GRADE PLANTER IS REQUIRED. LEAVE NO VOIDS BETWEEN SOIL AND GRATE.

LEGEND

- EXISTING PARKING LOT
- SOIL
- EXISTING TREE TO REMAIN
- SHADE TREE
- SHRUBS

320 SPACE PARKING LOT INCLUDING 15 ACCESSIBLE SPACES	
TOTAL VEHICULAR USE AREA:	117,387 SF
REQUIRED INTERNAL LANDSCAPED AREA:	10.0% = 117,382 SF = 11,738 SF
ACTUAL LANDSCAPED AREA:	10,902 SF
REQUIRED INTERNAL TREE PLANTING	11,738/25 = 33
ACTUAL TREE PLANTING:	33 (32 EXISTING + 01 NEW)

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TW LANDSCAPE SETBACK DECORIOUS SHRUB HEDGE SCREEN  
 #10 ORNAMENTAL METAL FENCE  
 SETBACK TREES @ 20' OC  
**MINI CITY IS QUINCEMILLE**  
 STREET TREES @ 20' OC

PROVIDED  
 PROVIDED  
 PROVIDED

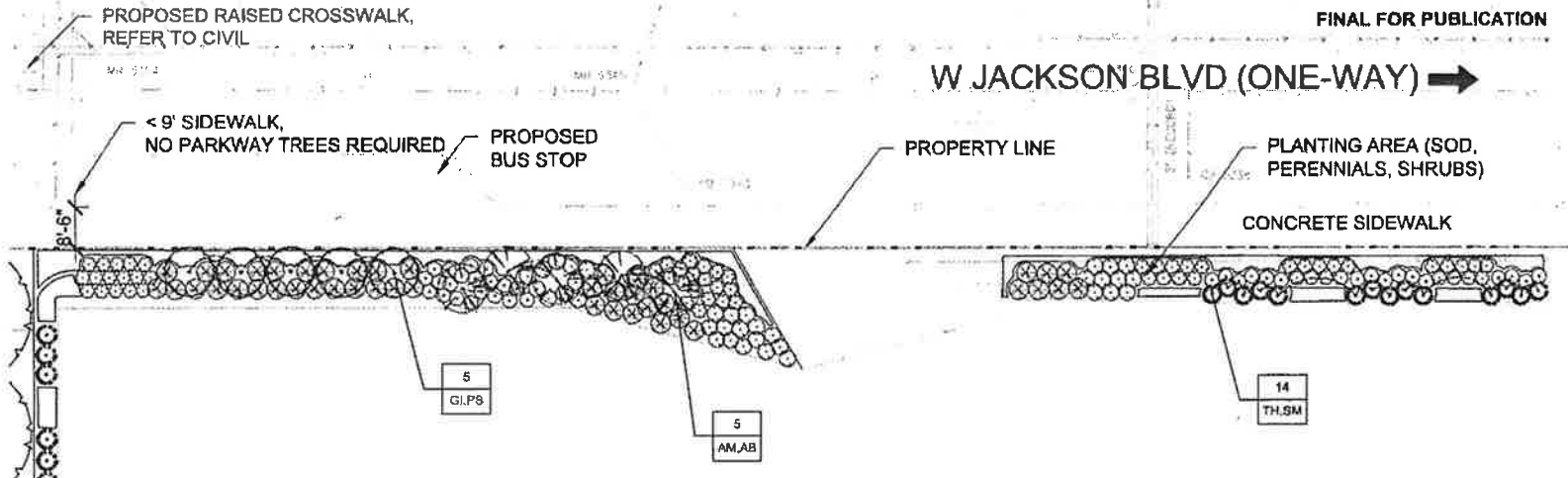
W VAN BUREN ST  
 W WOOD ST  
 W JACKSON BLVD  
 S DAMEN AVE

35 (MEETS REQUIREMENT)  
 2 (MEETS REQUIREMENT)  
 8 (MEETS REQUIREMENT)  
 0 (MEETS REQUIREMENT)  
 10 (MEETS REQUIREMENT)

L-003

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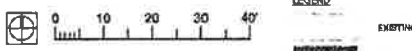
W JACKSON BLVD (ONE-WAY) →



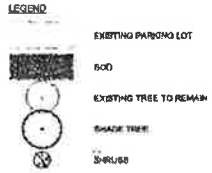
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT SIZE	REMARKS	NATIVE/NAIVE (Y/N)	PLANT TYPE
<b>PLANT SCHEDULE - FRONT ENTRY</b>							
<b>PARKWAY TREES</b>							
15	1	Quercus macrocarpa	White Oak	12" cal	10' DBH	Y	T
<b>ORNAMENTAL TREES</b>							
16	1	Abutilon	Abutilon	12" cal	10' DBH	Y	T
<b>PERENNIALS</b>							
17	1	Thalictrum	Thalictrum	12" cal	10' DBH	Y	T
<b>SHRUBS</b>							
18	1	Camellia	Camellia	12" cal	10' DBH	Y	T
19	1	Hydrangea	Hydrangea	12" cal	10' DBH	Y	T
20	1	Philadelphus	Philadelphus	12" cal	10' DBH	Y	T
<b>PERENNIALS AND GRASSES</b>							
21	1	Hosta	Hosta	12" cal	10' DBH	Y	T
22	1	Hosta	Hosta	12" cal	10' DBH	Y	T
23	1	Hosta	Hosta	12" cal	10' DBH	Y	T
24	1	Hosta	Hosta	12" cal	10' DBH	Y	T
25	1	Hosta	Hosta	12" cal	10' DBH	Y	T
26	1	Hosta	Hosta	12" cal	10' DBH	Y	T
27	1	Hosta	Hosta	12" cal	10' DBH	Y	T
28	1	Hosta	Hosta	12" cal	10' DBH	Y	T
29	1	Hosta	Hosta	12" cal	10' DBH	Y	T
30	1	Hosta	Hosta	12" cal	10' DBH	Y	T
31	1	Hosta	Hosta	12" cal	10' DBH	Y	T
32	1	Hosta	Hosta	12" cal	10' DBH	Y	T
33	1	Hosta	Hosta	12" cal	10' DBH	Y	T
34	1	Hosta	Hosta	12" cal	10' DBH	Y	T
35	1	Hosta	Hosta	12" cal	10' DBH	Y	T
36	1	Hosta	Hosta	12" cal	10' DBH	Y	T
37	1	Hosta	Hosta	12" cal	10' DBH	Y	T
38	1	Hosta	Hosta	12" cal	10' DBH	Y	T
39	1	Hosta	Hosta	12" cal	10' DBH	Y	T
40	1	Hosta	Hosta	12" cal	10' DBH	Y	T
41	1	Hosta	Hosta	12" cal	10' DBH	Y	T
42	1	Hosta	Hosta	12" cal	10' DBH	Y	T
43	1	Hosta	Hosta	12" cal	10' DBH	Y	T
44	1	Hosta	Hosta	12" cal	10' DBH	Y	T
45	1	Hosta	Hosta	12" cal	10' DBH	Y	T
46	1	Hosta	Hosta	12" cal	10' DBH	Y	T
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49	1	Hosta	Hosta	12" cal	10' DBH	Y	T
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97	1	Hosta	Hosta	12" cal	10' DBH	Y	T
98	1	Hosta	Hosta	12" cal	10' DBH	Y	T
99	1	Hosta	Hosta	12" cal	10' DBH	Y	T
100	1	Hosta	Hosta	12" cal	10' DBH	Y	T

**PLANTING NOTES:**  
 SUBMIT PLANT MATERIALS GROWING MEDIA PRODUCT DATA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AOR & OWNER'S REP PRIOR TO PURCHASE AND INSTALLATION  
 INCLUDE PHOTOS AND NOTE HEIGHTS AND WIDTHS OF ALL PLANT MATERIAL  
 PROVIDE PLANT LOT AND SHIPPING NUMBERS (S) CROVERS FOR EACH ITEM  
 ALL PLANT LOCATIONS SHALL BE FIELD VERIFIED, PAID, AND APPROVED BY LA IN THE FIELD PRIOR TO INSTALLATION  
 GRAB LAYOUT SHALL BE FIELD DIRECTED BY LA. GRAB LAYOUTS TO BE INSTALLED BY OCTOBER AND/OR NOVEMBER  
 ALL PLANT SUBSTITUTIONS MUST BE REVIEWED WITH & APPROVED BY LA

1 LANDSCAPE PLAN ENLARGEMENT - FRONT ENTRY  
 1/2" = 1'



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- GENERAL NOTES:**
- TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL TREE PLANTERS 2'-6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, BARRICADE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
  - ALL REQUIRED LANDSCAPE WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.
  - SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS MAY BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LUGS AND MANUFACTURERS' BOLTING HARDWARE.
  - 4" LAYER OF 1" BLACK LAVA ROCK INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSIONS OF THE AT GRADE PLANTER IS REQUIRED. LEAVE NO VOIDS BETWEEN SOIL AND GRATE.

L-004

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PLANT SCHEDULE - PARKING LOT & SURROUNDING LANDSCAPE							CSDP 4.1 WORKING LANDSCAPES	
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	NATIVE/NATVAR (Y/N)	PLANT TYPE (T/S/F/G)
<b>TREES</b>								
CASP	10	<i>Catalpa speciosa</i>	Northern Catalpa	B&B	2.5" cal	6' CBH	Y	T
CEOC	6	<i>Celtis occidentalis</i>	Hackberry	B&B	2.5" cal	6' CBH	Y	T
GIAG	9	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Maidenhair tree	B&B	2.5" cal	6' CBH	N	T
GIPS	3	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Maidenhair tree	B&B	2.5" cal	6' CBH	Y	T
GLSM	11	<i>Gleditsia inaequalis</i> var. <i>inermis</i> 'Shademaster'	Shademaster Honeylocust	B&B	2.5" cal	6' CBH	Y	T
GYES	14	<i>Gymnocladus dioica</i> 'Espresso-JFS'	Espresso Kentucky Coffee Tree	B&B	2.5" cal	6' CBH	Y	T
LITU	3	<i>Liliodendron tulipifera</i>	Tulip Tree	B&B	2.5" cal	6' CBH	Y	T
QUBI	10	<i>Quercus bicolor</i>	Swamp White Oak	B&B	2.5" cal	6' CBH	Y	T
QUIM	8	<i>Quercus imbricaria</i>	Shingle Oak	B&B	2.5" cal	6' CBH	Y	T
TADI	5	<i>Taxodium distichum</i>	Bald Cypress	B&B	2.5" cal	6' CBH	N	T
TLMK	5	<i>Tilia americana</i> 'McK Sentry'	American Sentry Linden	B&B	2.5" cal	6' CBH	Y	T
ULNH	11	<i>Ulmus</i> 'New Horizon'	New Horizon Elm	B&B	2.5" cal	6' CBH	N	T
ULPR	5	<i>Ulmus</i> 'Princeton'	Princeton American Hybrid Elm	B&B	2.5" cal	6' CBH	Y	T
<b>UNDERSTORY TREES LOCATED WITHIN 5' OF BURIED WATER MAIN</b>								
ACMI	4	<i>Acer myriacar</i> 'Morton'	State Street Maple	B&B	2.5" cal	Rootball not to exceed 33" in diameter. Located within 5' of buried water main.	N	T
AEBR	7	<i>Aesculus x camosa</i> 'Brioti'	Brioti Red Horsechestnut	B&B	2.5" cal	Rootball not to exceed 30" in diameter. Located within 5' of buried water main.	N	T
AMAB	4	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	2.5" cal	Rootball not to exceed 20" in diameter. Located within 5' of buried water main.	Y	T
SYIS	4	<i>Syringa reboata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B&B	2.5" cal	Rootball not to exceed 30" in diameter. Located within 5' of buried water main.	N	T
<b>SHRUBS</b>								
ARIR		<i>Aronia melanocarpa</i> 'Morton'	Illinois Beauty Black Chokeberry	pot	#3	30" o.c.	Y	T
DIKO		<i>Diervilla</i> 'Kodak Orange'	Kodak Orange Diervilla	pot	#5	36" o.c.	Y	T
JJSG		<i>Juniperus</i> 'Sea Green'	Green Sea Juniper	pot	#5	42" o.c.	Y	T
RHGL		<i>Rhus aromatica</i> 'Grow-Low'	Grow-Low Sumac	pot	#5	30" o.c.	Y	T
ROWS		<i>Rosa</i> 'Jacqueline'	Wild Spice Rugosa Rose	pot	#5	36" o.c.	Y	T
<b>PERENNIALS AND GRASSES</b>								
ALM		<i>Allium</i> 'Mikenum'	Millenium Ornamental Onion	pot	#1	15" o.c.	N	F
CAKF		<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	pot	#2	21" o.c.	N	G
CANE		<i>Calamintha nepeta</i> ssp. <i>nepeta</i>	Lesser Calamint	pot	#1	15" o.c.	N	F
PELS		<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	pot	#1	18" o.c.	N	F
SCSO		<i>Schizachyrium scapanium</i>	Little Bluestem	pot	#1	18" o.c.	Y	G
SEAU		<i>Sesleria autumnalis</i>	Autumn Moor Grass	pot	#1	12" o.c.	N	G
SPHE		<i>Sporobolus heterolepis</i>	Prairie Dropseed	pot	#1	21" o.c.	Y	G

**PLANTING NOTES:**

SUBMIT PLANT MATERIAL & GROWING MEDIA PRODUCT DATA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT, ADR. & OWNER'S REP PRIOR TO PURCHASE AND INSTALLATION.  
 INCLUDE PHOTOS AND NOTE HEIGHTS AND WIDTHS OF ALL PLANT MATERIAL  
 PROVIDE PLANT LIST AND SUPPLYING NURSERIES / GROWERS FOR EACH ITEM  
 ALL PLANT LOCATION SHALL BE FINALIZED, FACED, AND APPROVED BY LA IN THE FIELD PRIOR TO INSTALLATION  
 BULB LAYOUT SHALL BE FIELD DIRECTED BY LA. BULBS SHALL BE INSTALLED IN OCTOBER AND/OR NOVEMBER  
 ALL PLANT SUBSTITUTIONS MUST BE REVIEWED WITH & APPROVED BY LA.

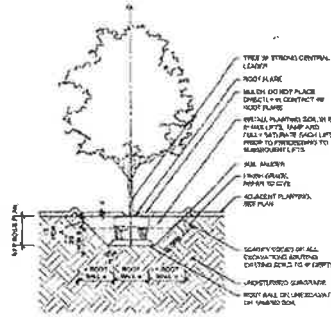
1 PLANT SCHEDULE - PARKING LOT & SURROUNDING LANDSCAPE

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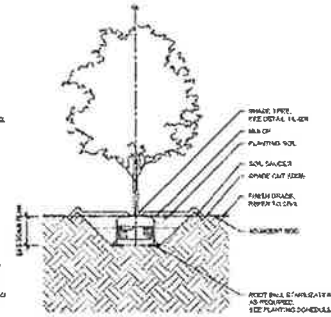
L-005

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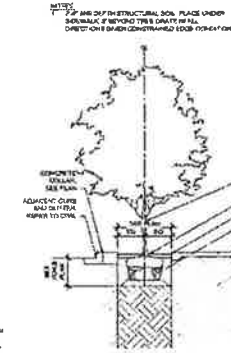
- NOTES**
1. TREE PIT AND ROOT BALL PLANTING LINE
  2. TREE PIT SHALL BE 24" DIA. MINIMUM WIDTH FROM CENTER OF TREE TO EDGE OF CONCRETE OR METAL CURB TO BE 24" DIA. MINIMUM
  3. CONCRETE OR METAL CURB SHALL BE 4" MIN. THICK AND 12" MIN. HIGH
  4. TREE PIT SHALL BE 24" DIA. MINIMUM WIDTH FROM CENTER OF TREE TO EDGE OF CONCRETE OR METAL CURB TO BE 24" DIA. MINIMUM
  5. TREE PIT SHALL BE 24" DIA. MINIMUM WIDTH FROM CENTER OF TREE TO EDGE OF CONCRETE OR METAL CURB TO BE 24" DIA. MINIMUM
  6. TREE PIT SHALL BE 24" DIA. MINIMUM WIDTH FROM CENTER OF TREE TO EDGE OF CONCRETE OR METAL CURB TO BE 24" DIA. MINIMUM
  7. TREE PIT SHALL BE 24" DIA. MINIMUM WIDTH FROM CENTER OF TREE TO EDGE OF CONCRETE OR METAL CURB TO BE 24" DIA. MINIMUM



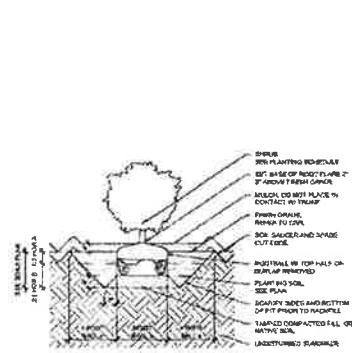
1 SHADE TREE SECTION  
14' x 1'0"



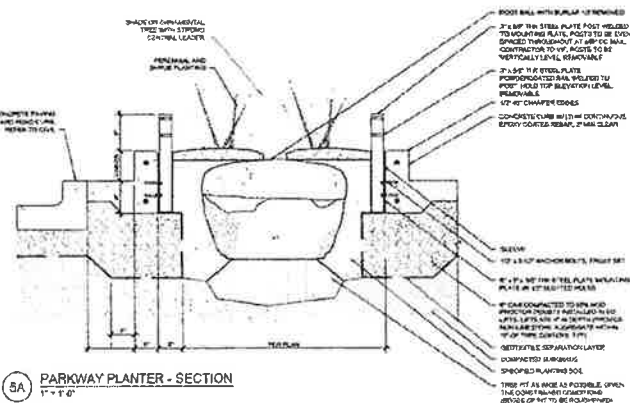
2 SHADE TREE WITHIN LAWN SECTION  
14' x 1'0"



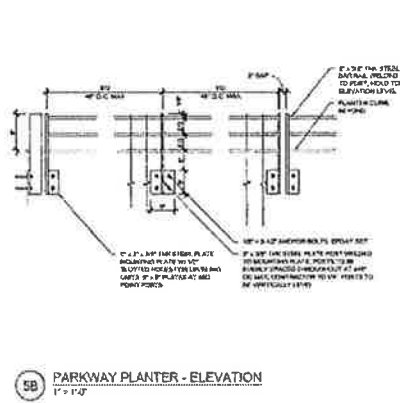
3 SHADE TREE WITHIN OPEN PARKWAY PIT SECTION  
14' x 1'0"



4 SHRUB SECTION  
12' x 1'0"



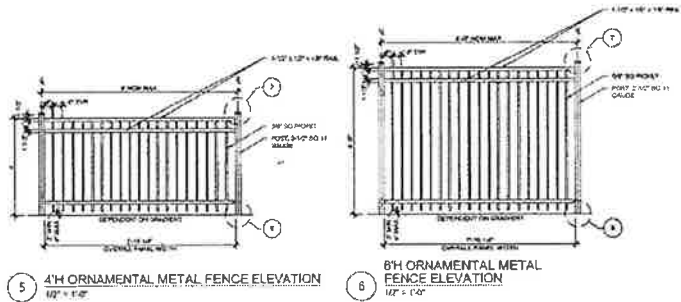
5A PARKWAY PLANTER - SECTION  
1' x 1'0"



5B PARKWAY PLANTER - ELEVATION  
1' x 1'0"

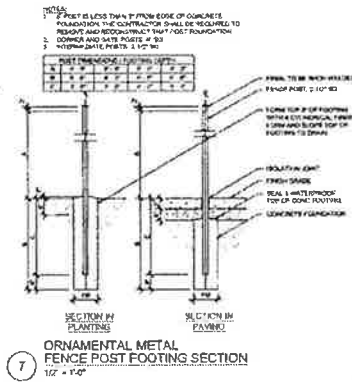
Applicant:	1851 Land LLC
Address:	1801-1853 W. Jackson Blvd. & 301 S. Damen Ave.
Introduced:	June 21, 2023
Plan Commission:	August 17, 2023

L-004

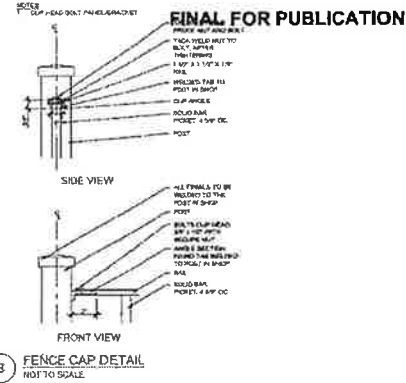


5 4'H ORNAMENTAL METAL FENCE ELEVATION  
1/2" = 1'-0"

6 6'H ORNAMENTAL METAL FENCE ELEVATION  
1/2" = 1'-0"

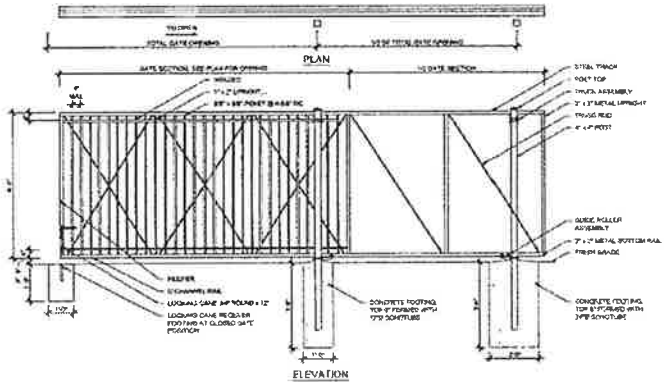


7 ORNAMENTAL METAL FENCE POST FOOTING SECTION  
1/2" = 1'-0"

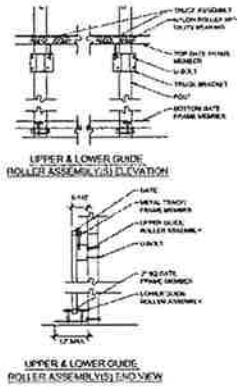


8 FENCE CAP DETAIL  
NOT TO SCALE

- NOTES
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO INSTALLATION.
  2. CONTRACTOR TO PROVIDE EROSION CONTROL PLAN WITH OPEN AND CLOSED THIS SIDE OF THE GATE.
  3. CONTRACTOR IS RESPONSIBLE FOR REVISIONS TO GATE AND FENCE PER SITE CONDITIONS FOR POST INSTALLATION DETAILS.
  4. GATE TO CLOSE BY THE OPENING OF ORNAMENTAL FENCE. CONTRACTOR TO VERIFY EXACT DIMENSIONS & TYP. FIELD.
  5. THE GATE TO BE TRIP TO SLIDING GATE TO COVER THE OPENING. PROVIDE NECESSARY HINGING HARDWARE. VERIFY THE LEAFS COME AT THE MIDDLE OF OPENING.

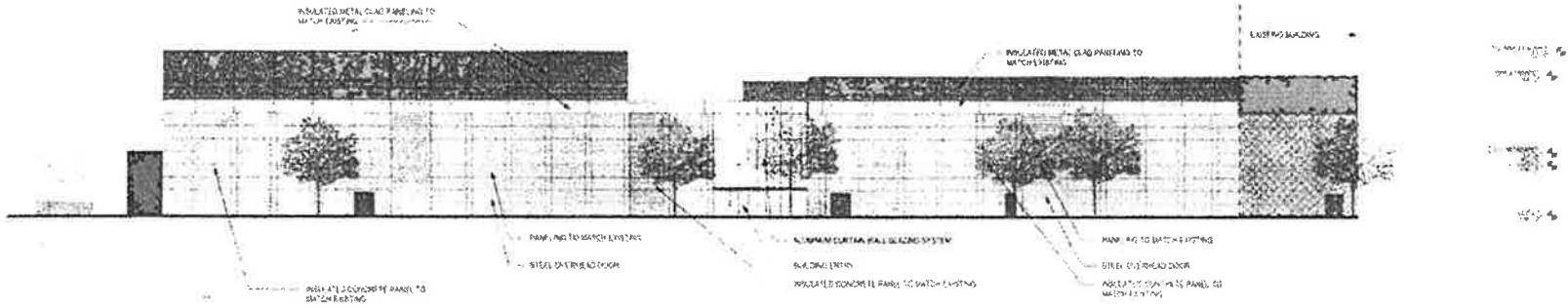


9 6'H ORNAMENTAL METAL SLIDING GATE DETAIL  
1/2" = 1'-0"

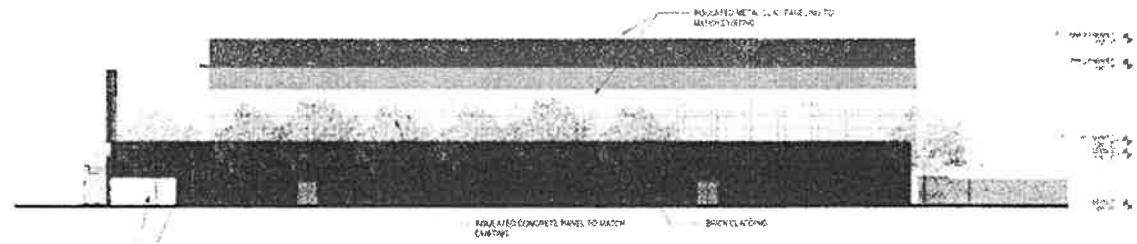


Applicant: 1851 Land LLC  
 Address: 1801-1853 W. Jackson Blvd. &  
 301 S. Damian Ave.  
 Introduced: June 21, 2023  
 Plan Commission: August 17, 2023

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SOUTH ELEVATION



WEST ELEVATION

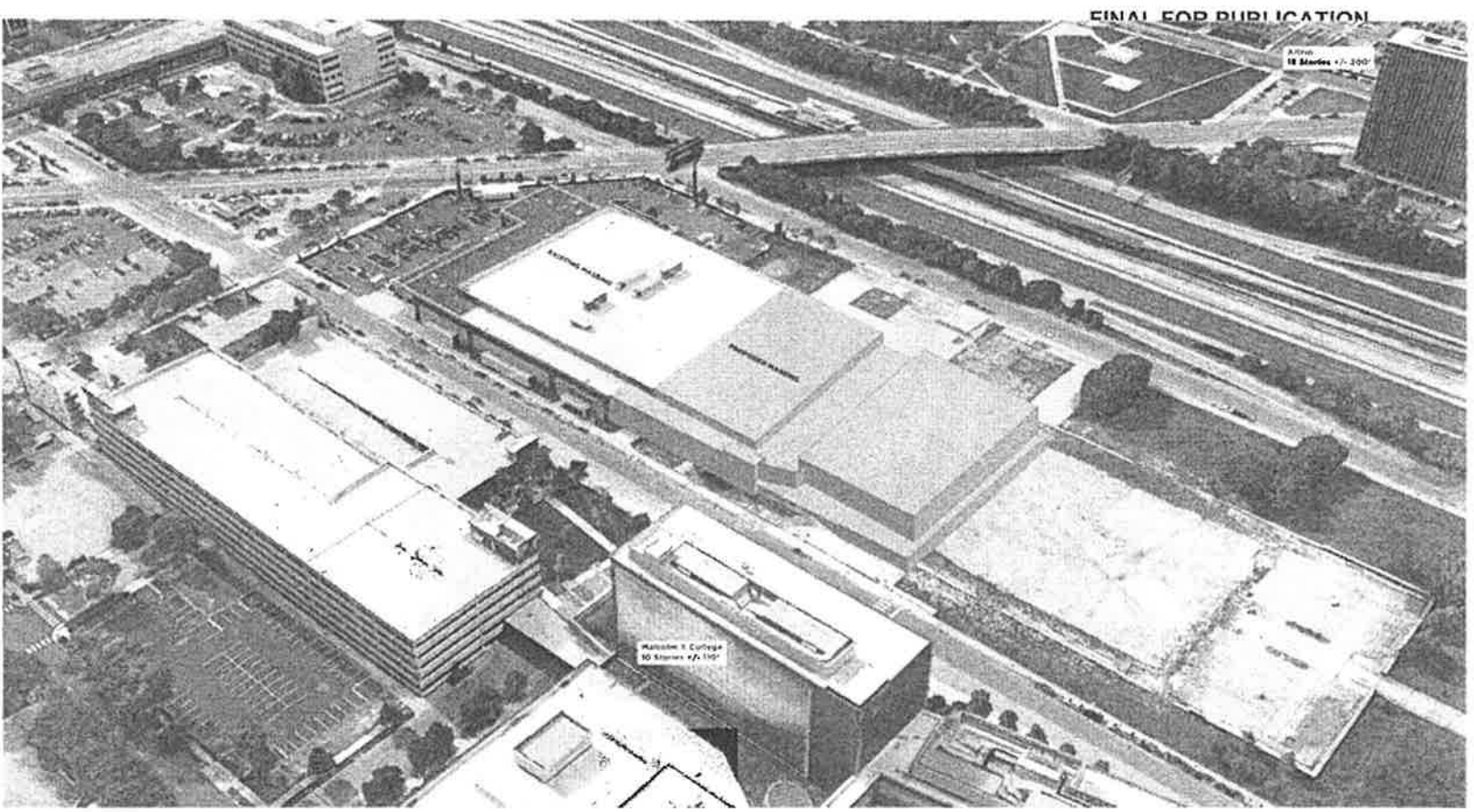


FINAL FOR PUBLICATION



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**FINAL FOR PUBLICATION**



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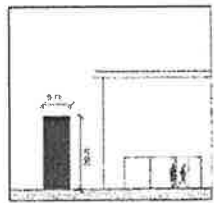
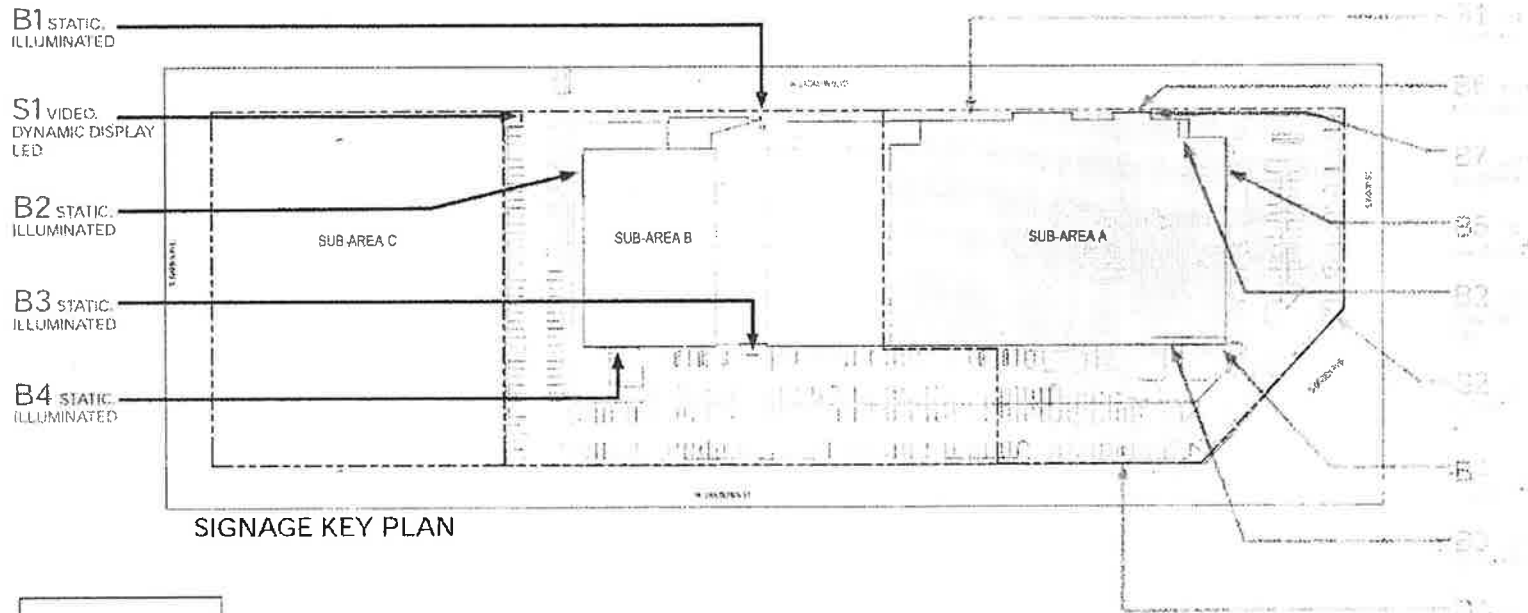


FINAL FOR PUBLICATION

FIFTH THIRD ARENA EXPANSION

Sub-Area B Proposed

Sub-Area A Approved



Applicant: 1851 Land LLC  
 Address: 1801-1853 W. Jackson Blvd. & 301 S. Damen Ave.  
 Introduced: June 21, 2023  
 Plan Commission: August 17, 2023

08/14/23

**FINAL FOR PUBLICATION**

*FIFTH THIRD ARENA EXPANSION*

**SIGN FACE AREA CALCULATIONS**

**Total Allowable Sign Area : 7,700 SF Total Sign Area for Planned Development**

- 1,800 (Jackson) (5x linear street frontage, or 1,800 square feet, whichever is less)
  - 1,800 (Damen) (5x linear street frontage, or 1,800 square feet, whichever is less)
  - 1,800 (Van Buren) (5x linear street frontage, or 1,800 square feet, whichever is less)
  - 1,178.9 (Ogden) (5x linear street frontage)
  - + 1,121.05 (Wood) (5x linear street frontage)
- 7,699.95 or 7,700 SF total for Planned Development**

**Approved Signage:**

Sub-Area A : **4,626 SF Total** ( Based on Minor change, approved on 02/21/17)

SIGN TYPE & DESCRIPTION	AREA (SF)	COMMENTS
<b>BUILDING SIGNAGE</b>		
B1- STATIC, ILLUMINATED	900 SF	Branded Wall Mounted Lettering And/Or Logo, Static, Illuminated, North Elevation
B2- VIDEO/DYNAMIC DISPLAY/LED	600 SF	Branded Wall Mounted Lettering And/Or Logo, Video/ Dynamic Display/LED, North Elevation Under Roof Overhang
B3- STATIC, ILLUMINATED	1,000 SF	Branded Roof Mounted Lettering And/Or Logo, Double Sided, Static, Illuminated, South Elevation
B4- STATIC, ILLUMINATED	150 SF	Branded Wall Mounted Lettering And/Or Logo, Static, Illuminated, South Elevation
B5- STATIC, ILLUMINATED	500 SF	Branded Wall Mounted Lettering And/Or Logo, Static, Illuminated, East Elevation
B6- STATIC, ILLUMINATED	30 SF	Branded Wall Mounted Lettering And/Or Logo, Static, Illuminated, South Elevation
B7- STATIC, ILLUMINATED	16 SF	Branded Wall Mounted Lettering And/Or Logo, Static, Illuminated, East Elevation
<b>SITE SIGNAGE</b>		
S1- VIDEO/DYNAMIC DISPLAY/LED	1,200 SF (1 SIDE COUNTED)	Free-Standing (Pylon-Type) Sign Containing Video And/ Or Dynamic Display Measuring 20' X 60' At 85'-7" In Height, 1,200 Sf Per Side, Double Sided(1 Side Counted) Located Off W. Van Buren St.
S2- VIDEO/DYNAMIC DISPLAY/LED	630 SF (2 SIDES COUNTED 472.5+157.5)	Vertical Four-Sided Signage, Rectangular--472.5 Sflwide Side (Video/ Dynamic Display/ Led), 157.5 Sf Thin Side (Video/ Dynamic Display/ Led), Concrete Pad Mounted, At The Corner Of S. Ogden Ave. And S. Wood St.
<b>Total Area (S1)-Building &amp; Site Signage</b>	<b>4,626 SF</b>	

**Proposed Signage:**

Sub-Area B (Rink Expansion): **1,610 SF Total**

SIGN TYPE & DESCRIPTION	AREA (SF)	COMMENTS
<b>BUILDING SIGNAGE</b>		
B1- STATIC ILLUMINATED	70	Branded Marquee Signage Element &/Or Logo, North
B2- STATIC ILLUMINATED	360	Branded Wall-Mounted Lettering &/Or Logo, West
B3- STATIC ILLUMINATED	20	Branded Wall-Mounted Lettering &/Or Logo, South
B4- STATIC ILLUMINATED	500	Branded Wall-Mounted Lettering &/Or Logo, South
S1- VIDEO, DYNAMIC DISPLAY LED	160	Vertical 2-Sided Signage Rectangular 8'X20' - Video, Dynamic Led Display On Concrete Pad
<b>TOTAL</b>	<b>1,110</b>	

**Remaining Sign Area:**

Sub Area B: **500 SF**

Sub Area C: **1,464 SF**

**Total Remaining Sign Area: 1,964 SF**

**NOTES:**

- 1. For further information, see Planned Development Statement 6

Applicant: 1851 Land LLC  
 Address: 1801-1853 W. Jackson Blvd. & 301 S. Damen Ave.  
 Introduced: June 21, 2023  
 Plan Commission: August 17, 2023 08/14/23





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

February 21, 2017

Donna J. Pugh  
Foley & Lardner LLP  
321 N. Clark Street  
Suite 2800  
Chicago, IL 60654-5313

**Re: Administrative Relief request for Planned Development No. 1309  
Blackhawks Community Ice Arena, 1801 W. Jackson Blvd.**

Dear Ms. Pugh:


Please be advised that your request for a minor change to Business Planned Development No. 1309 ("PD 1309"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1309.

Your client and the owner of all of the property within PD 1309, 1801 LLC, owner of the Chicago Blackhawks Community Ice Arena, is seeking administrative relief to revise the Signage Plan and Signage Matrix. The revised, attached documents, replace the 75' tall sign labeled "S1" with an 85'-7" tall sign and correct the dimensions of the four-sided sign labeled "S2" from a 31' tall, 511.5 square foot sign to a 31'-6" tall, 630 square foot sign.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1309, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

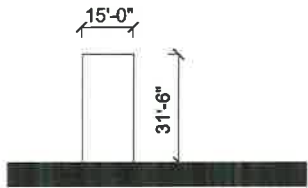


Patricia A. Scudiero  
Zoning Administrator

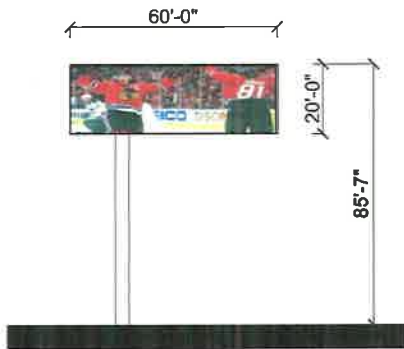
PAS:PM:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file

Exhibit A  
1 of 2



SITE SIGN- S2



SITE SIGN - S1

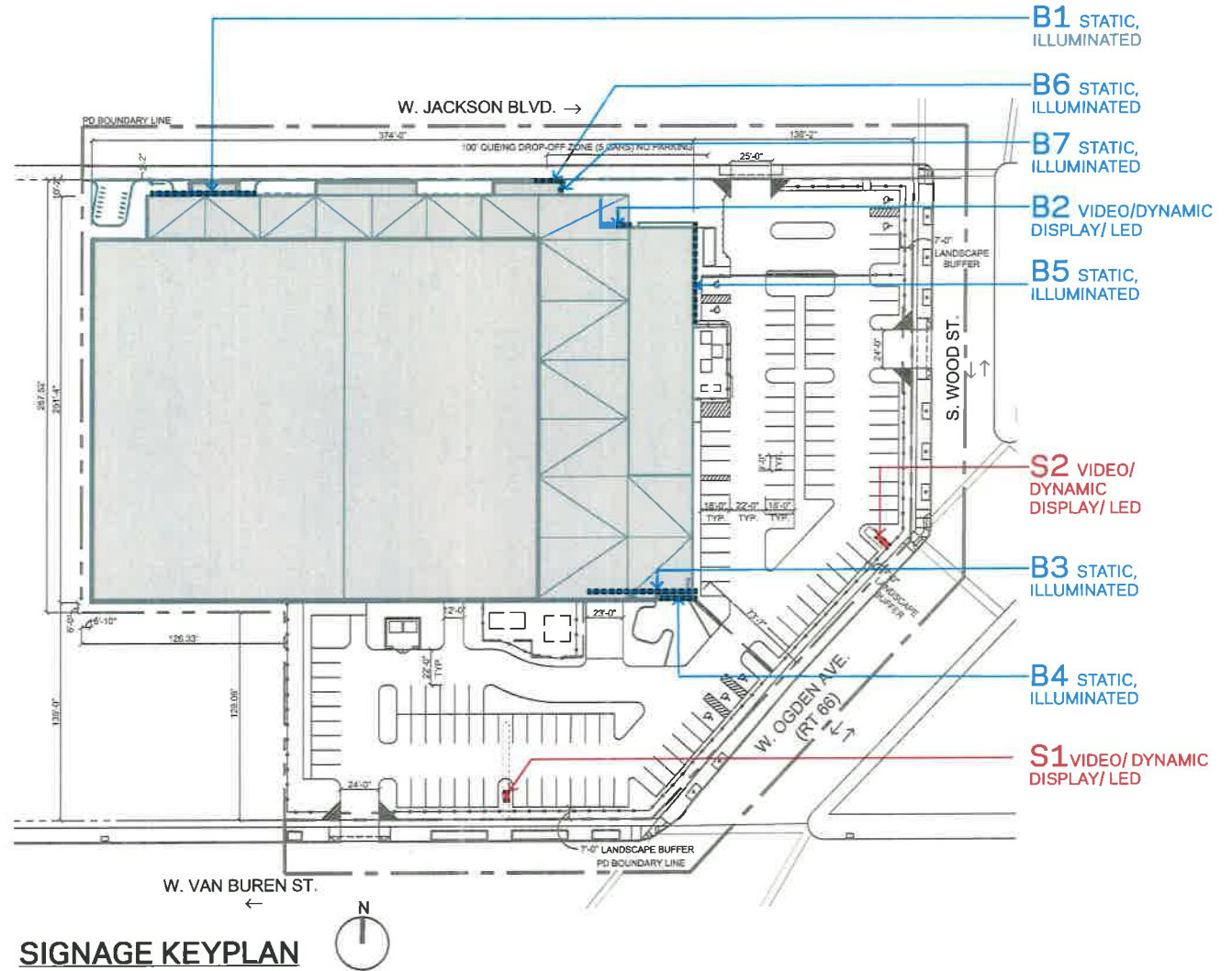


Exhibit A  
2 of 2

**SIGNAGE MATRIX**

<b>SIGN TYPE &amp; DESCRIPTION</b>	<b>AREA (SF)</b>	<b>COMMENTS</b>
<b>BUILDING SIGNAGE</b>		
B1: STATIC, ILLUMINATED	500 SF	BRANDED WALL MOUNTED LETTERING AND/OR LOGO; STATIC, ILLUMINATED; NORTH ELEVATION
B2: VIDEO/DYNAMIC DISPLAY/ LED	600 SF	BRANDED WALL MOUNTED LETTERING AND/OR LOGO; VIDEO/ DYNAMIC DISPLAY/ LED; NORTH ELEVATION UNDER ROOF OVERHANG
B3: STATIC, ILLUMINATED	1,000 SF	BRANDED ROOF MOUNTED LETTERING AND/OR LOGO; DOUBLE SIDED; STATIC, ILLUMINATED; SOUTH ELEVATION
B4: STATIC, ILLUMINATED	150 SF	BRANDED WALL MOUNTED LETTERING AND/OR LOGO; STATIC, ILLUMINATED; SOUTH ELEVATION
B5: STATIC, ILLUMINATED	500 SF	BRANDED WALL MOUNTED LETTERING AND/OR LOGO; STATIC, ILLUMINATED; EAST ELEVATION
B6: STATIC, ILLUMINATED	30 SF	BRANDED WALL MOUNTED LETTERING AND/OR LOGO; STATIC, ILLUMINATED; SOUTH ELEVATION
B7: STATIC, ILLUMINATED	16 SF	BRANDED WALL MOUNTED LETTERING AND/OR LOGO; STATIC, ILLUMINATED; EAST ELEVATION
<b>SITE SIGNAGE</b>		
S1: VIDEO/DYNAMIC DISPLAY/ LED	1,200 SF (1 SIDE COUNTED)	FREE-STANDING (PYLON-TYPE) SIGN CONTAINING VIDEO AND/OR DYNAMIC DISPLAY MEASURING 20' X 60' AT 85'-7" IN HEIGHT; 1,200 SF PER SIDE, DOUBLE SIDED (1 SIDE COUNTED) LOCATED OFF W. VAN BUREN ST.
S2: VIDEO/DYNAMIC DISPLAY/ LED	630 SF (2 SIDES COUNTED, 472.5 + 157.5)	VERTICAL FOUR-SIDED SIGNAGE, RECTANGULAR - 472.5 SF WIDE SIDE (VIDEO/ DYNAMIC DISPLAY/ LED), 157.5 SF THIN SIDE (VIDEO/ DYNAMIC DISPLAY/ LED); CONCRETE PAD MOUNTED; AT THE CORNER OF S. OGDEN AVE. AND S. WOOD ST.
	<b>4,626 SF</b>	<b>TOTAL AREA (SF) - BUILDING &amp; SITE SIGNAGE</b>

**NOTES**

- REFER TO INCLUDED PLAN FOR KEYED SIGN LOCATIONS.
- THE FOLLOWING SIGNAGE TYPES ARE PERMITTED AND ARE EXCLUDED FROM CALCULATION OF THE AREA (SF) MAXIMUM. SIGN SIGNAGE MAY BE ADDED IN THE DISCRETION OF THE APPLICANT AND SHALL BE PERMITTED.
  - DIRECTIONAL, PUBLIC INFORMATIONAL, ACCESSIBILITY SIGNAGE, ETC., AND SIGNAGE REQUIRED BY LAW.
  - INTERIOR SIGNAGE
  - INCIDENTAL, PORTABLE, TEMPORARY, SEASONAL, SPECIAL EVENT, BRANDED DIRECTIONAL OR SPECIFIC LOCATION, MOBILE FOOD AND BEVERAGE SIGNS, BRANDED BANNERS.
  - SIGNAGE PROMOTING OWNERS; SIGNAGE RELATING TO EVENTS IN THE PLANNED DEVELOPMENT, SIGNAGE RELATED TO THE HOCKEY TEAM PLAYING IN THE FACILITY AND/OR CONTAINING ITS LOGO.
- SQUARE FOOTAGE LISTED IS APPROXIMATE. FOR EXAMPLE, AS BUILDING NAMING AND SPONSORSHIP ARE IDENTIFIED OR MODIFIED, ADDITIONAL SIGNAGE MAY BE ADDED AND SIGNS MAY BE MODIFIED TO REFLECT THE SPONSORS NAME AND MAY BE LARGER OR SMALLER.
- ANY SIGN IN THIS SECTION MAY INCLUDE THIRD PARTY BRANDING FOR THE AVOIDANCE OF DOUBT AND WITHOUT LIMITING THE FORGOING SIGNS WHICH ARE BLACKHAWKS BRANDED ARE ALLOWED, EVEN IF A THIRD PARTY LOGO OR IDENTIFICATION ALSO APPEARS ON THE SIGN.

*Reclassification Of Area Shown On Map No. 2-H.*  
 (As Amended)  
 (Application No. 18583)  
 (Common Address: 1801 -- 1853 W. Jackson Blvd.)

BPD1309

[SO2015-8468]

*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 B3-3 Community Shopping District symbols and indications as shown on Map Number 2-H in the area bounded by:

West Jackson Boulevard; South Wood Street; West Ogden Avenue; West Van Buren Street; a line approximately 228 feet west of West Ogden Avenue; a line 129.06 feet north of and parallel to West Van Buren Street; and a line 516 feet west of and parallel to South Wood Street,

to those of an Institutional Planned Development District.

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

Plan of Development Statements attached to this ordinance read as follows:

*Business Planned Development No. 1309 Statements.*

1. The area delineated herein as Planned Development Number 1309 ("Planned Development") consists of approximately 174,240 square feet of property (4 acres) which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Blackhawk Community Ice Rink 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 plans.

Ingress or egress shall be pursuant to the plans 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.

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 of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 16 Statements: a Bulk Regulations Table; an Aerial Map; an Existing Zoning Map; an Existing Land-Use Map; a Generalized Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; a Green Roof Plan; Building Elevations (North, South, East and West) prepared by HOK; and a Signage Plan and Matrix, submitted herein and dated January 21, 2016. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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. Permitted Uses for the Property shall include: professional athletic team training/practice facility; community center, recreation building; entertainment and spectator sports (small, medium, large venue); international youth sporting events; sports and recreation, participant (indoor); place of public amusement, including rental of space; offices; parking, accessory; medical services, including rehabilitation, training, physical therapy, ancillary medical services, nutritional counseling, fitness; retail sales, general; food and beverage retail sales; eating and drinking establishments, including restaurant and bar service; indoor special event Class B, including incidental liquor sales; communications service establishments, including audio and video communication facilities; and accessory uses, including but not limited to catering and banquet; outdoor activities and sales, including public entertainment events; ice rink-related activities; educational programs; and accessory and related 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. Signage may be fully video capable, dynamic display, and/or static sign formats, and may include: venue identification and promotion, promotion of teams, players and other personnel and team events, charitable, civic, and community-related events and causes, public service announcements, promotion of upcoming events such as sporting events, concerts, family shows, meetings, religious events and other performances (whether or not held on the Property) and sponsor commercials for branding or promotion of products and services.

Notwithstanding the foregoing, the Department shall approve all signs substantially conforming to the Planned Development Signage Matrix. The Planned Development Signage Matrix is incorporated herein and is hereby approved as an integral part of this Planned Development, and development of the Property as contemplated herein.

For the purposes of this Planned Development, any sign which identifies the name or sponsorship of any structure or designated area within the Property, or any sponsor of the professional team operating in the facility, shall be deemed an on-premises sign and may be located anywhere in the Planned Development.

Nothing in this Planned Development or the Planned Development Signage Matrix shall be deemed to regulate or limit any other sign exempt from regulation under Section 17-12-0500 of the Chicago Zoning Ordinance, or incidental, temporary and special events signage.

Solely as applied to the Property, this Planned Development and the Planned Development Signage Matrix shall supersede any provisions of Title 17 of the Chicago Municipal Code which are inconsistent or in conflict with or more restrictive than the Planned Development Signage Matrix, including, without limitation, video and dynamic display and other provisions of Chapter 17-12 of the Zoning Ordinance.

7. 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.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of approximately 174,240 square feet.
9. 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.

10. The site and landscape plans referenced in Statement 4, approved by this Planned Development, shall be deemed to be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Any revisions thereto shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines in effect at the time of such revisions. 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.
11. Any future expansion would be conducted through Site Plan approval, as follows:

Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance), the applicant shall submit a site plan, landscape plan and building elevations for the proposed project for review and approval by the Department of Planning and Development. Review and approval by the Department of Planning and Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals (per Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the applicant. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by the Department of Planning and Development, the approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject Property, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

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 13-32-125 of the Municipal Code, or any other provision of that Code.
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 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. Applicant will construct the facility with a green roof, covering 25 percent of the Net Roof Area, and the project shall be designed, constructed and maintained to achieve LEED Certification (Version 3).
16. 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 B3-3.

[Aerial Map; Zoning Map; Existing Land-Use Map; Generalized Land-Use Map; Boundary/Property Line Map; Conceptual Site Plan; Landscape Plan; Landscape Ordinance Analysis; Green Roof Plan; North, South, East and West Exterior Building Elevations; Site Signage Plan; and Site Signage Matrix referred to in these Plan of Development Statements printed on pages 18898 through 18910 of this *Journal*.]

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

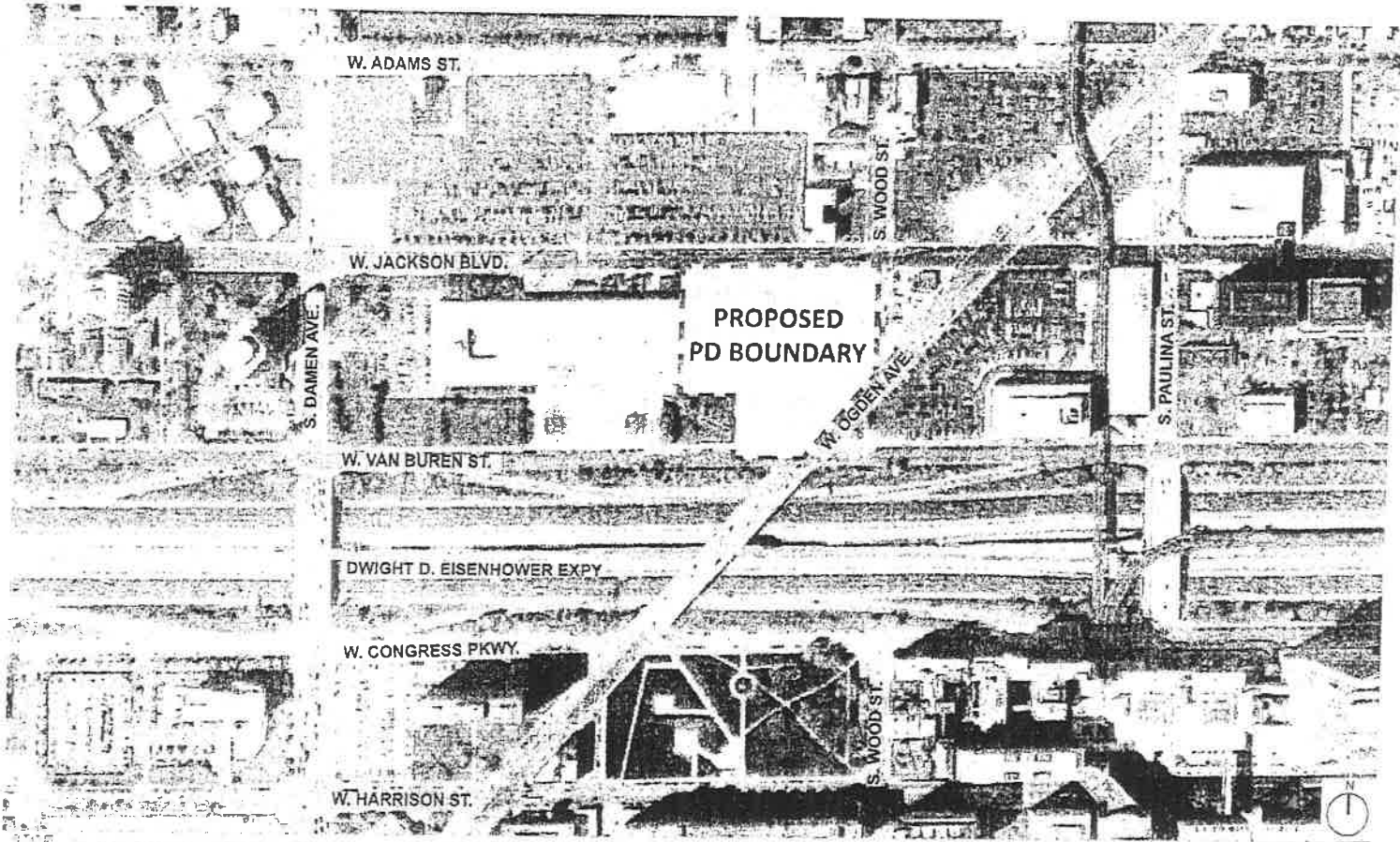
2/10/2016

REPORTS OF COMMITTEES

18897

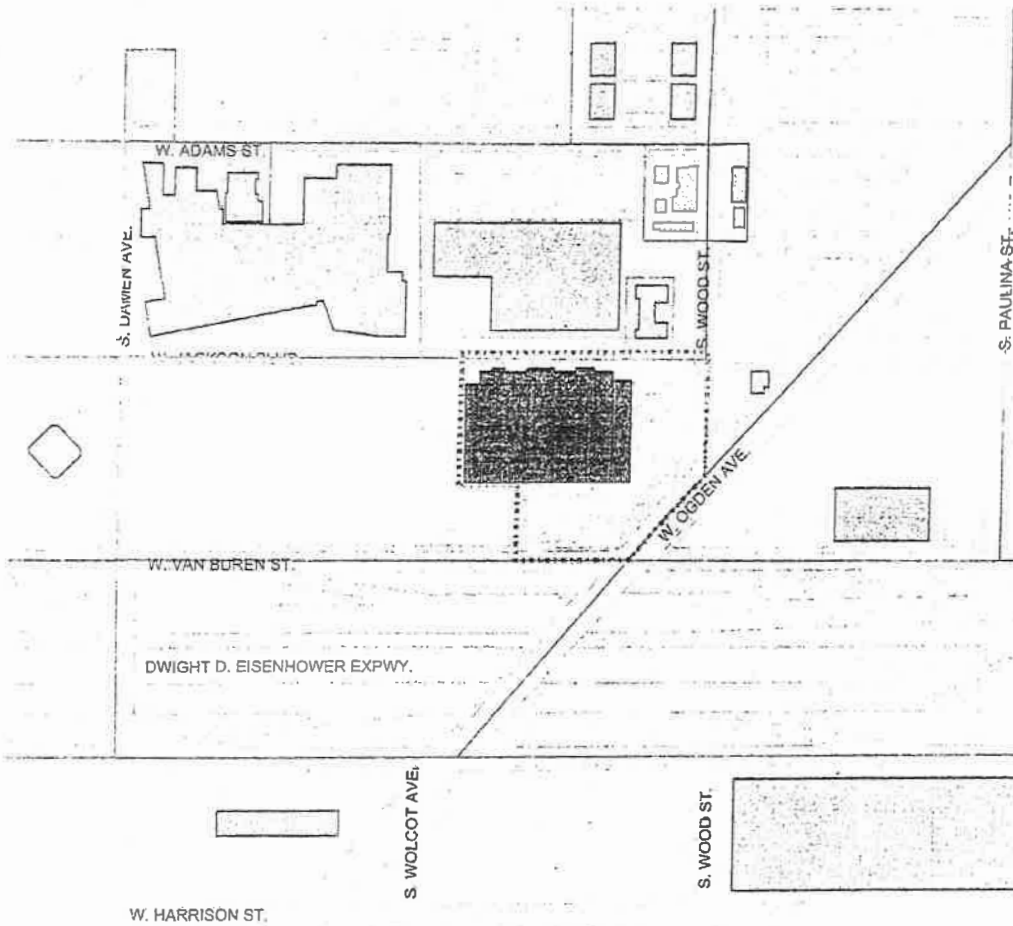
*Bulk Regulations Table.*

Gross Site Area (PD Boundary):	5.02 acres (218,671 square feet)
Public Right-of-Way Site Area:	1.02 acres (44,431 square feet)
Net Site Area:	4 acres (174,240 square feet)
Allowable Uses:	Per Planned Development Statement Number 5
Maximum Allowed FAR:	1.1
Minimum Off-Street Parking Spaces:	80 parking spaces
Minimum Off-Street Loading Spaces:	1 loading dock (10 feet by 25 feet)
Minimum Periphery Setbacks:	
North:	0 feet
West:	0 feet
South:	0 feet
East:	5 feet
Southeast (from Ogden):	15 feet
Minimum Distance Between Buildings:	Not Applicable
Maximum Building Height:	52 feet, 0 inches
Bicycle Parking:	26 bicycle spaces



AERIAL MAP





NOTE: NO EXISTING  
BUILDING STRUCTURES  
ARE TO REMAIN ON SITE.

GENERALIZED LAND-USE PLAN

W. HARRISON ST.

S. WOLCOT AVE.

S. WOOD ST.

W. VAN BUREN ST.

DWIGHT D. EISENHOWER EXPWY.

W. ADAMS ST.

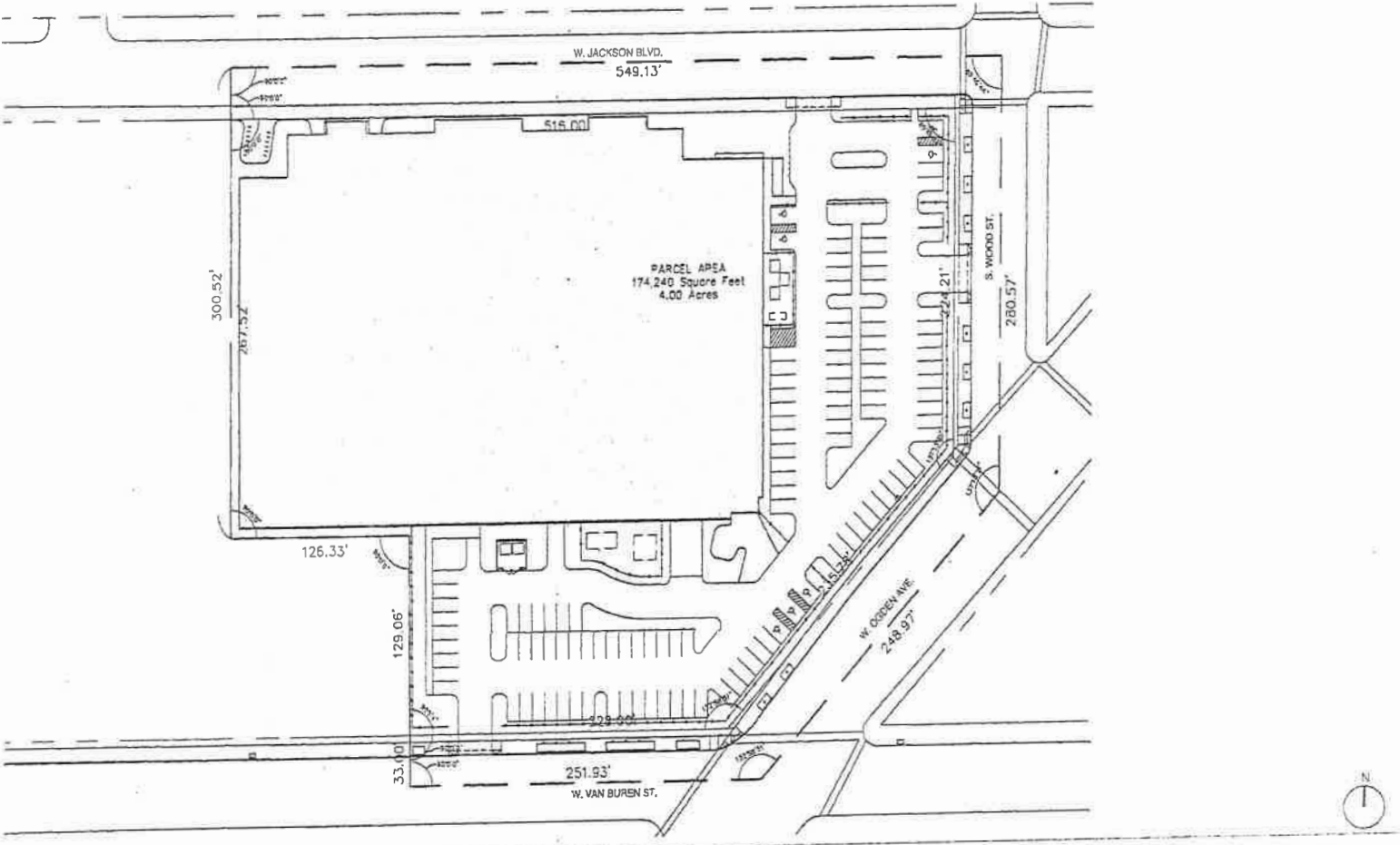
S. DAMEN AVE.

W. OGDEN AVE.

S. WOOD ST.

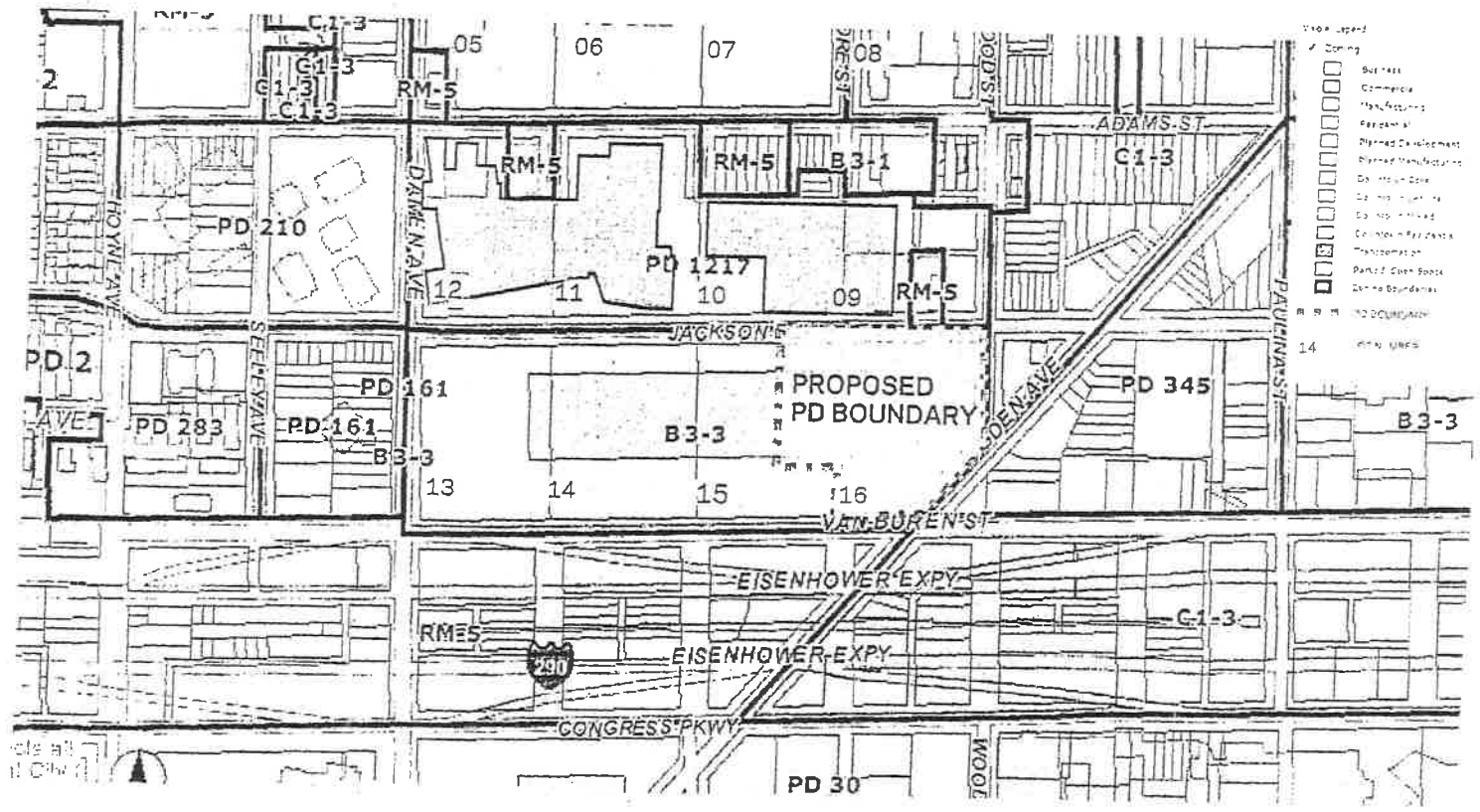
S. PAULINA ST.

- Map Legend
- Zoning
    - Business
    - Commercial
    - Manufacture
    - Residential
    - Planned Development
    - Planned Manufacturing
    - District in Zone
    - District in Office
    - District in Mixed
    - District - Residential
    - Transportation
    - Park & Open Space
    - Zoning Boundaries
    - PROPERTY BOUNDARY



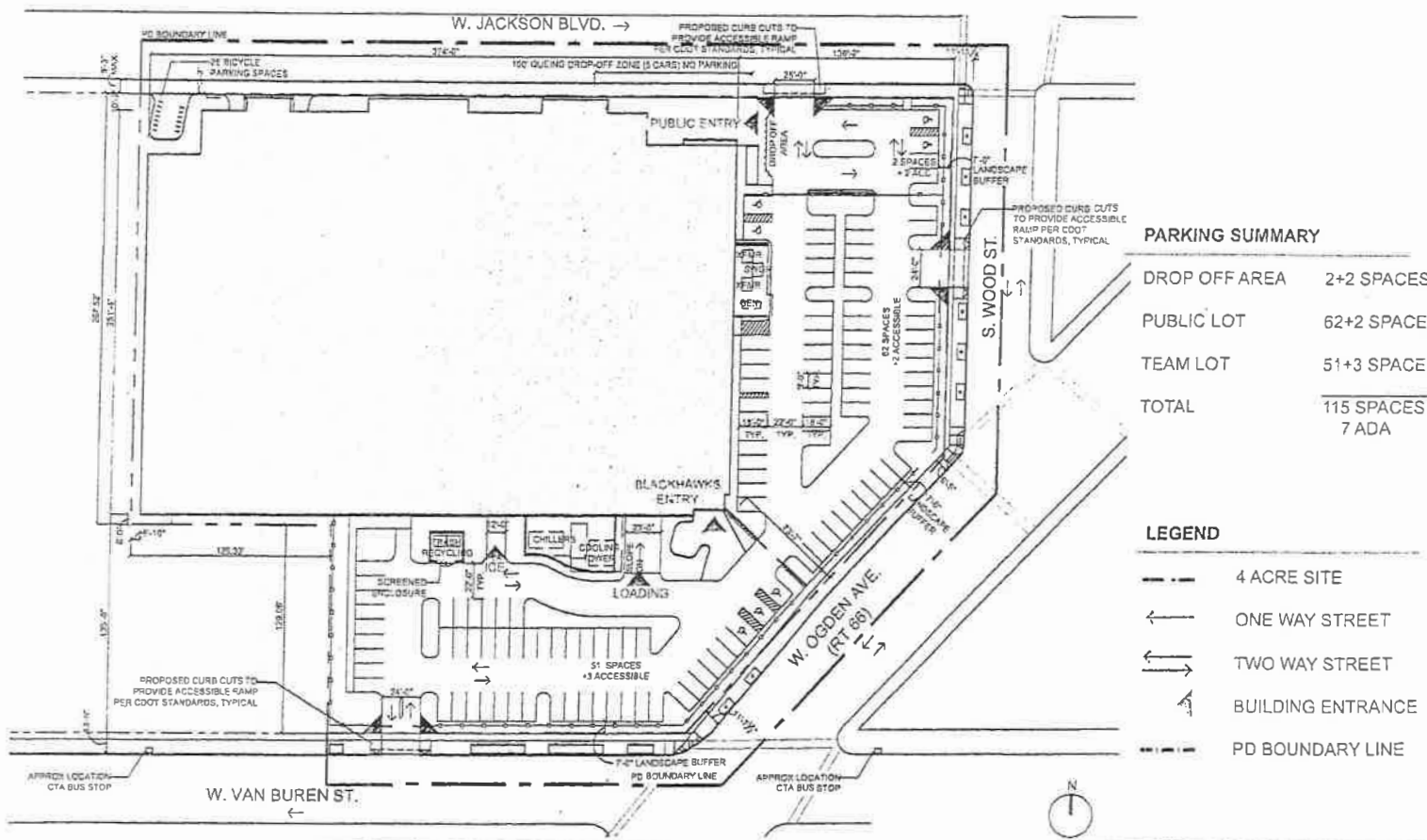
PREPARED BY: [Illegible]  
 DATE: [Illegible]  
 INTRODUCTION: [Illegible]  
 PREPARED BY: [Illegible]

PD BOUNDARY/PROPERTY LINE MAP



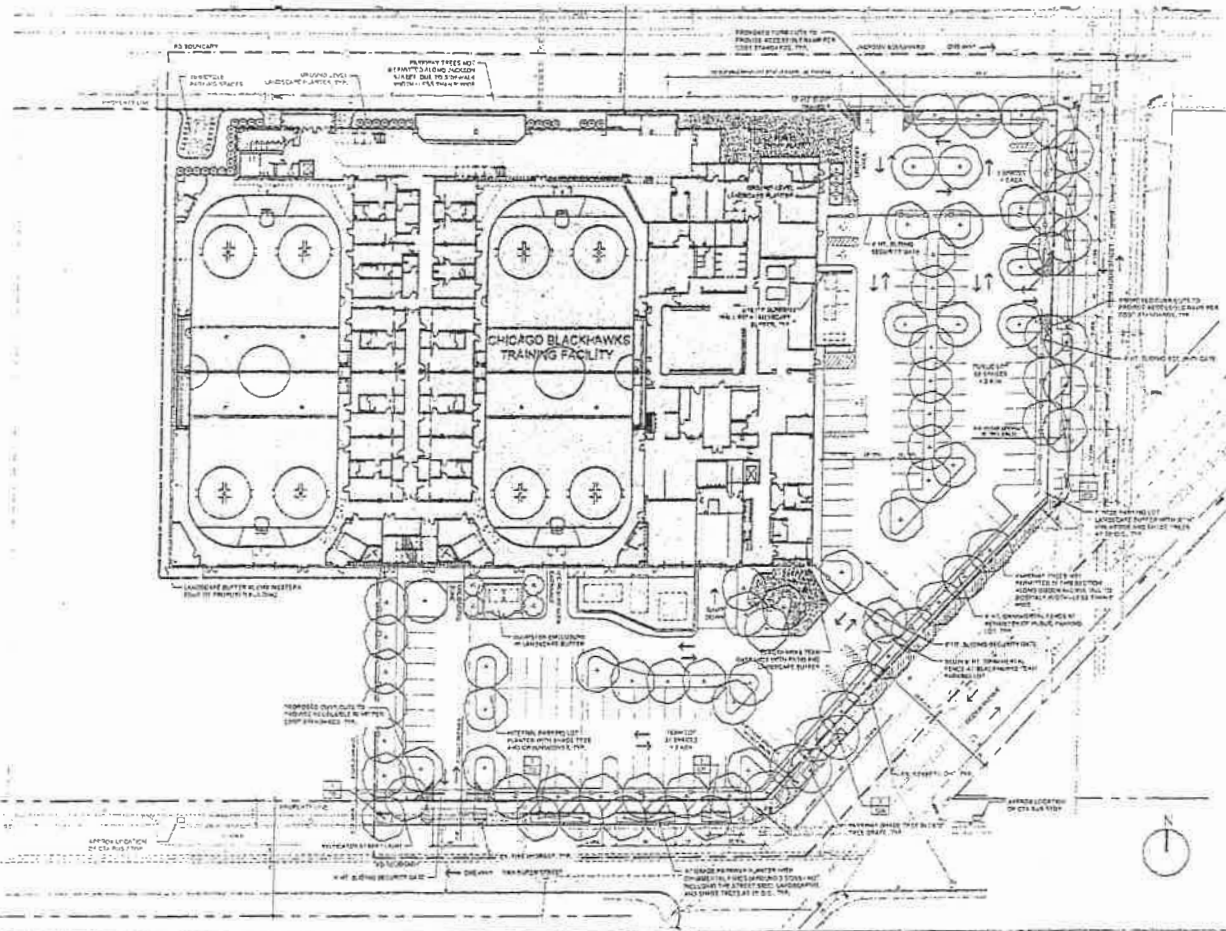
ZONING MAP

STANDARD DECISION MAP  
 PREPARED BY THE CITY OF CHICAGO  
 DEPARTMENT OF PLANNING AND DEVELOPMENT  
 111 N. LAUREL ST. CHICAGO, IL 60602  
 TEL: 312.743.3100 FAX: 312.743.3101  
 WWW.CITYOFCHICAGO.IL.GOV



CONCEPTUAL SITE PLAN

INTRODUCED DECEMBER 14, 2015  
 WITH COMMISSION JANUARY 13, 2016



1. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.  
 2. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.  
 3. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.

LANDSCAPE PLAN

PARKWAY PLANTING

JACKSON BOULEVARD  
 LENGTH (LINEAR FEET) 263'  
 NUMBER OF TREES REQUIRED (1 PER 25') 0  
 EXISTING TREES TO REMAIN 0  
 NUMBER OF TREES TO BE PROVIDED 0  
 NOTE: PARKWAY TREES NOT PERMITTED ALONG JACKSON STREET DUE TO SIDEWALK WIDTH - LESS THAN 9' WIDE

WOOD STREET  
 LENGTH (LINEAR FEET) 121'  
 NUMBER OF TREES REQUIRED (1 PER 25') 0  
 EXISTING TREES TO REMAIN 0  
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 0

OGDEN AVENUE  
 LENGTH (LINEAR FEET) 54' (204')  
 NUMBER OF TREES REQUIRED (1 PER 25') 2  
 EXISTING TREES TO REMAIN 0  
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 2  
 NOTE: EXISTING RIGHT-OF-WAY NARROWS TO ALLOW FOR LESS THAN 9' OF SIDEWALK WIDTH FOR APPROXIMATELY 150' OF STREET FRONTAGE - TREES NOT PERMITTED IN THIS AREA.

VAN BUREN STREET  
 LENGTH (LINEAR FEET) 155'  
 NUMBER OF TREES REQUIRED (1 PER 25') 6  
 EXISTING TREES TO REMAIN 0  
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 6

PARKING LOT SCREENING

JACKSON BOULEVARD  
 LENGTH (LINEAR FEET) 83'  
 NUMBER OF TREES REQUIRED (1 PER 25') 3  
 EXISTING TREES TO REMAIN 0  
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 3

WOOD STREET  
 LENGTH (LINEAR FEET) 165'  
 NUMBER OF TREES REQUIRED (1 PER 25') 7  
 EXISTING TREES TO REMAIN 0  
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 7

OGDEN AVENUE  
 LENGTH (LINEAR FEET) 235'  
 NUMBER OF TREES REQUIRED (1 PER 25') 10  
 EXISTING TREES TO REMAIN 0  
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 10

VAN BUREN STREET  
 LENGTH (LINEAR FEET) 180'  
 NUMBER OF TREES REQUIRED (1 PER 25') 7  
 EXISTING TREES TO REMAIN 0  
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 7

NOTE: PARKING LOT SCREENING INCLUDES 5' SETBACK WITH 30" HEDGE AND SHADE TREES SPACED 25' NO. BEHIND THE 5' SETBACK IS A 4' ORNAMENTAL FENCE AROUND THE PERIMETER OF THE PUBLIC PARKING LOT AND AN 8' ORNAMENTAL FENCE AROUND THE PERIMETER OF THE BLACKHAWKS TEAM PARKING LOT. BETWEEN THE FENCE AND THE PARKING LOT IS A 2' CAR OVERHANG WITH LOW GROUND COVER.

PARKING LOT INTERNAL PLANTING (VEHICULAR USE AREA CALCULATION TABLE)

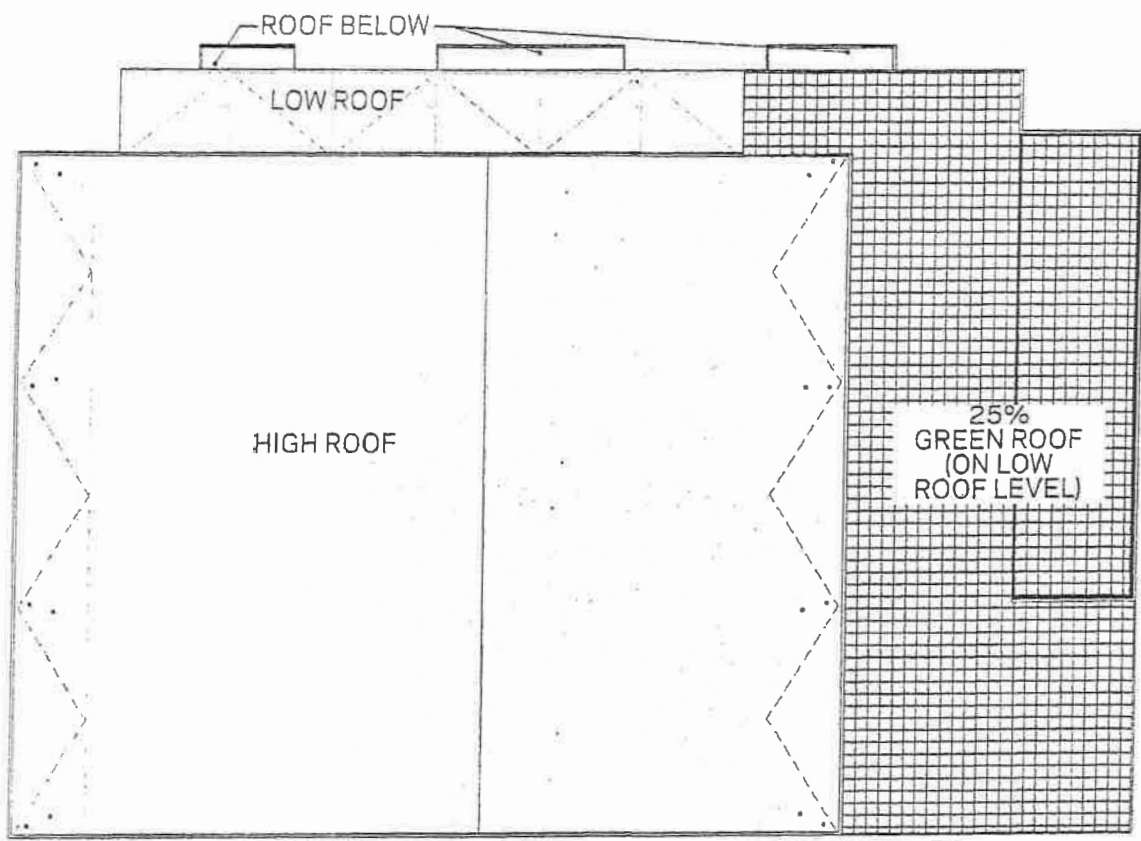
TOTAL VEHICULAR USE AREA (VUA)	50,637 SF
LANDSCAPE AREA REQUIRED (10% OF TOTAL VUA)	5,063 SF
LANDSCAPE AREA PROVIDED	9,528 SF
NUMBER OF TREES REQUIRED (1 PER 120 SF)	42
EXISTING TREES TO REMAIN	0
NUMBER OF INTERIOR TREES TO BE PROVIDED	42
NOTE: 7'-0" LANDSCAPED SETBACKS ARE PROVIDED	

<u>SITE AND PARKING DATA</u>	
SITE AREA	174,240 SF
PROPOSED BUILDING FOOTPRINT	62,890 SF
PROPOSED BUILDING AREA	127,525 SF
PROPOSED IMPERVIOUS AREA	131,382 SF
PROPOSED PERVIOUS AREA	42,857 SF
MAX FAR (SEE BULK REGULATION TABLE)	1.1

PROPOSED REGULAR SPACES	115
PROPOSED ADA ACCESSIBLE SPACES	7
PROPOSED TOTAL SPACES	122

INTRODUCED DECEMBER 14, 2015  
 BY COMMISSIONER JAMES W. COOPER

LANDSCAPE ORDINANCE ANALYSIS



GREEN ROOF INFORMATION

 EXTENSIVE GREEN ROOF SYSTEM COVERAGE

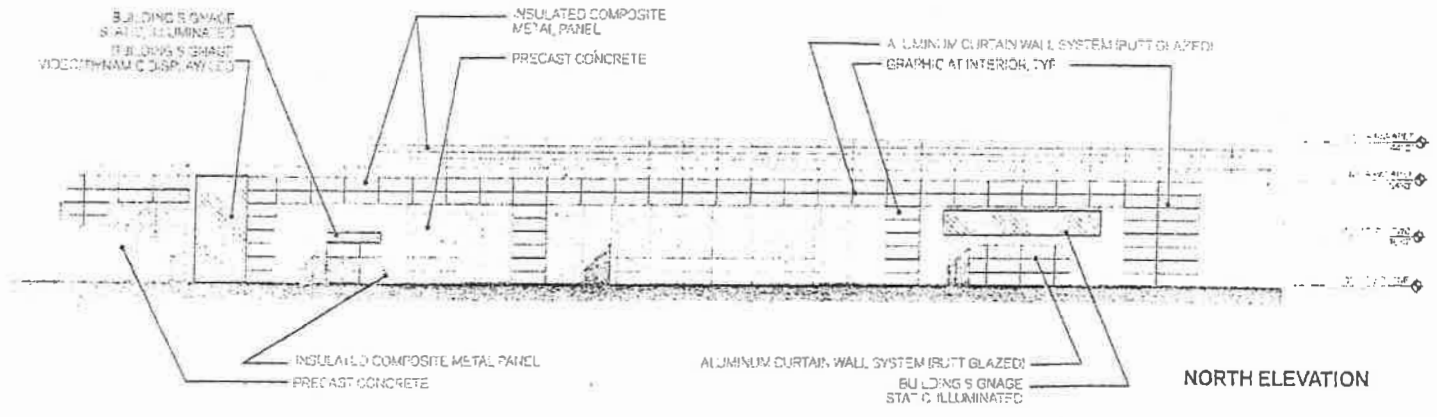
TOTAL ROOF FOOTPRINT: 93,355 SF

GREEN ROOF FOOTPRINT:  
 REQUIRED (25%) 23,339 SF  
 PROPOSED 23,778 SF

USABLE GREEN ROOF: 1275 SF

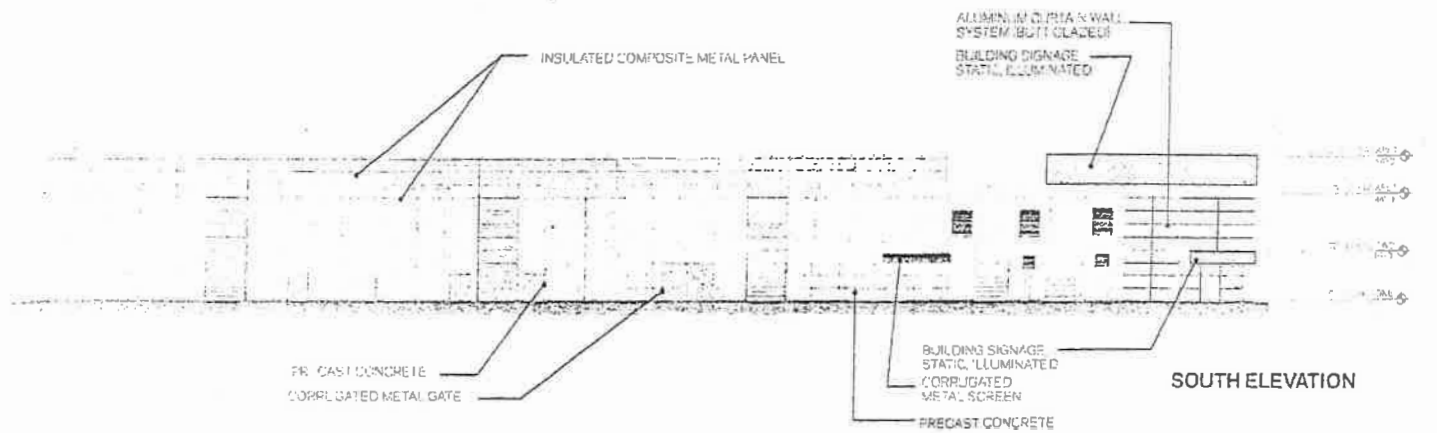
10/17/15 10:28 AM  
 10/17/15 10:28 AM  
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 10/17/15 10:28 AM

GREEN ROOF PLAN



**NORTH ELEVATION**

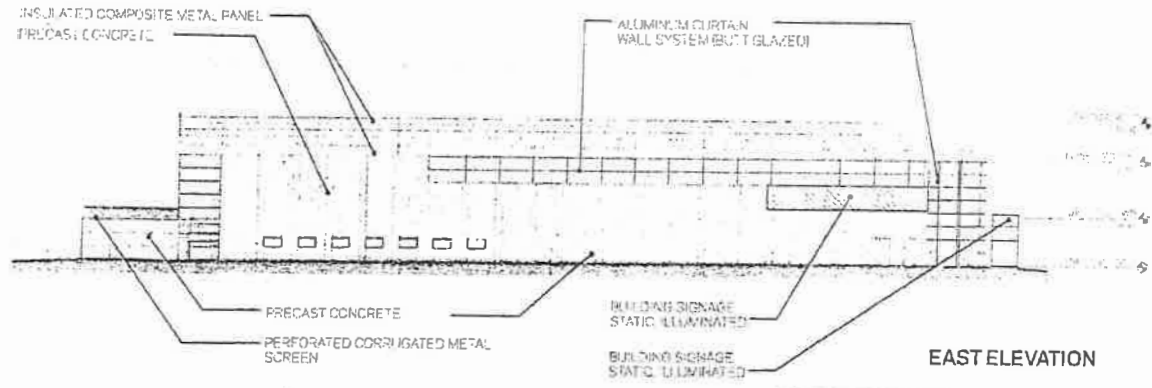
NOTE ALL SIGNAGE TO CONFORM WITH SIGNAGE PLAN AND MATR. X



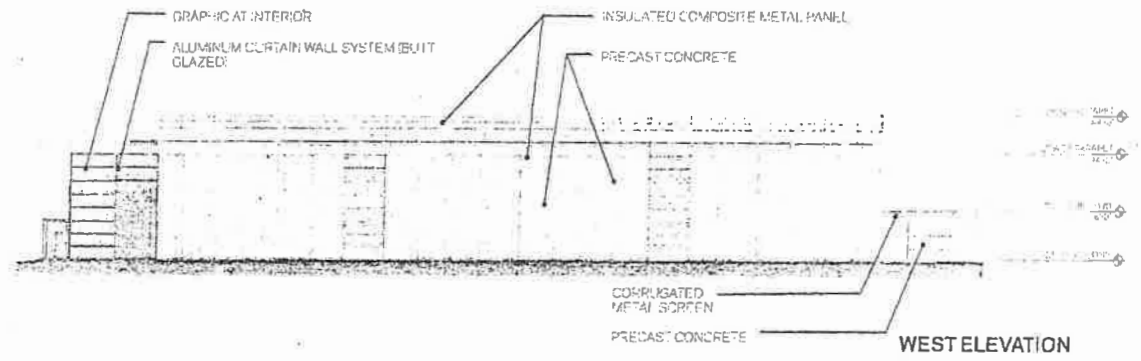
**SOUTH ELEVATION**

**EXTERIOR ELEVATIONS**

INTRODUCED DECEMBER 1, 2015  
 RE-APPROVED JANUARY 21, 2016



NOTE: ALL SIGNAGE TO CONFORM WITH SIGNAGE REGULATIONS



EXTERIOR ELEVATIONS

7/10/2015 08:14:56 AM  
 11/10/2015 08:14:56 AM



**PLANNED DEVELOPMENT SIGNAGE MATRIX**

SIGN TYPE & DESCRIPTION	AREA (SF)	COMMENTS
<b>BUILDING SIGNAGE</b>		
B1: STATIC, ILLUMINATED	500 SF	BRANDED WALL MOUNTED LETTERING AND/OR LOGO; STATIC, ILLUMINATED; NORTH ELEVATION
B2: VIDEO/DYNAMIC DISPLAY/ LED	600 SF	BRANDED WALL MOUNTED LETTERING AND/OR LOGO; VIDEO/DYNAMIC DISPLAY/ LED; NORTH ELEVATION UNDER ROOF OVERHANG
B3: STATIC, ILLUMINATED	1,000 SF	BRANDED ROOF MOUNTED LETTERING AND/OR LOGO; DOUBLE SIDED; STATIC, ILLUMINATED; SOUTH ELEVATION
B4: STATIC, ILLUMINATED	150 SF	BRANDED WALL MOUNTED LETTERING AND/OR LOGO, STATIC, ILLUMINATED; SOUTH ELEVATION
B5: STATIC, ILLUMINATED	500 SF	BRANDED WALL MOUNTED LETTERING AND/OR LOGO; STATIC, ILLUMINATED; EAST ELEVATION
B6: STATIC, ILLUMINATED	30 SF	BRANDED WALL MOUNTED LETTERING AND/OR LOGO; STATIC, ILLUMINATED; SOUTH ELEVATION
B7: STATIC, ILLUMINATED	16 SF	BRANDED WALL MOUNTED LETTERING AND/OR LOGO; STATIC, ILLUMINATED; EAST ELEVATION
<b>SITE SIGNAGE</b>		
S1: VIDEO/DYNAMIC DISPLAY/ LED	1,200 SF (1 SIDE COUNTED)	FREE-STANDING (PYLON-TYPE) SIGN CONTAINING VIDEO AND/OR DYNAMIC DISPLAY MEASURING 20' X 60' AT 75' IN HEIGHT, 1,200 SF PER SIDE, DOUBLE SIDED (1 SIDE COUNTED) LOCATED OFF W. VAN BUREN ST.
S2: VIDEO/DYNAMIC DISPLAY/ LED	511.5 SF (2 SIDES COUNTED, 465 + 46.5)	VERTICAL FOUR-SIDED SIGNAGE, RECTANGULAR - 465 SF WIDE SIDE (VIDEO/ DYNAMIC DISPLAY/ LED), 46.5 SF THIN SIDE (STATIC, ILLUMINATED), CONCRETE PAD MOUNTED, AT THE CORNER OF S. OGDEN AVE. AND S. WOOD ST.
	4,507.5 SF	TOTAL AREA (SF) - BUILDING & SITE SIGNAGE

**NOTES:**

- REFER TO INCLUDED PLAN FOR KEYED SIGN LOCATIONS.
- THE FOLLOWING SIGNAGE TYPES ARE PERMITTED AND ARE EXCLUDED FROM CALCULATION OF THE AREA (SF) MAXIMUM. SIGN SIGNAGE MAY BE ADDED IN THE DISCRETION OF THE APPLICANT AND SHALL BE PERMITTED.
  - A. DIRECTIONAL, PUBLIC INFORMATIONAL, ACCESSIBILITY SIGNAGE, ETC., AND SIGNAGE REQUIRED BY LAW.
  - B. INTERIOR SIGNAGE
  - C. INCIDENTAL, PORTABLE, TEMPORARY, SEASONAL, SPECIAL EVENT, BRANDED DIRECTIONAL OR SPECIFIC LOCATION, MOBILE FOOD AND BEVERAGE SIGNS, BRANDED BANNERS.
  - D. SIGNAGE PROMOTING OWNERS; SIGNAGE RELATING TO EVENTS IN THE PLANNED DEVELOPMENT, SIGNAGE RELATED TO THE HOCKEY TEAM PLAYING IN THE FACILITY AND/OR CONTAINING ITS LOGO.
- SQUARE FOOTAGE LISTED IS APPROXIMATE. FOR EXAMPLE, AS BUILDING NAMING AND SPONSORSHIP ARE IDENTIFIED OR MODIFIED, ADDITIONAL SIGNAGE MAY BE ADDED AND SIGNS MAY BE MODIFIED TO REFLECT THE SPONSORS NAME AND MAY BE LARGER OR SMALLER.
- ANY SIGN IN THIS SECTION MAY INCLUDE THIRD PARTY BRANDING FOR THE AVOIDANCE OF DOUBT AND WITHOUT LIMITING THE FORGOING SIGNS WHICH ARE BLACKHAWKS BRANDED ARE ALLOWED, EVEN IF A THIRD PARTY LOGO OR IDENTIFICATION ALSO APPEARS ON THE SIGN.

