

# PD 1312

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19879

7/24/2019

REPORTS OF COMMITTEES

4125

*Reclassification Of Area Shown On Map No. 11-L.  
(Application No. 20016)  
(Common Address: 4030 N. Milwaukee Ave.)*

[O2019-2842]

*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 B1-3 Neighborhood Shopping District symbols and indications as shown on Map Number 11-L in the area bounded by:

a line 250 feet southeast of West Cuyler Avenue as measured along North Milwaukee Avenue; North Milwaukee Avenue; a line 275 feet southeast of West Cuyler Avenue as measured along North Milwaukee Avenue; and the alley next west of and parallel to North Milwaukee Avenue,

to those of a C1-1 Neighborhood Commercial District.

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. 13-I.  
(As Amended)  
(Application No. 19879)  
(Common Address: 5700 N. Ashland Ave.)*

RPD 1312, 09

[SO2018-9260]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all of the Residential Planned Development Number 1312 symbols and indications as shown on Map Number 13-I in the area bounded by:

West Edgewater Avenue; North Ashland Avenue; West Hollywood Avenue; a line 288.00 feet west of and parallel to North Ashland Avenue; the alley next north of and parallel to West Hollywood Avenue; and a line 306.03 feet west of and parallel to North Ashland Avenue,

to those of Residential Planned Development Number 1312, as amended, and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 1312 symbols and indications within the area hereinabove described to the designation of Residential Planned Development Number 1312, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part therefore and to no others.

SECTION 3. 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:

*Standard Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1312, as amended, ("Planned Development") consists of approximately 106,251 square feet or approximately 2.44 acres of land which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, MCZ Edgewater 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.
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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation'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 the Department of Transportation'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

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation 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 the Department of Transportation'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 the Department of Transportation.

4. This plan of development consists of seventeen (17) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Subarea Map; Landscape Plan; and Building Elevations (North, South, East and West) prepared by 2RZ Architecture and dated April 18, 2019, 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 permitted in the area delineated herein as a Residential Planned Development Number 1312, as amended:

Subarea A: multi-family residential with accessory uses and off-street parking and loading; and

Subarea B: public open space (neighborhood park) use.

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. 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 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 65,627 square feet; Subarea A Net Site Area of 26,820.33 square feet; Subarea B Net Site Area of 38,806.67 square feet. This Planned Development transfers 128,293 square feet of floor area development rights from Subarea B to Subarea A, resulting in a subarea maximum FAR of 7.62 in Subarea A and 0.10 FAR in Subarea B.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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 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.
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, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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. The Applicant acknowledges and agrees that the rezoning of the Property from Residential Planned Development Number 1312 to Residential Planned Development Number 1312, as amended, triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project ("ARO Units") as affordable units, or with the approval of the Commissioner of the Department of Housing (subject to the transition provisions of Section 2-44-040(c)), in consultation with the Commissioner of the Department of Planning and Development ("DPD") as appropriate; (ii) pay a fee in lieu of the development of the ARO Units (Cash Payment); or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the ARO Units on-site or off-site (Required Units). If the developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area within the meaning of the ARO, and the project has a total of 141 units as obligated by the 2007 ARO and 14 units as obligated by the 2015 ARO for a total of 155 units. As a result, the Applicant's affordable housing obligation is 16 ARO Units (10 percent of 141, rounded up; and 10 percent of 14, rounded down). Applicant has agreed to satisfy its affordable housing obligation by providing 16 ARO Units in the rental building to be constructed in the Planned Development to be approved by the Department of Housing in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit [\_\_\_\_]. The Applicant agrees that the ARO rental Units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of ARO Units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required ARO Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or

foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-44-080(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement [\_\_\_\_], including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. 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 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 forgoing 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.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the subject Property to P.D. Number 1312 (March 16, 2016), which was the underlying zoning prior to the establishment of the Planned Development.

[ARO Affordable Housing Profile Form (AHP); ARO Web Form; Existing Zoning Map; Existing Land-Use Map; Site Landscape Plan; Roof Landscape Plan; Plant List Details; Basement and Ground Level Floor Plans; Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth and Ninth Floor Plans; North, South, East and West Building Elevations; and Building Views referred to in these Plan of Development Statements printed on pages 4132 through 4151 of this *Journal*.]

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

*Residential Planned Development No. 1313, As Amended.*

*Amended Bulk Regulations And Data Table.*

Gross Site Area:	108,387 square feet (2.49 acres)
Area of Public Right-of-Way:	35,167 square feet (0.81 acres)
Net Site Area:	65,627 square feet (1.51 acres)
Permitted Floor Area Ratio:	3.0
Maximum Number of Residential (both dwelling and efficiency) Units:	155 dwelling units
Number of Off-Street Parking Spaces to be provided:	74 total parking spaces
Minimum Number of Loading Spaces:	One (1) loading space measuring 10 feet wide by 25 feet deep
Minimum Number of Bicycle Parking Spaces:	50 bicycle parking spaces
Setbacks from Property Lines:	In substantial compliance with the attached Site Plan
Maximum Building Height:	115.5 feet, as measured by the Chicago Zoning Ordinance

### ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO).

This completed form should be returned to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: [ARO@cityofchicago.org](mailto:ARO@cityofchicago.org)

Date: 4/3/19

#### DEVELOPMENT INFORMATION

Development Name:  
Development Address: 5700 N Ashland Ave  
Zoning Application Number, if applicable:

Ward: 40

If you are working with a Planner at the City, what is his/her name?

Type of City Involvement  
check all that apply

City Land

Financial Assistance

Zoning increase

Planned Development (PD)

Transit Served Location (TSL) project

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**REQUIRED ATTACHMENTS:** the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

#### DEVELOPER INFORMATION

Developer Name MCZ Edgewater LLC  
Developer Contact Michael Lerner  
Developer Address 806 N Peoria, Chicago IL 60622

Email [mlerner@mczdevelopment.com](mailto:mlerner@mczdevelopment.com)

Developer Phone 773.888.9200

Attorney Name Nick Ftikas

Attorney Phone 312.782.1983

#### TIMING

Estimated date marketing will begin 8/1/20

Estimated date of building permit\* 5/1/19

Estimated date ARO units will be complete 11/1/20

\*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

**PROPOSED UNITS MEET REQUIREMENTS** (to be executed by Developer & ARO Project Manager)

Developer or their agent

Justin Root or Denise Roman, DOH

4/3/19

Date

4/17/19

Date





ARO Web Form

<b>Applicant Contact Information</b>		<b>Final for Publication</b>
Name: Michael Lerner Email: mlerner@mczdevelopment.com		
<b>Development Information</b>		
Are you rezoning to downtown?: No Is your project subject to the ARO Pilots?: <del>PILOTS APPLY</del> 2007 and 2015 ARO apply		
<b>Address</b>	<b>Submitted Date: 04/03/2019</b>	
Number From :5700	Number To: N/A	Direction: N
Street Number: Ashland	Postal Code: 60660	
<b>Development Name</b>		
<b>Information</b>		
Ward :40	ARO Zone: Higher Income	
<b>Details</b>		
ARO trigger :Zoning change and planned development		
Total units: 141		
Development type: Rent		
TSL Project : TSL-or FAR doesn't exceed 3.5		
Submitted date: 04/03/2019		

All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units	Summary							
			unit type	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordabl e v. market square footage*
Parking	Not Included	None	studio	18	13%	438	2	13%	385	88%
Laundry	In Unit	None	one-bed	89	64%	653	10	63%	600	92%
Appliances			two-bed	23	17%	917	3	19%	824	90%
Refrigerator age/EnergyStar/make/model/color	TBD	TBD - Compatible to Market	three-bed	9	6%	1,211	1	6%	1,066	85%
Dishwasher age/EnergyStar/make/model/color	TBD	TBD - Compatible to Market	four-bed	0	0%	#DIV/0!	0	0%	#DIV/0!	#DIV/0!
Stove/Oven age/EnergyStar/make/model/color	TBD	TBD - Compatible to Market								
Microwave age/EnergyStar/make/model/color	TBD	TBD - Compatible to Market								
Bathroom(s) how many? Half bath? Full bath?	1 per unit	1 per unit								
Kitchen countertops material	TBD	TBD - Compatible to Market								
Flooring material	TBD	TBD - Compatible to Market								
HVAC	TBD	TBD - Compatible to Market								
Other										

Project Name: MCZ Edgewater

Zoning Application number, if applicable: \_\_\_\_\_

Address: 5700 N Ashland

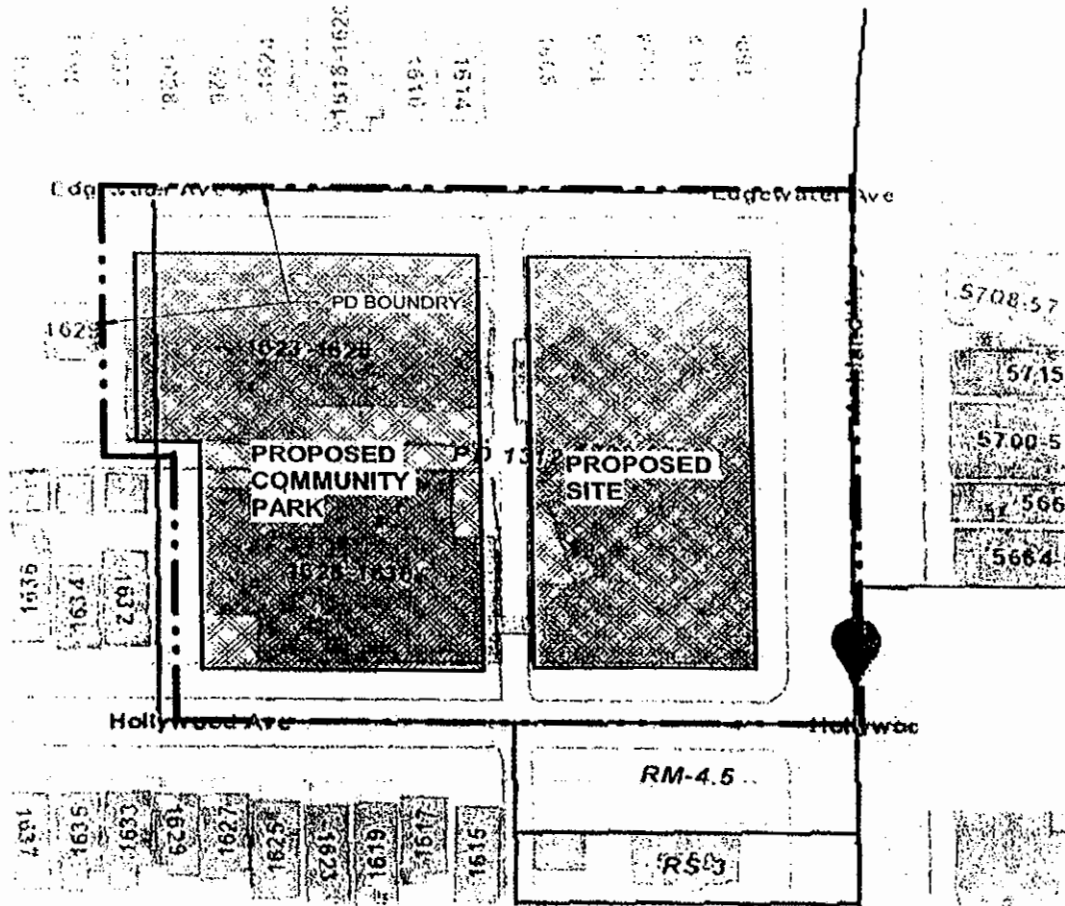
Is this a For Sale or Rental Project? Rental

Anticipated average psf rent/price? \$2.50/sf/mo

Total Units in Project	155
Total Affordable units	16

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- PD BOUNDARY
- PROPERTY LINE
- SUBJECT PREMISES
- COMMERCIAL USE **C**
- RESIDENTIAL USE **R**

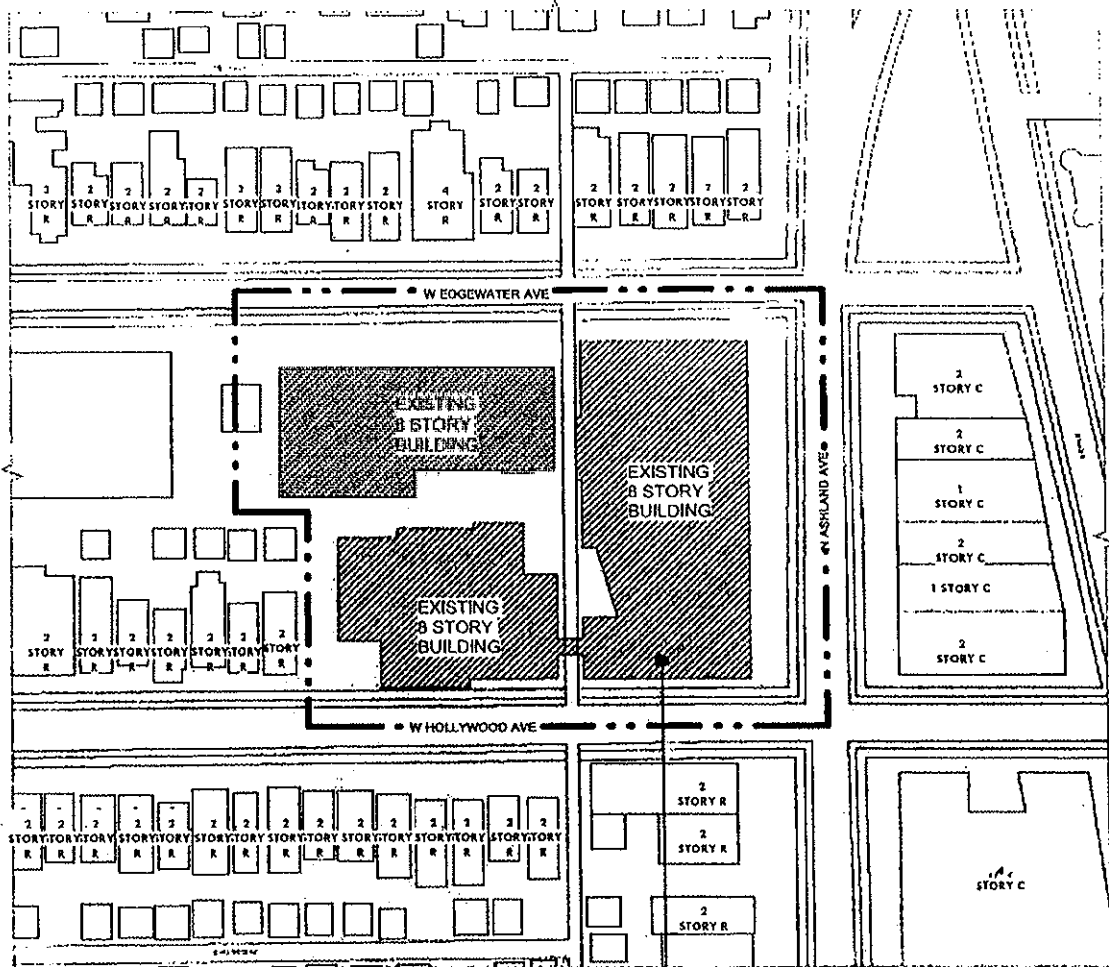
APPLICANT  
 ADDRESS OF PROJECT  
 INTRODUCTION DATE  
 PLAN COMMISSION DATE

MCZ EDGEWATER INC.  
 5700 N ASHLAND  
 CHICAGO, IL 60640  
 Intro Date: December 12, 2018  
 Plan Commission Date: APRIL 18, 2019

EXISTING ZONING MAP

NTS

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**5700 W ASHLAND**  
**PROPOSED 8 STORY BUILDING**

- PD BOUNDARY
- PROPERTY LINE
- SUBJECT PREMISES
- COMMERCIAL USE C
- RESIDENTIAL USE R



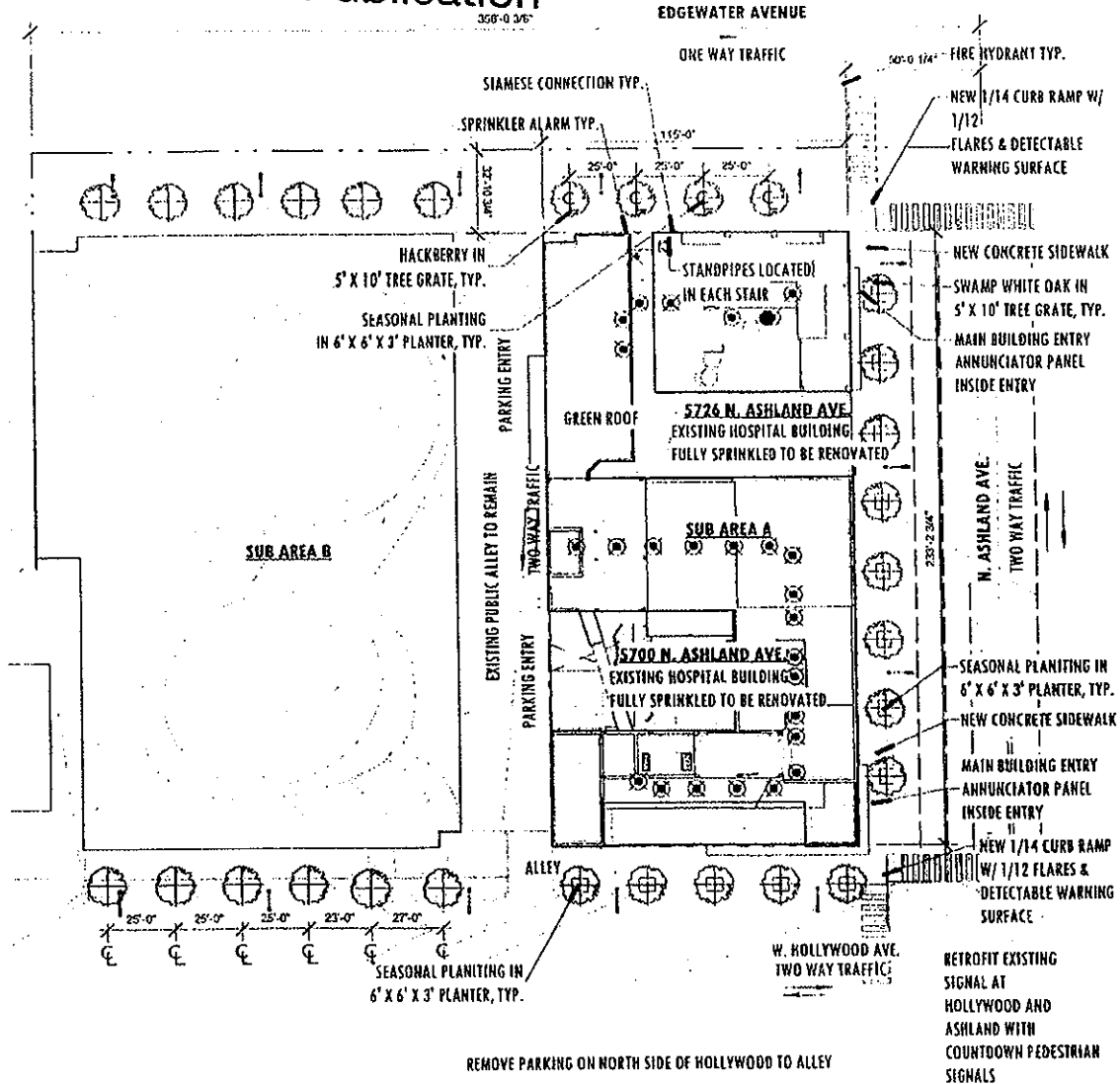
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MCZ EDGEWATER INC.  
 5700 N ASHLAND  
 CHICAGO, IL 60640  
 Intro Date: December 12, 2018  
 Plan Commission Date: APRIL 18, 2019

## EXISTING LAND USE MAP

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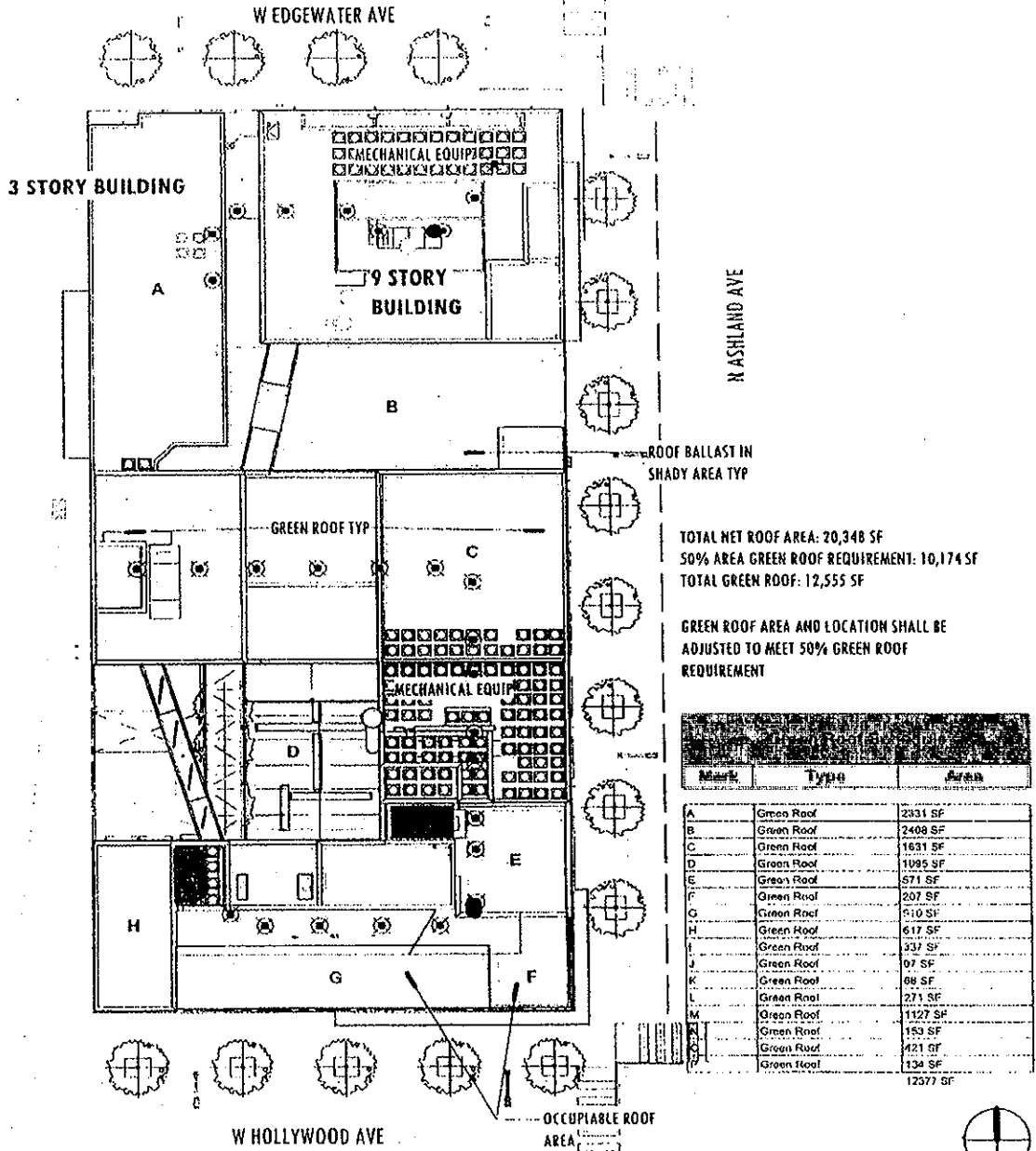
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 ADDRESS OF PROJECT  
 INTRODUCTION DATE  
 PLAN COMMISSION DATE

MCZ EDGEWATER INC.  
 5700 N ASHLAND  
 CHICAGO, IL 60640  
 Intro Date: December 12, 2018  
 Plan Commission Date: APRIL 18, 2019

## SITE LANDSCAPE PLAN

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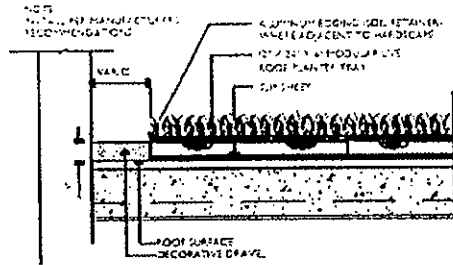
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MCZ EDGEWATER INC.  
 5700 N ASHLAND  
 CHICAGO, IL 60640  
 Intro Date: December 12, 2018  
 Plan Commission Date: APRIL 18, 2019

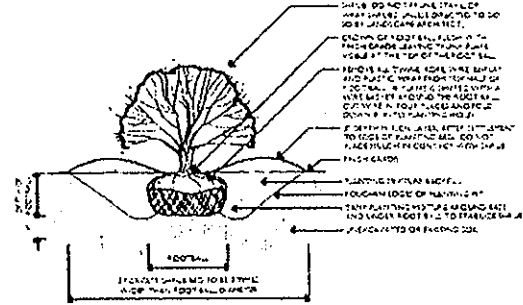
ROOF LANDSCAPE PLAN

NTS

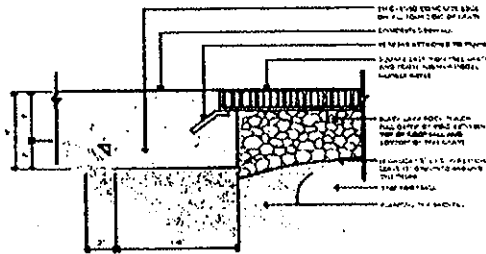
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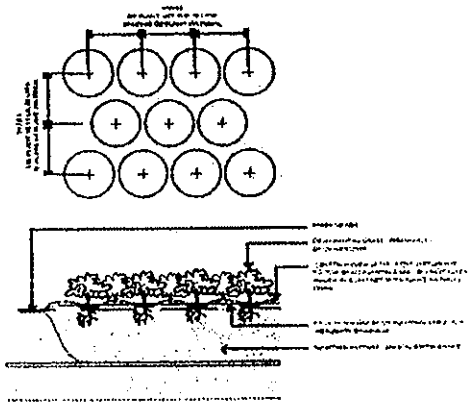
**2 GREEN ROOF INSTALLATION DETAIL**  
SCALE: NOT TO SCALE



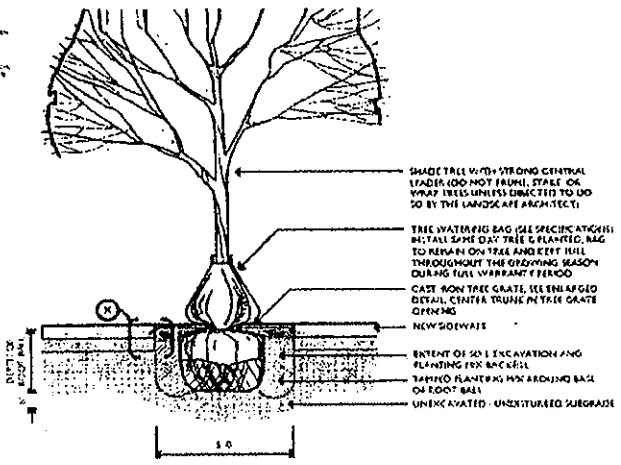
**5 SHRUB INSTALLATION DETAIL**  
SCALE: NOT TO SCALE



**3 TREE GRATE DETAIL**  
SCALE: NOT TO SCALE



**4 ORNAMENTAL GRASS PERENNIAL AND GROUNDCOVER INSTALLATION DETAIL**  
SCALE: NOT TO SCALE



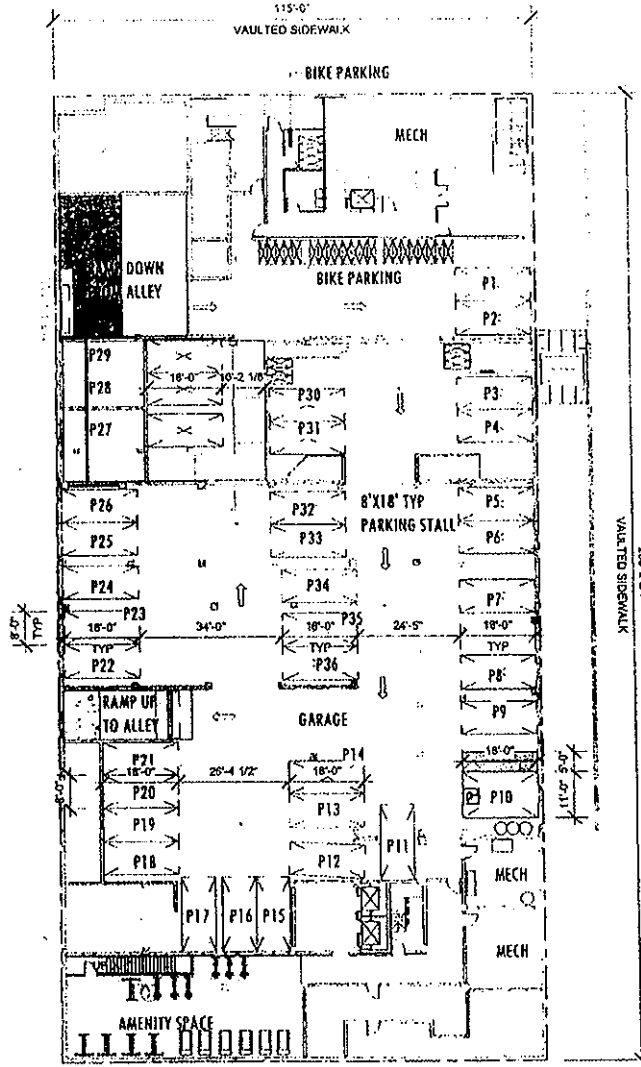
**6 PAVEMENT PLANTER AND TREE PLANTING DETAIL**  
SCALE: NOT TO SCALE

APPLICANT: MCZ EDGEWATER INC.  
 ADDRESS OF PROJECT: 5700 N ASHLAND CHICAGO, IL 60640  
 INTRODUCTION DATE: Info Date: December 12, 2018  
 PLAN COMMISSION DATE: Plan Commission Date: APRIL 18, 2019

## PLANT LIST DETAILS

NTS

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1 LOADING STALL  
 74 TOTAL PARKING SPACES  
 38 1ST FLOOR  
 36 BASEMENT  
 25 BIKE PARKING SPACES



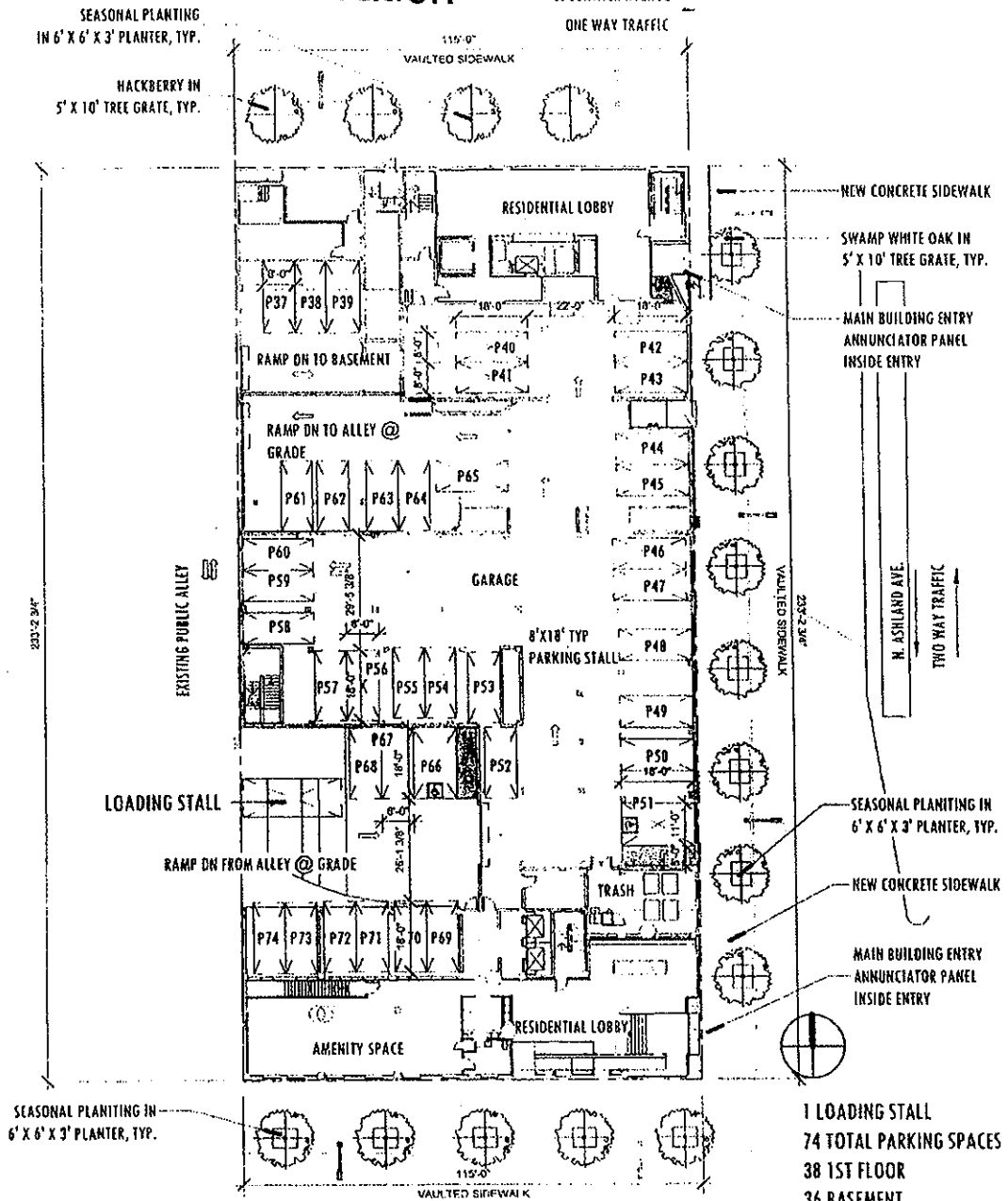
APPLICANT  
 ADDRESS OF PROJECT  
 INTRODUCTION DATE  
 PLAN COMMISSION DATE

MCZ EDGEWATER INC.  
 5700 N ASHLAND  
 CHICAGO, IL 60640  
 Intro Date: December 12, 2018  
 Plan Commission Date: APRIL 18, 2019

## BASEMENT LEVEL PLAN

NTS

# Final for Publication



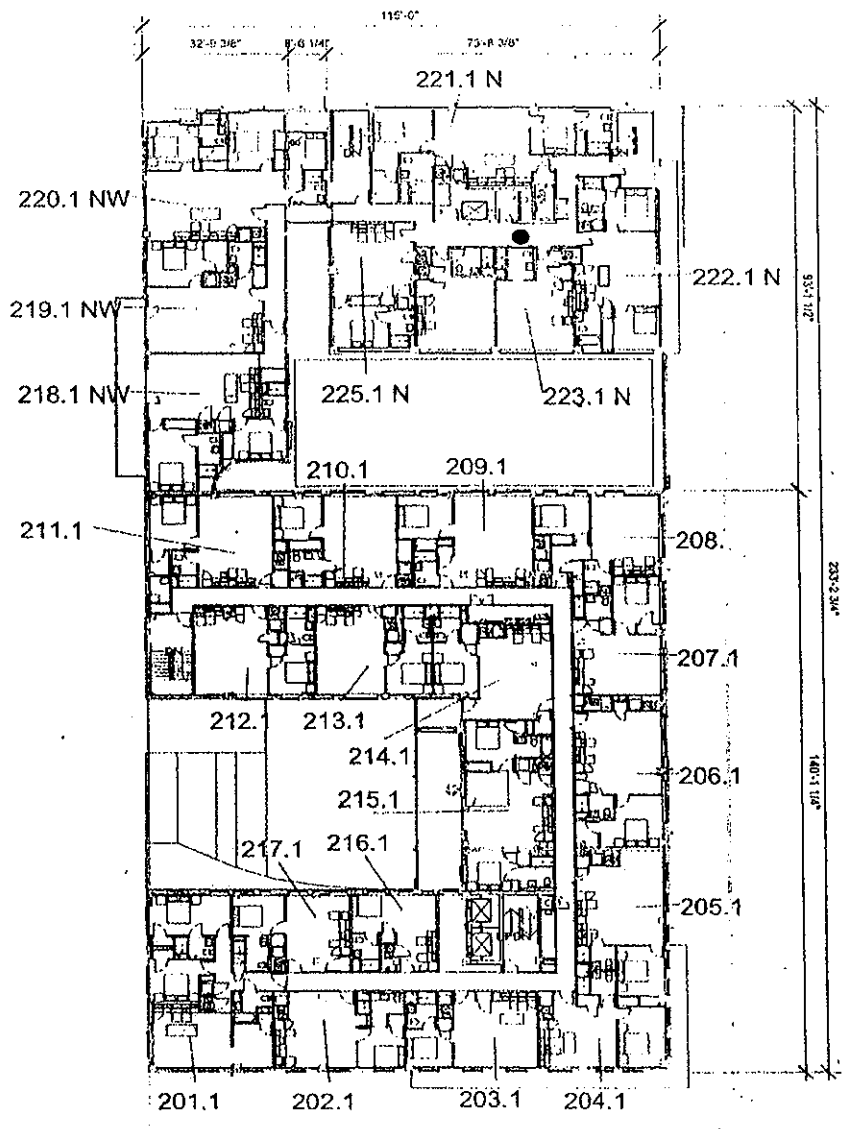
- 1 LOADING STALL
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- 38 1ST FLOOR
- 36 BASEMENT
- 25 BIKE PARKING SPACES

APPLICANT  
 ADDRESS OF PROJECT  
 INTRODUCTION DATE  
 PLAN COMMISSION DATE

MCZ EDgewater INC.  
 5700 N ASHLAND  
 CHICAGO, IL 60640  
 Intro Date: December 12, 2018  
 Plan Commission Date: APRIL 18, 2019

## GROUND LEVEL PLAN

NTS

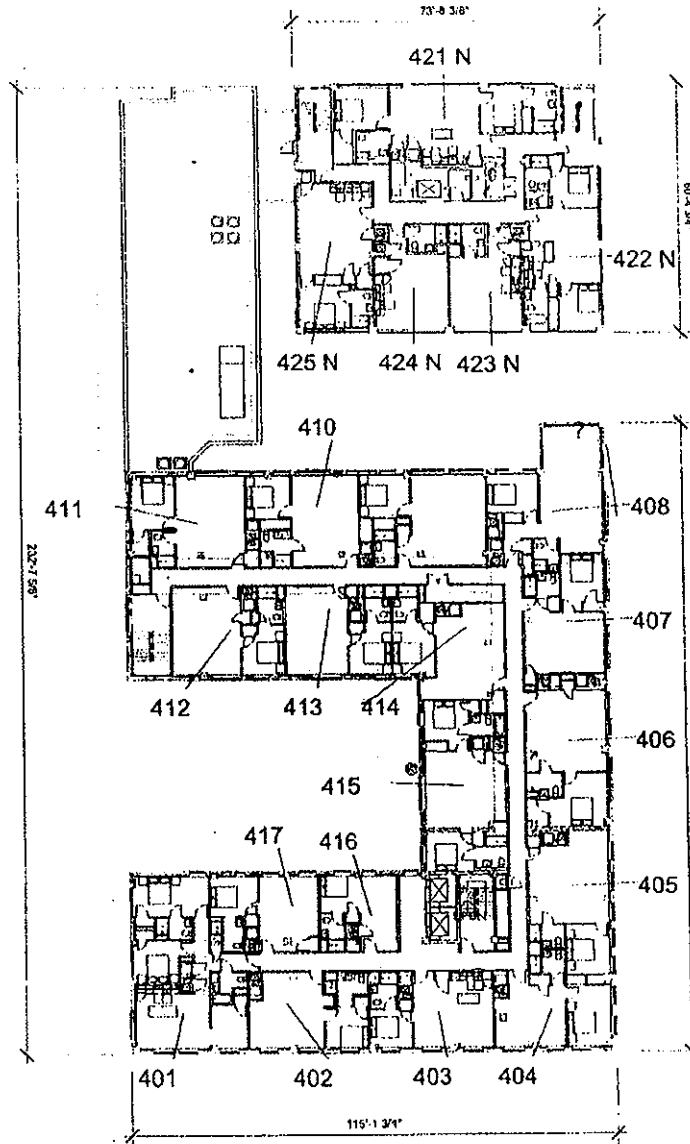


APPLICANT  
 ADDRESS OF PROJECT  
 INTRODUCTION DATE  
 PLAN COMMISSION DATE

MCZ EDGEWATER INC.  
 5700 N ASHLAND  
 CHICAGO, IL 60640  
 Intro Date: December 12, 2016  
 Plan Commission Date: APRIL 10, 2019

**2ND+3RD FLOOR PLANS**

NTS

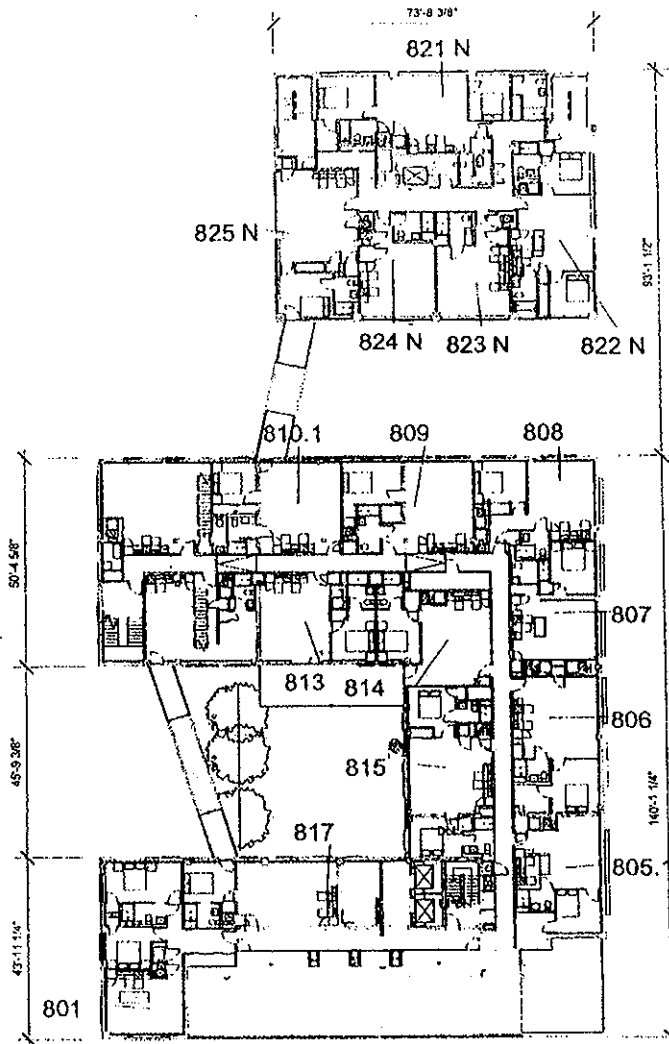


APPLICANT  
ADDRESS OF PROJECT  
INTRODUCTION DATE  
PLAN COMMISSION DATE

MCZ EDGEWATER INC.  
5700 N ASHLAND  
CHICAGO, IL 60640  
Intro Date: December 12, 2018  
Plan Commission Date: APRIL 16, 2019

4TH-6TH FLOOR PLANS

NTS

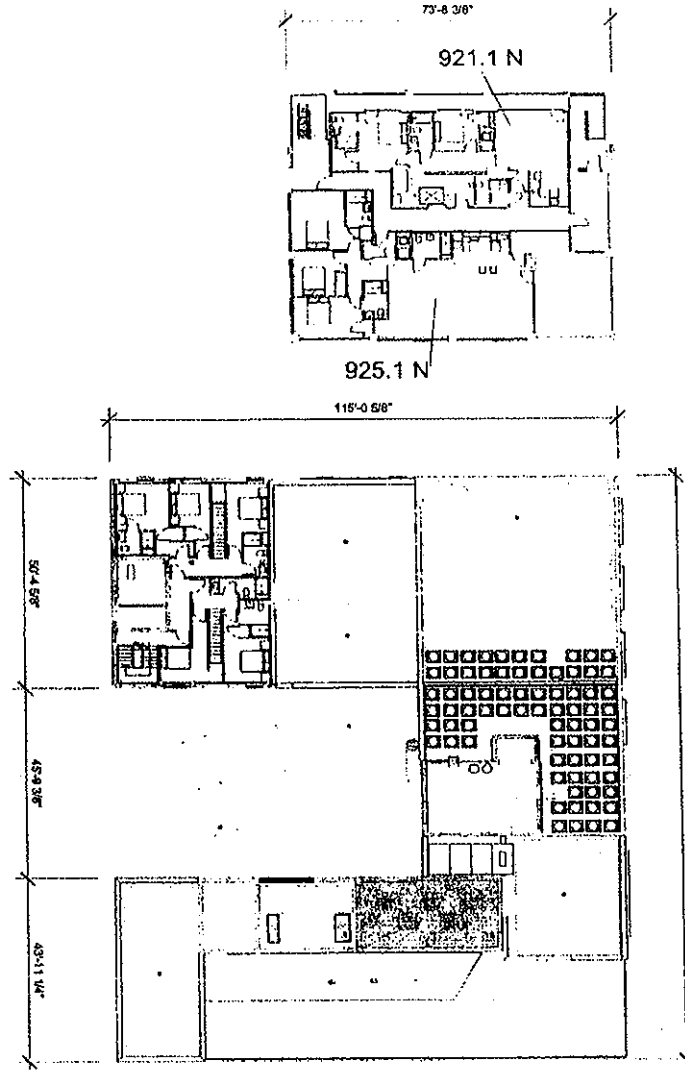


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MOZ EDGEWATER INC.  
 5700 N ASHLAND  
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 Intro Date: December 12, 2018  
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**7TH-8TH FLOOR PLANS**

NTS



① 9th Floor - PD Plan  
1/32" = 1'-0"



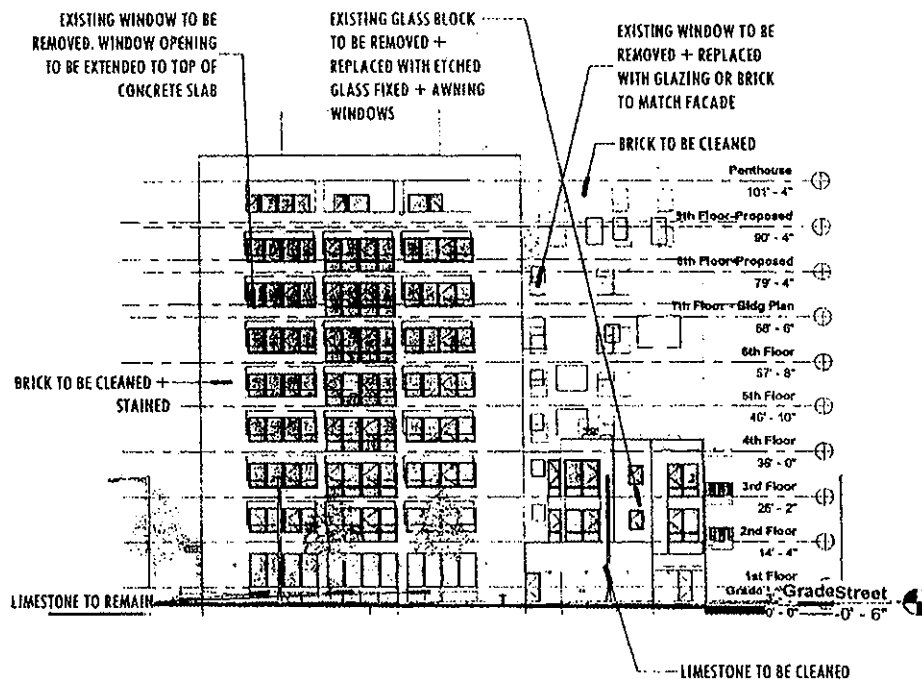
APPLICANT  
ADDRESS OF PROJECT  
INTRODUCTION DATE  
PLAN COMMISSION DATE

MCZ EDGEWATER INC.  
5700 N ASHLAND  
CHICAGO, IL 60640  
Intro Date: December 12, 2018  
Plan Commission Date: APRIL 10, 2019

9TH FLOOR PLAN

NTS

# Final for Publication



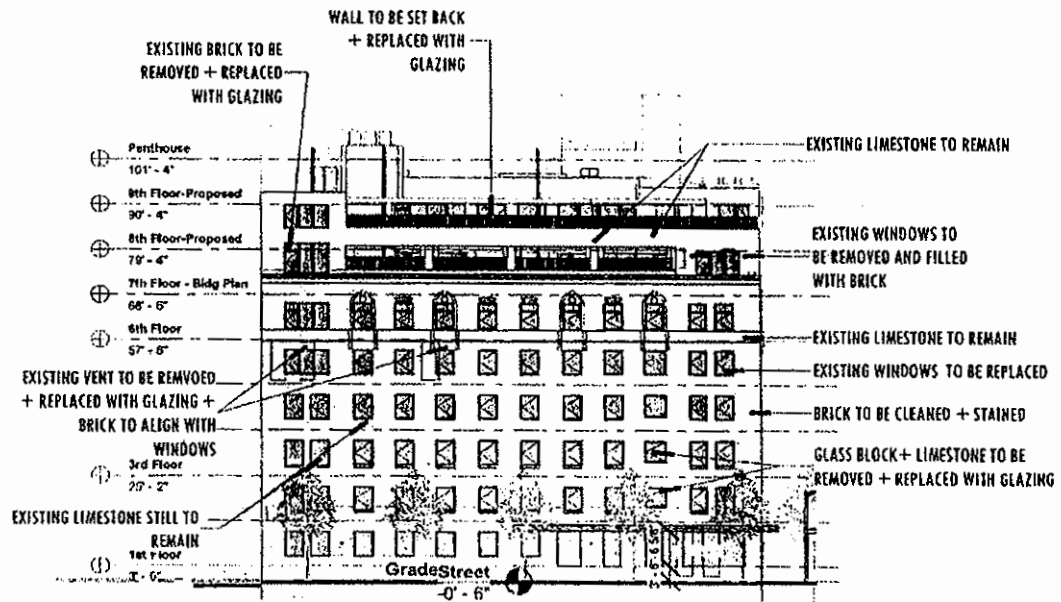
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 INTRODUCTION DATE  
 PLAN COMMISSION DATE

MCZ EDGEWATER INC.  
 5700 N ASHLAND  
 CHICAGO, IL 60640  
 Intro Date: December 12, 2018  
 Plan Commission Date: APRIL 18, 2019

## NORTH ELEVATION

NTS

# Final for Publication



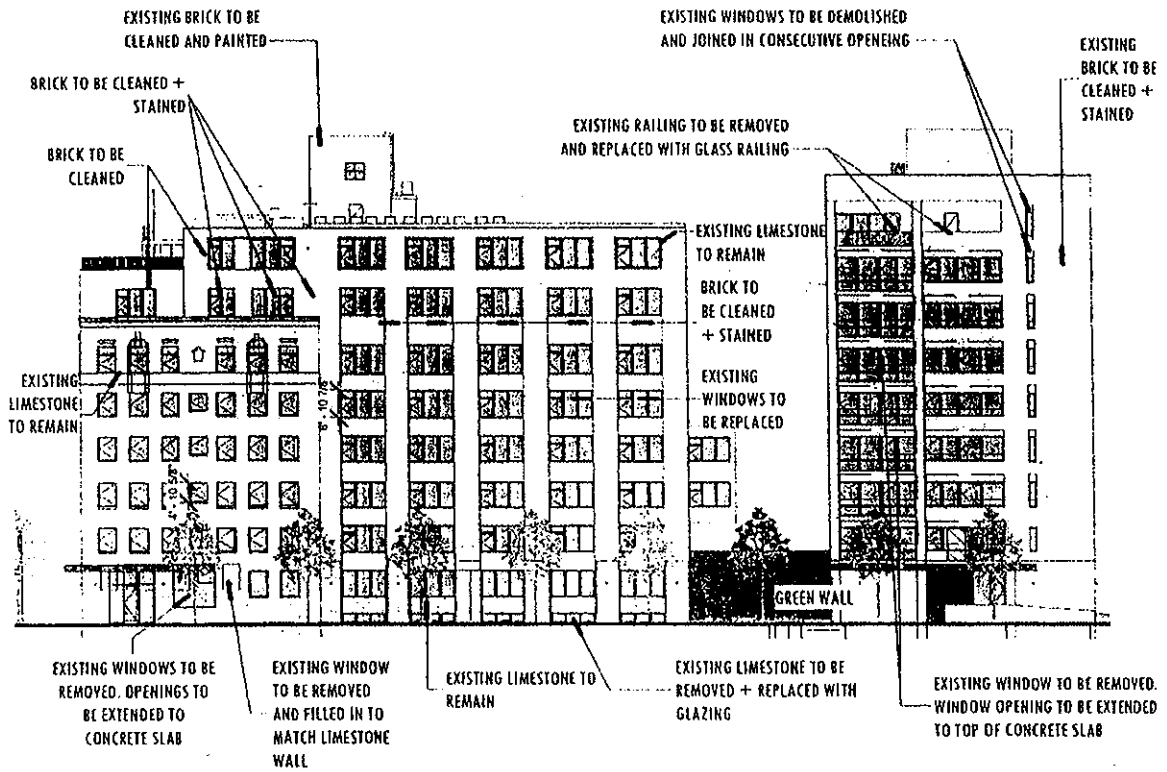
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ADDRESS OF PROJECT  
INTRODUCTION DATE  
PLAN COMMISSION DATE

MCZ EDGEWATER INC.  
5700 N ASHLAND  
CHICAGO, IL 60640  
Intro Date: December 12, 2018  
Plan Commission Date: APRIL 18, 2019

## SOUTH ELEVATION

NTS

# Final for Publication



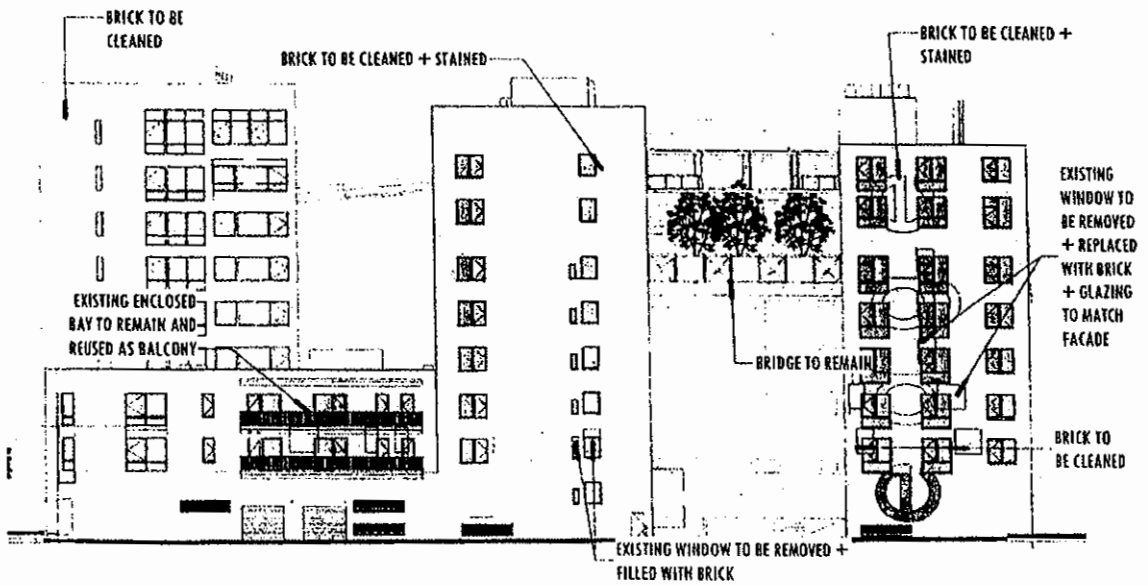
APPLICANT  
 ADDRESS OF PROJECT  
 INTRODUCTION DATE  
 PLAN COMMISSION DATE

MOZ EDGEWATER INC.  
 5700 N ASHLAND  
 CHICAGO, IL 60640  
 Intro Date: December 12, 2018  
 Plan Commission Date: APRIL 18, 2019

## EAST ELEVATION

NYS

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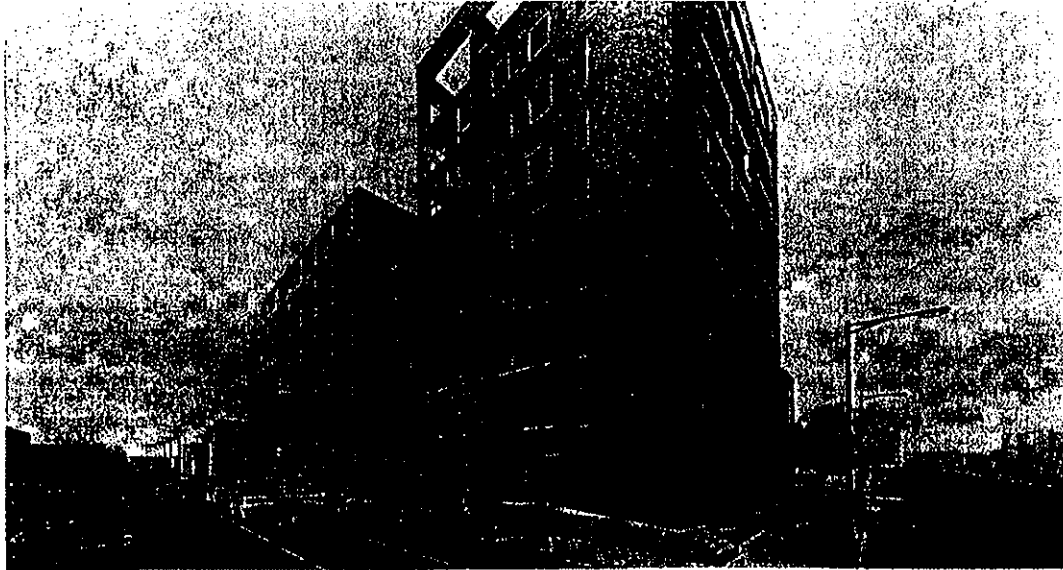
APPLICANT  
ADDRESS OF PROJECT  
INTRODUCTION DATE  
PLAN COMMISSION DATE

MCZ EDGEWATER INC.  
5700 N ASHLAND  
CHICAGO, IL 60640  
Intro Date: December 12, 2018  
Plan Commission Date: APRIL 18, 2019

WEST ELEVATION

NTS

Final for Publication



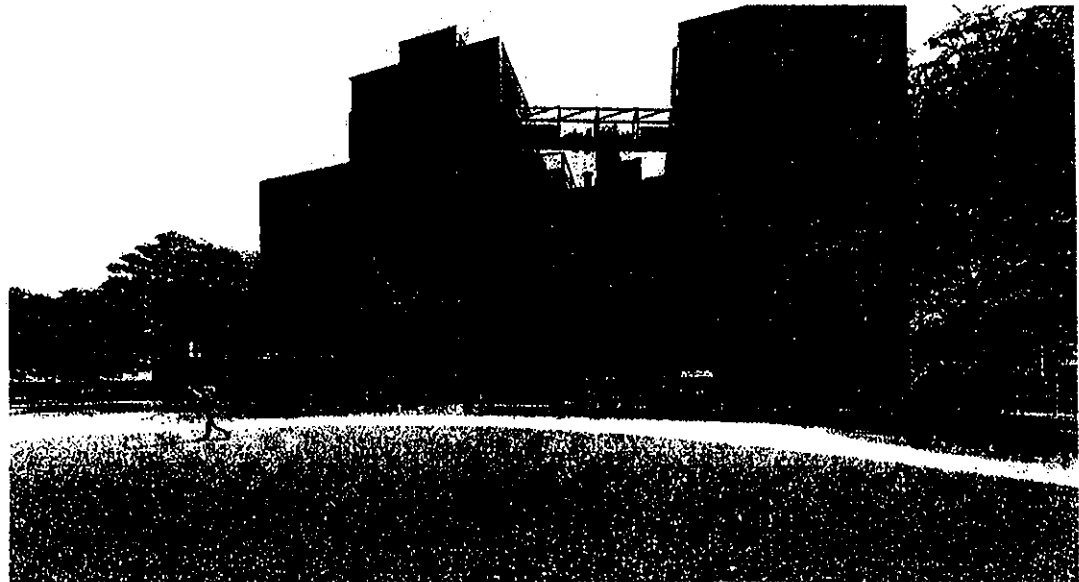
APPLICANT  
ADDRESS OF PROJECT  
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MCZ EDGEWATER INC.  
5700 N ASHLAND  
CHICAGO, IL 60640  
Intro Date: December 12, 2018  
Plan Commission Date: APRIL 18, 2019

IEWS

N15

# Final for Publication



APPLICANT  
ADDRESS OF PROJECT  
INTRODUCTION DATE  
PLAN COMMISSION DATE

MCZ EDGEWATER INC.  
5700 N ASHLAND  
CHICAGO, IL 60640  
Intro Date: December 12, 2018  
Plan Commission Date: APRIL 18, 2019

## VIEWS

NTS

three-year terms, which may be renewed at the discretion of the mayor. A vacancy shall be filled for the remainder of any unexpired term in the same manner as the original appointment. The commission committee shall meet at least twice per year. At least two days' forty-eight (48) hours' notice of the time and place of each committee meeting shall be given by the chairman. A majority of the members of the commission committee shall constitute a quorum for the purpose of transacting business.

SECTION 3. Section 2-120-530 of the Municipal Code of Chicago is hereby amended by deleting the language stricken through and by inserting the language underscored, as follows:

2-120-530 Powers And Duties.

The Chicago Pullman National Monument Advisory Commission Committee shall have and may exercise the following duties, powers, and responsibilities:

(Omitted text is unaffected by this ordinance.)

(f) To solicit input from members of the public, community groups, and businesses to assist and advise the commission committee on matters relating to the commission's committee's duties.

(g) To adopt, publish, and make available rules of procedure and other regulations for the conduct of commission committee meetings and other business.

(Omitted text is unaffected by this ordinance.)

SECTION 4. This ordinance shall take full force and effect upon its passage and approval.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NO. 13-I.

(As Amended)  
(Application No. 17776)  
(Common Address: 5700 N. Ashland Ave.)  
(Committee Meeting Held March 14, 2016)

RPD 1312

[SO2013-5506]

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

CHICAGO, March 16, 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 March 14, 2016, the following items were passed by a majority of the members present:

Pages 1 through 9 contain various map amendments regarding land use.

Page 10 contains one order for the demolition of one noncontributing building in a historical landmark district.

Page 10 also contains business identification signs over 100 feet in diameter and 24 feet above grade.

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, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 47.

*Nays* -- None.

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

Alderman Burke invoked 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 Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 13-1 in the area bounded by:

West Edgewater Avenue; North Ashland Avenue; West Hollywood Avenue; a line 298.03 feet west of and parallel to North Ashland Avenue; the alley next north of and parallel to West Hollywood Avenue; and a line 306.03 feet west of and parallel to North Ashland Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B2-3 Neighborhood Mixed-Use District symbols and indications within the area hereinabove described to the designation of Residential Planned Development Number \_\_\_\_\_ which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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:

*Residential Planned Development No. 1312.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development Number 1312 (the "Planned Development") consists of approximately seventy-one thousand eighty-four (71,084) square feet (one point sixty three) 1.63 acres of property (includes 2,800 square feet of alley right-of-way to be vacated under separate submittal) which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, "MCZ Edgewater, LLC".
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assignees or grantees and approval by the City Council. 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 by 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. As part of this project, the Ashland Avenue/Hollywood traffic signal must be retrofitted with countdown pedestrian signals

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time 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 Chicago Zoning Ordinance.
4. This plan of development consists of sixteen (16) statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map, an Existing Land-Use Map, Site Plan, Green Roof Plan, North Building Elevation, South Building Elevation, East Building Elevation and West Building Elevations prepared by Hartshorne Plunkard and Associates and dated February 18, 2016 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 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 allowed in the area delineated herein as a Residential Planned Development: Subarea A: multi-family residential with accessory uses and off-street parking and loading; and Subarea B: public open space (neighborhood park) use.
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 ("DPD"). Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height of any measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the (FAA) Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio (FAR) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using Net Site Area of 71,084 square feet; Subarea A Net Site Area of 26,820.33 square feet; and Subarea B Net Site Area of 44,263 square feet. This Planned Development transfers 128,293 square feet of floor area development rights from Subarea B to Subarea A, resulting in a subarea maximum FAR of 7.62 in Subarea A and 0.10 FAR in Subarea B.

The allowed density (MLA per unit) for the purpose of this Planned Development shall be calculated on the net Site Area of both Subareas A and B. Subarea B will be used as a public open space (Neighborhood Park) for recreational purposes only.

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 Plan and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan 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.

Subarea B of this Planned Development will include open space. The open space will be designed and developed in conformance with the Chicago Park District design and development standards.

11. 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 modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
12. 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 ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. The applicant will comply with Rules and Regulations for the Maintenance of Stock Piles Promulgated by the Commissioner of Street and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
14. The applicant acknowledges that 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 project will be in substantial compliance with the current City of Chicago Sustainable Development policy set forth by the DPD. The proposed building shall provide a vegetated ("Green") roof totaling a minimum of 50 percent of the net roof area or 13,525 square feet and obtain a Building Certification.
15. The applicant acknowledges and agrees that the rezoning of the property from RS3 Residential Single-Unit (Detached House) District to a B2-3 Neighborhood Mixed-use District for construction of this Planned Development triggers the requirement of Section 2-45-110 of the Municipal Code (the "Affordable Housing

Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as an exhibit, the applicant has agreed to provide fourteen (14) affordable housing units in the Residential Project for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units") and make a zero (0) cash payment to the Affordable Housing Opportunity Fund ("Cash Payment"). At the time of each Part II Review for the Residential Project, applicant may update and resubmit the Affordable Housing Profile Form to DPD for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this Statement 15 (i.e. number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for the Residential Project, including, without limitation, excavation or foundation permits, the applicant must either make the required Cash Payment, and/or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i) (2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The applicant acknowledges and agrees that he Affordable housing Agreement will be recorded against the Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial, releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Commissioner of Planning and Development (DPD) may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Council, without amending the Planned Development.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to an RS3 Residential Single-Unit (Detached House) District which was the underlying zoning that formed the basis of this Planned Development.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map;  
Site Plan/Landscape Plan; Ground Floor Landscape Plan; Roof Landscape  
Plan; Plant List and Details; North, South, East and West Building  
Elevations; and Basement and First Floor Plans referred to in  
these Plan of Development Statements printed on  
pages 20797 through 20811  
of this *Journal*.]

Bulk Regulations and Data Table and 2007 Affordable Housing Profile Form (Rental) referred to in these Plan of Development Statements read as follows:

*Residential Panned Development No. 1312*

*Bulk Regulations And Data Table.*

Gross Site Area:	106,251 square feet (2.44 acres)
Area of Public Right-of-Way:	35,167 square feet (0.81 acre)
Net Site Area:	71,084 square feet (1.63 acres)*
Permitted Floor Area Ratio:	3.0
Maximum Number of Residential (both dwelling and efficiency) Units:	141 units
Number of Off-Street Parking Spaces to be provided:	78 total parking spaces
Minimum Number of Bicycle Parking Spaces:	50 bicycle spaces
Minimum Off-Street Loading Spaces:	one (1) space at 10 feet by 25 feet
Setbacks from Property Line:	In substantial compliance with the attached Site Plan (Existing)
Maximum Building Height:	115.5 feet measured by the CZO (Existing)

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\* The Net Site Area was increased by 2,800 square feet by the inclusion of a public alley right-of-way "Proposed to be Vacated" by the applicant and included in Subarea B of this development. The vacation of this public alley is subject to the Department of Transportation (CDOT) review and approval under a separate submittal.

2007 Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development (DPD) for projects that are subject to the 2007 ARO. Projects submitted after October 13, 2015 – or that do not receive City Council approval by July 13, 2016 – will be subject to the 2015 ARO. More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, DPD, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org Telephone: (312) 744-6476

Date: 2/4/16

SECTION 1: DEVELOPMENT INFORMATION

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Development Name:

Development Address: 5700 N Ashland Ave

Ward: 40th

If you are working with a Planner at the City, what is his/her name? Fernando Espinoza

Type of City involvement:

(check all that apply)

City Land

Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? \*) \*if yes, please provide copy of the TIF Eligible Expenses

Zoning increase and/or PD

SECTION 2: DEVELOPER INFORMATION

Developer Name: MCZ Edgewater, LLC

Developer Contact (Project Coordinator): Todd Mullen

Developer Address: 1636 N Bosworth #C-1, Chicago, IL

Email address: tmullen@mczdevelopment.com

Telephone Number: 312.402.6621

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: 141 x 10%\* = 15 (always round up)  
Total units total affordable units required

\*20% if TIF assistance is provided

For Density Bonus projects: \_\_\_\_\_ x 25% = \_\_\_\_\_  
Bonus Square Footage\* Affordable sq. footage required

\*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info).

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):

Cooking gas  electric  gas heat  electric heat  other (describe on back)

Is parking included in the rent for the: affordable units? yes  no  market-rate units? yes  no   
If parking is not included, what is the monthly cost per space? 120

Estimated date for the commencement of marketing: Spring 2018

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Estimated date for completion of construction of the affordable units: Spring 2018

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units	Studio	1	0	470-510	TBD	746	60%	<input type="checkbox"/>
	1BRM	10	1	640-775	TBD	790	60%	<input type="checkbox"/>
	2brm	4	2	800-1170	TBD	948	60%	<input type="checkbox"/>
Market Rate Units	Studio	8	0	470-510	TBD	N/A	N/A	<input type="checkbox"/>
	1BRM	90	1	640-775	TBD	N/A	N/A	<input type="checkbox"/>
	2BRM	27	2	800-1170	TBD	N/A	N/A	<input type="checkbox"/>

\*Rent amounts updated annually in the City of Chicago's Maximum Affordable Monthly Rent Chart

**SECTION 4: PAYMENT IN LIEU OF UNITS**

When do you expect to make the payment -in-lieu? N/A  
 (typically corresponds with issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times \$100,000 = \$ \frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10,000$$

(round up to nearest whole number) Amount owed

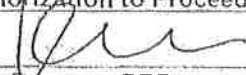
For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq ft)} \times 80\% \times \$ \frac{\text{Bonus Floor Area (sq ft)}}{\text{Bonus Floor Area (sq ft)}} \times 80\% \times \text{median price per base FAR foot (from table below)} = \$ \frac{\text{Bonus Floor Area (sq ft)}}{\text{Bonus Floor Area (sq ft)}} \times 80\% \times \text{median price per base FAR foot (from table below)}$$

Amount owed

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Developer & DPD)

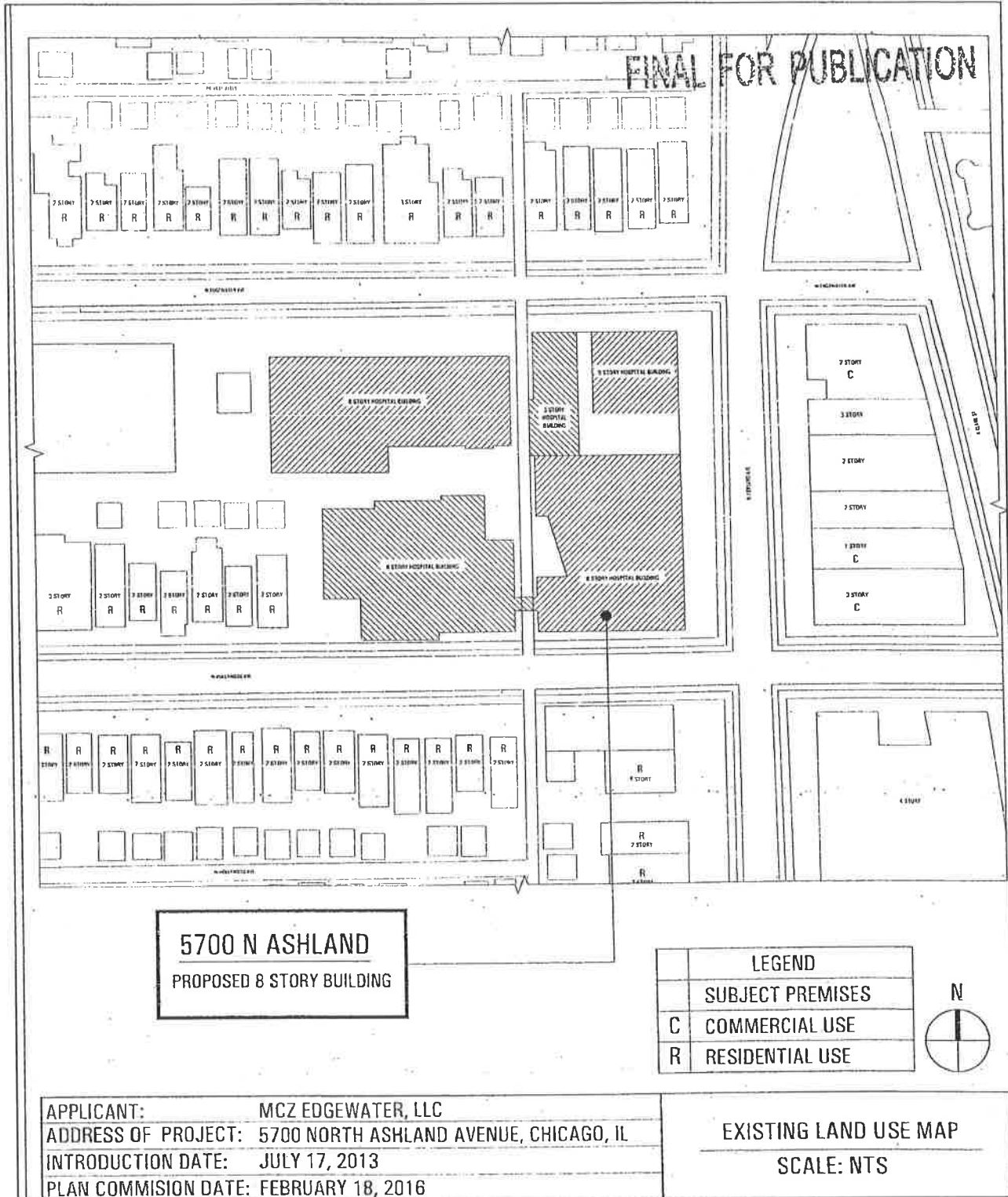
  
 Kara Breems, DPD

2/4/16  
 Date

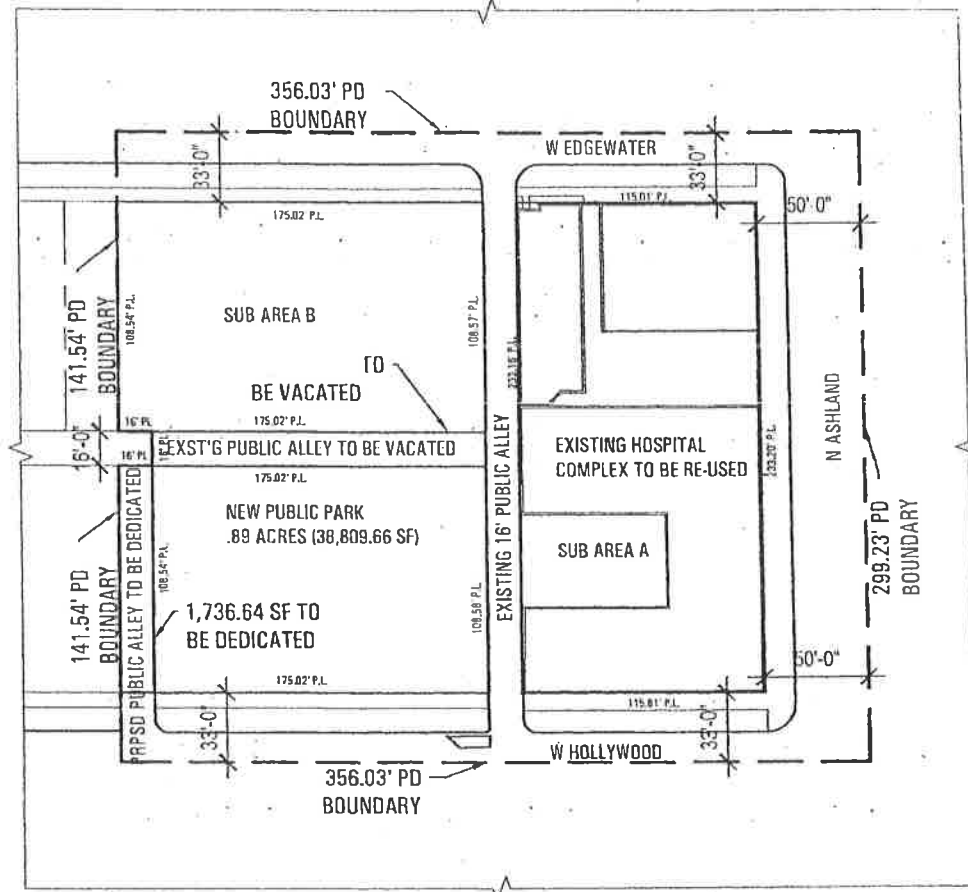
  
 Developer/Project Manager


2/16/16  
 Date



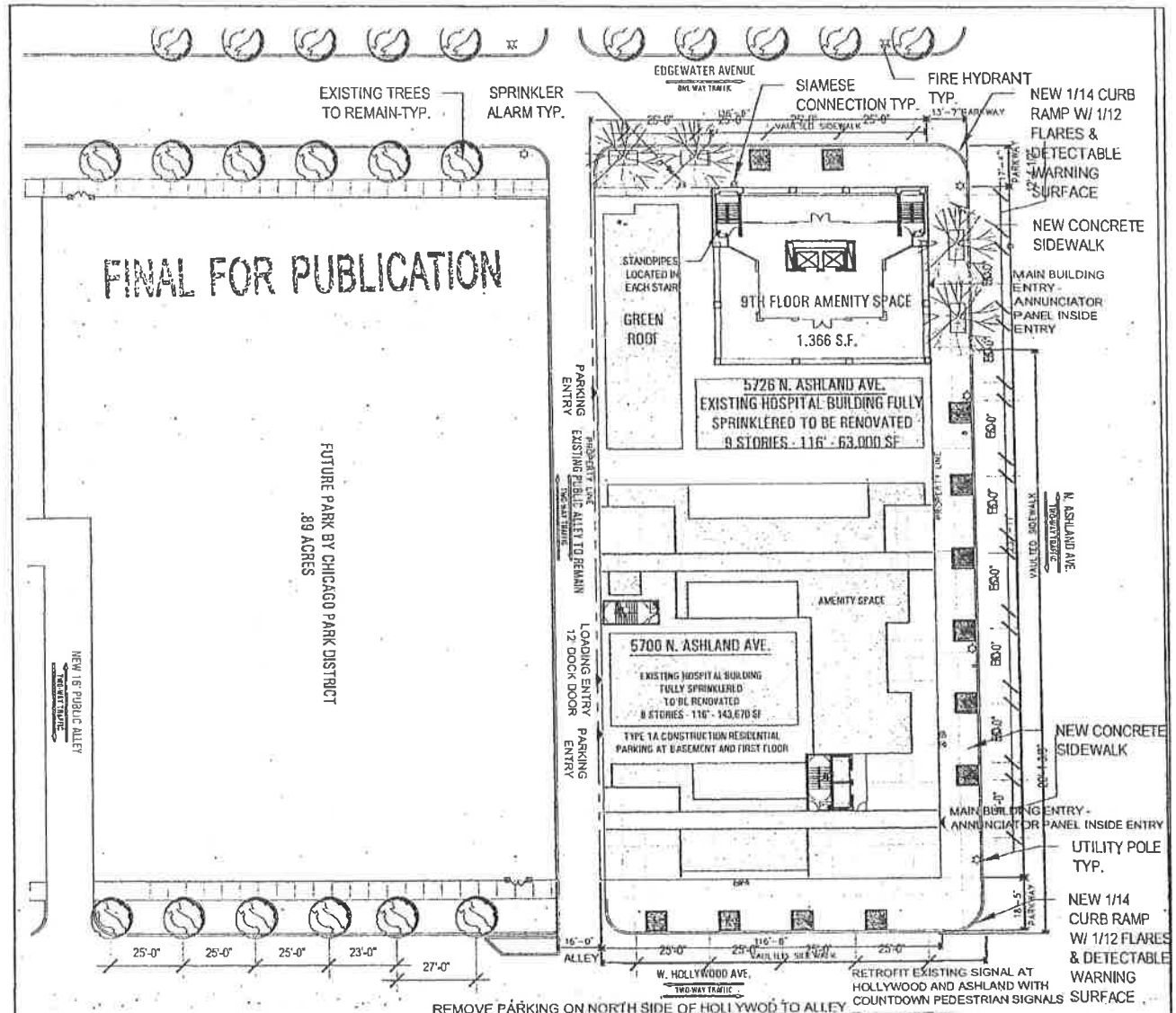


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KEY	PD BOUNDARY	AREA SUMMARY		
	PROPERTY LINE	GROSS PD SITE AREA =		122,626 S.F.
		NET SITE AREA =		94,876 S.F.
		PUBLIC RIGHT-OF-WAY AREA =		27,750 S.F.

APPLICANT: MCZ EDGEWATER, LLC ADDRESS OF PROJECT: 5700 NORTH ASHLAND AVENUE, CHICAGO, IL INTRODUCTION DATE: JULY 17, 2013 PLAN COMMISSION DATE: FEBRUARY 18, 2016	<b>PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP</b> SCALE: 1" = 80'-0"
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**LANDSCAPE ORDINANCE ANALYSIS**

**PARKWAY PLANTING**

W. HOLLYWOOD ST.	
LENGTH (LINEAR FEET)	306'-10"
NUMBER OF TREES REQ'D (1 PER 25 LF)	13
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	12 TREES; SEE NOTE 1
N. ASHLAND AVE.	
LENGTH (LINEAR FEET)	235'-0"
NUMBER OF TREES REQ'D (1 PER 25 LF)	10
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	8 TREES; SEE NOTE 1
W. EDGEWATER AVE.	
LENGTH (LINEAR FEET)	306'-10"
NUMBER OF TREES REQ'D (1 PER 25 LF)	13
NUMBER OF EXISTING TREES TO REMAIN	6
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	6 TREES; SEE NOTE 1

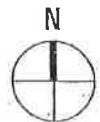
**VEHICULAR USE SCREENING**

NEW SURFACE PARKING	
LENGTH (LINEAR FEET)	8'-0" @ HOLLYWOOD 16'-0" @ EDGEWATER
NUMBER OF TREES REQ'D (1 PFR 25 LF)	2
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	3 TREES

**VEHICULAR USE AREA INTERNAL PLANTING**

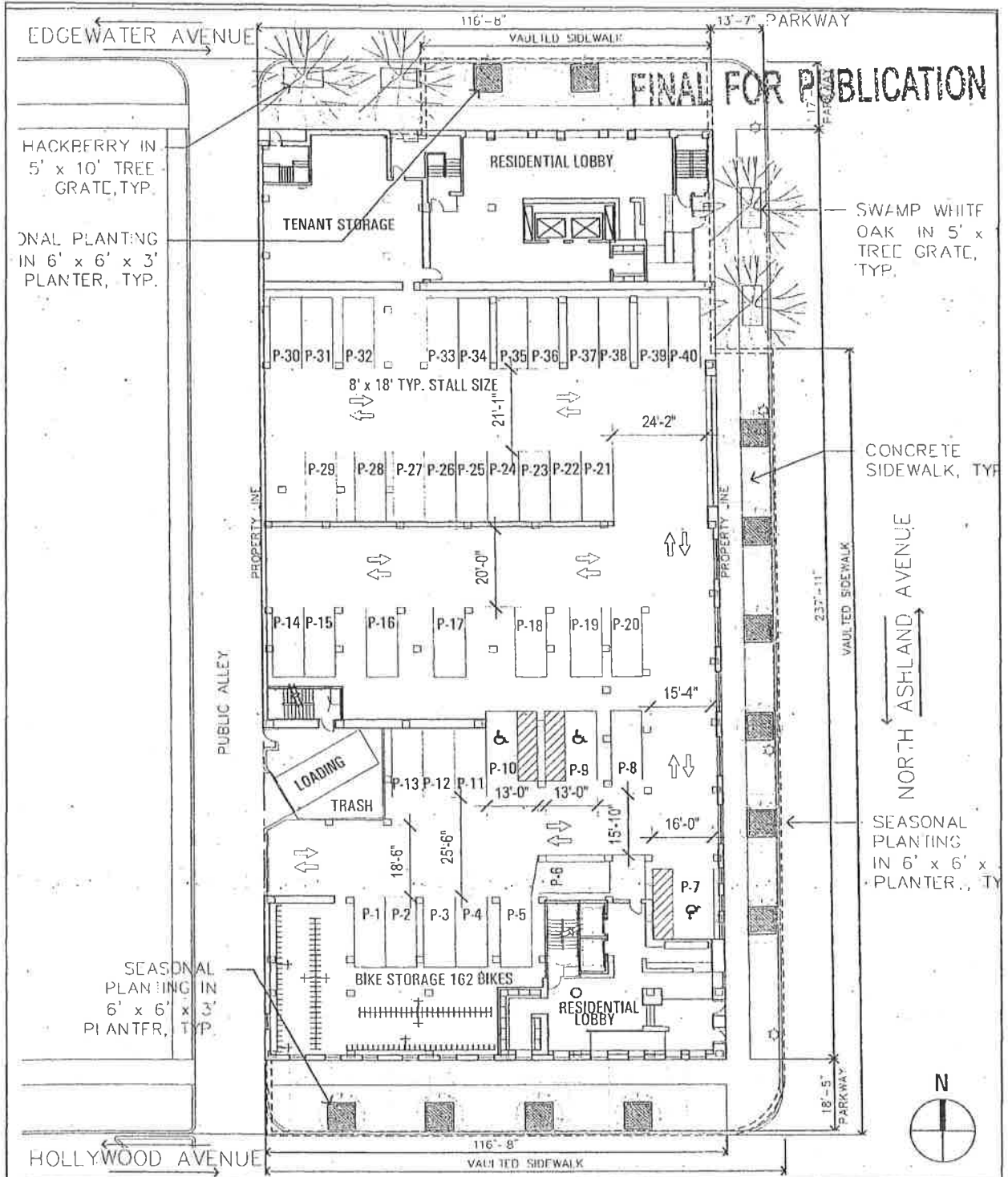
NEW SURFACE PARKING	
ARCA (SQUARE FEET)	4,581 S.F.
PLANTING AREA REQUIRED (5%)	249 S.F.
PLANTING AREA PROVIDED	342 S.F.
NUMBER OF TREES REQUIRED (1 PER 125 S.F.)	3
NUMBER OF TREES PROVIDED	3 TREES

NOTE 1: ADDITIONAL TREES BEYOND NUMBER SHOWN CANNOT BE PROVIDED DUE TO DRIVEWAY OFFSETS, STREET OFFSETS, AND EXISTING LIGHT POLE OFFSETS.



**APPLICANT:** MCZ EDGEWATER, LLC  
**ADDRESS OF PROJECT:** 5700 NORTH ASHLAND AVENUE, CHICAGO, IL  
**INTRODUCTION DATE:** JULY 17, 2013  
**PLAN COMMISSION DATE:** FEBRUARY 18, 2016

**SITE PLAN/ LANDSCAPE PLAN**  
**SCALE: 1" = 80'-0"**



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HACKBERRY IN 5' x 10' TREE GRATE, TYP.  
SEASONAL PLANTING IN 6' x 6' x 3' PLANTER, TYP.

SWAMP WHITE OAK IN 5' x TREE GRATE, TYP.

CONCRETE SIDEWALK, TYP.

NORTH ASHLAND AVENUE

SEASONAL PLANTING IN 6' x 6' x PLANTER, TYP.

APPLICANT:	MCZ EDGEWATER, LLC
ADDRESS OF PROJECT:	5700 NORTH ASHLAND AVENUE, CHICAGO, IL
INTRODUCTION DATE:	JULY 17, 2013
PLAN COMMISSION DATE:	FEBRUARY 18, 2016

GROUND FLOOR LANDSCAPE PLAN  
SCALE: 1/32" = 1'-0"

GREEN ROOF CALCULATIONS

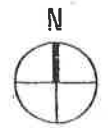
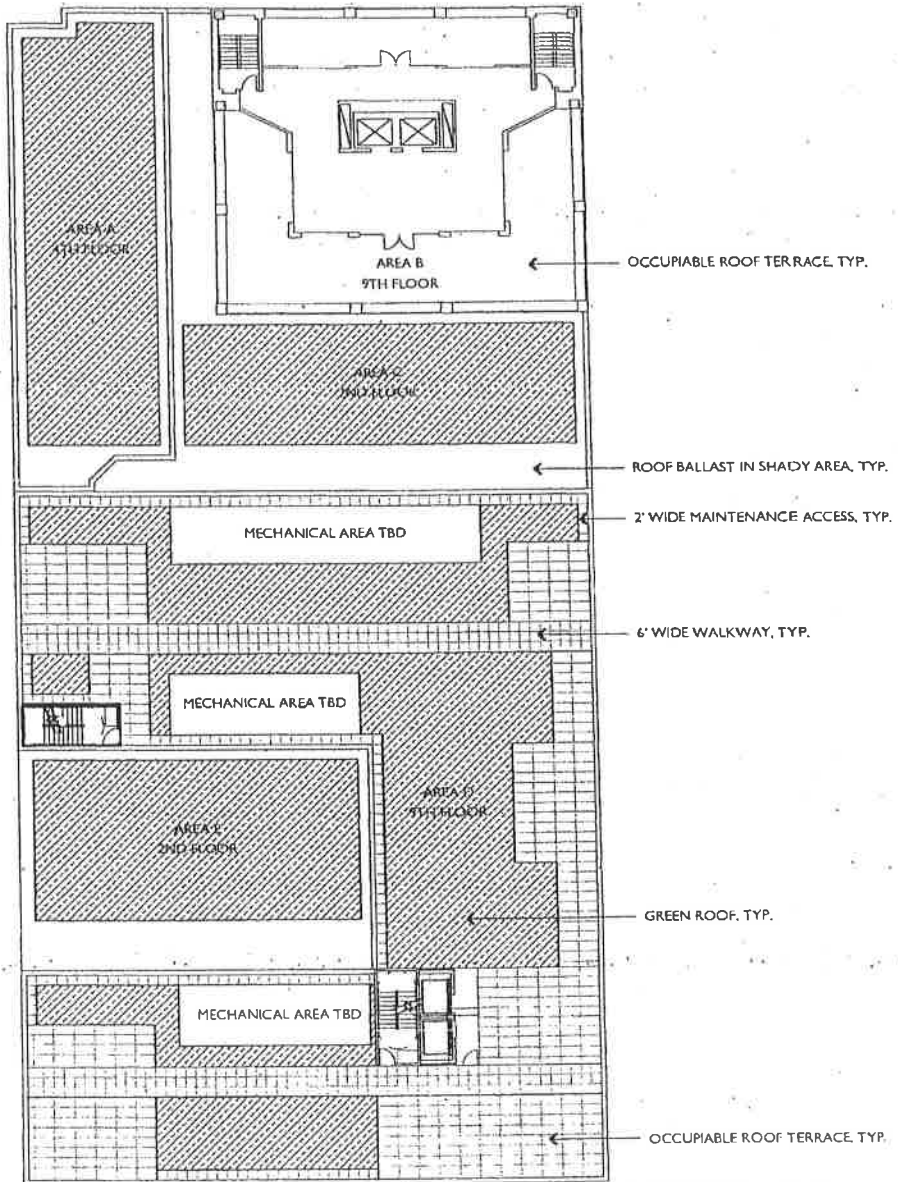
TOTAL ROOF AREA: 26,910 SF  
 MEP EQUIPMENT & ACCESS (20%): 5,382 SF  
 GREEN ROOF REQUIREMENT (50%): 10,764 SF

GREEN ROOF SUMMARY

AREA A: 2,156 SF  
 AREA B: 0  
 AREA C: 1,863 SF  
 AREA D: 4,673 SF  
 AREA E: 2,072 SF  
 TOTAL GREEN ROOF AREA: 10,764 SF

GREEN ROOF AREA AND LOCATION SHALL BE ADJUSTED TO MEET 50% GREEN ROOF REQUIREMENT

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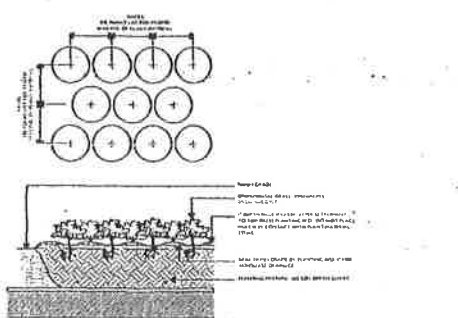
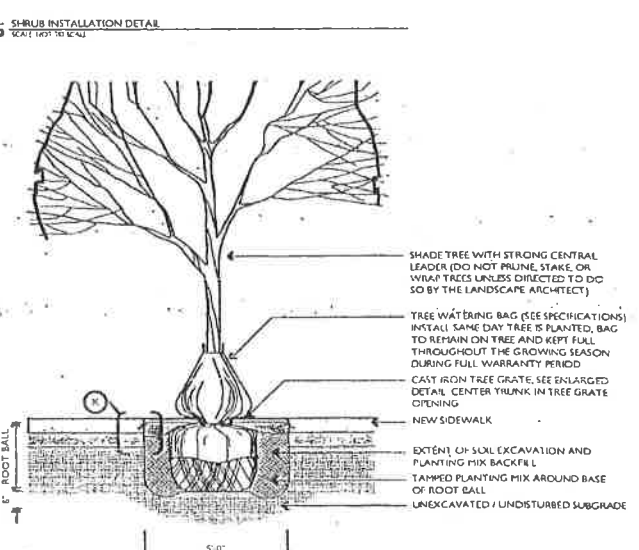
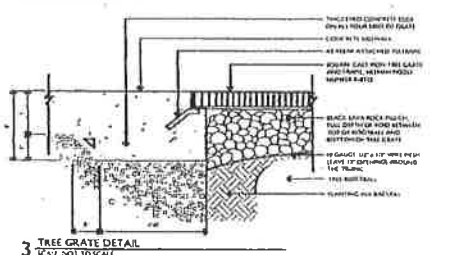
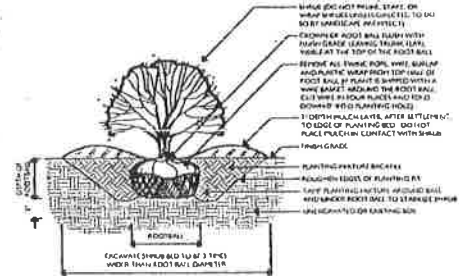
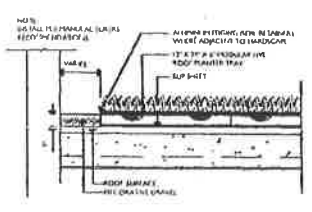
APPLICANT: MCZ EDGEWATER, LLC  
 ADDRESS OF PROJECT: 5700 NORTH ASHLAND AVENUE, CHICAGO, IL  
 INTRODUCTION DATE: JULY 17, 2013  
 PLAN COMMISSION DATE: FEBRUARY 18, 2016

ROOF LANDSCAPE PLAN  
 SCALE: 1/32" = 1'-0"

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPAD	ROOT	REMARKS
TREES	001A	QUERCUS BICOLOR	WHITE OAK	1	12"	12'		100%	SHADE TREE WITH STRONG CENTRAL LEADER
	001B	QUERCUS ALBA	WHITE OAK	1	12"	12'		100%	SHADE TREE WITH STRONG CENTRAL LEADER
SMALL TREES	002	ACER RUBRA	RED BARK MAPLE	1	12"	12'		100%	SHADE TREE WITH STRONG CENTRAL LEADER
	003	FRAXINUS AMERICANA	AMERICAN HICKORY	1	12"	12'		100%	SHADE TREE WITH STRONG CENTRAL LEADER
SHRUBS	004	HYDRANGEA LYNX	LYNX HYDRANGEA	1	12"	12'		100%	SHADE SHRUB WITH STRONG CENTRAL LEADER
	005	SPYRAEAE	SPYRAEAE	1	12"	12'		100%	SHADE SHRUB WITH STRONG CENTRAL LEADER
PERENNIALS	006	HELIOPSIS	HELIOPSIS	1	12"	12'		100%	PERENNIAL
	007	HELIOPSIS	HELIOPSIS	1	12"	12'		100%	PERENNIAL
GRASSES	008	HELIOPSIS	HELIOPSIS	1	12"	12'		100%	GRASS
	009	HELIOPSIS	HELIOPSIS	1	12"	12'		100%	GRASS

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PLANT PALETTE  
 NOTE: DIMENSIONS ON THE RIGHT LIST ARE PROVISIONAL. DIMENSIONS ONLY PLANT DIMENSIONS. KEEP THE STRUCTURE AS NOTED.  
 ON THE PLANS IN THE EVENT OF ANY DISCREPANCIES THE CONTRACT SHALL BE BASED ON THE DIMENSIONS SHOWN ON THE PLANS.



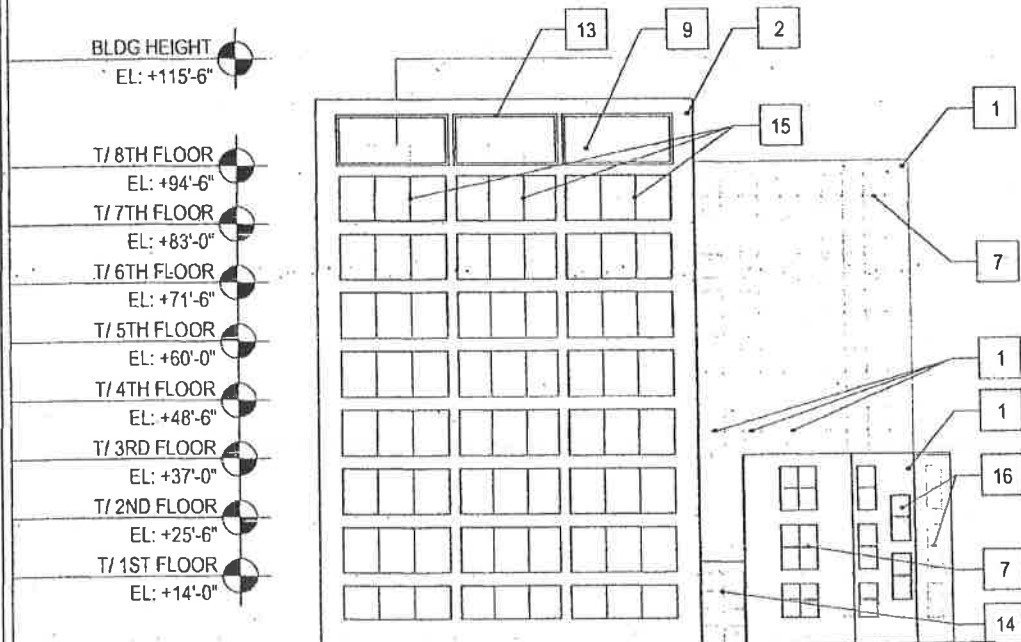
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PLANT LIST AND DETAILS  
 SCALE: AS NOTED

### MATERIAL LEGEND:

- |                            |                                  |
|----------------------------|----------------------------------|
| 01 FACE BRICK              | 09 GLASS & METAL RAILING         |
| 02 PAINTED BRICK           | 10 ACCENT LIGHT FEATURE          |
| 03 CURTAIN WALL ASSEMBLY   | 11 LIMESTONE ORNAMENT            |
| 04 LIMESTONE SILL          | 12 LIMESTONE BLOCK               |
| 05 LIMESTONE VENEER        | 13 METAL FRAMED OPENING          |
| 06 LIMESTONE COPING        | 14 STOREFRONT WINDOW             |
| 07 ENLARGED WINDOW OPENING | 15 NEW WINDOW @ EXISTING OPENING |
| 08 METAL SLAB EDGE COVER   | 16 NEW PUNCHED WINDOW OPENING    |

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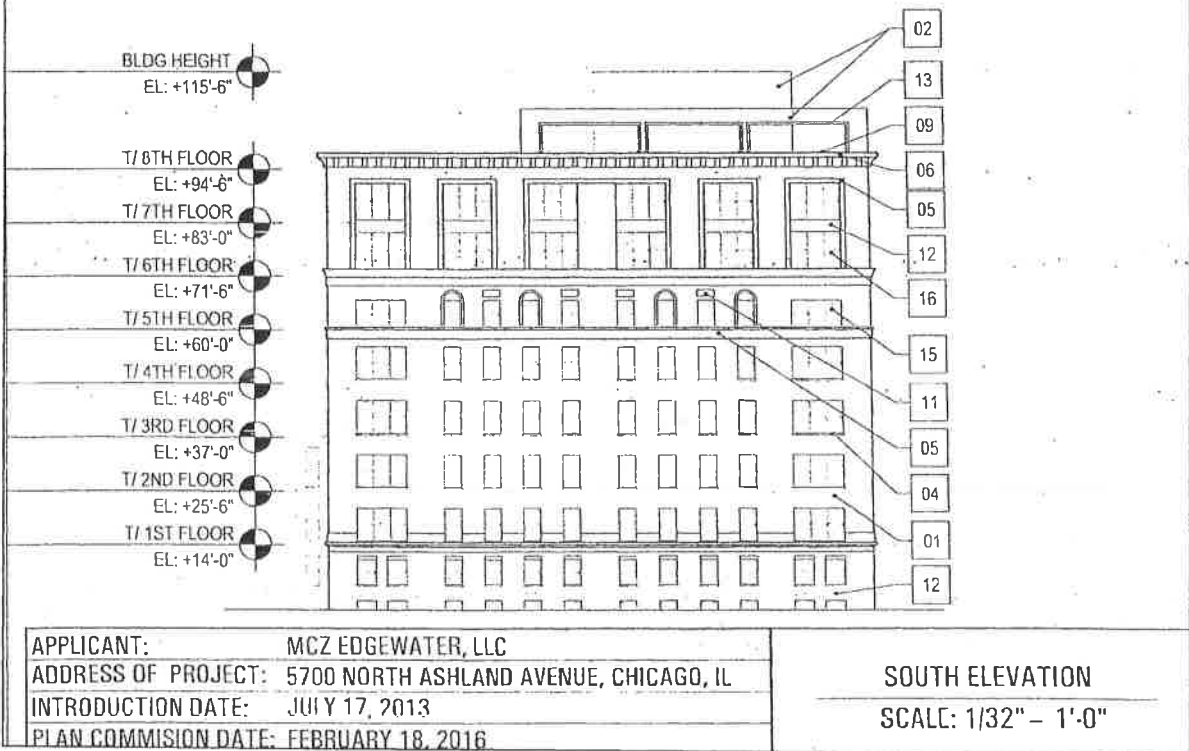
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**NORTH ELEVATION**  
SCALE: 1/32" = 1'-0"

### MATERIAL LEGEND:

- |                            |                                  |
|----------------------------|----------------------------------|
| 01 FACE BRICK              | 09 GLASS & METAL RAILING         |
| 02 PAINTED BRICK           | 10 ACCENT LIGHT FEATURE          |
| 03 CURTAIN WALL ASSEMBLY   | 11 LIMESTONE ORNAMENT            |
| 04 LIMESTONE SILL          | 12 LIMESTONE BLOCK               |
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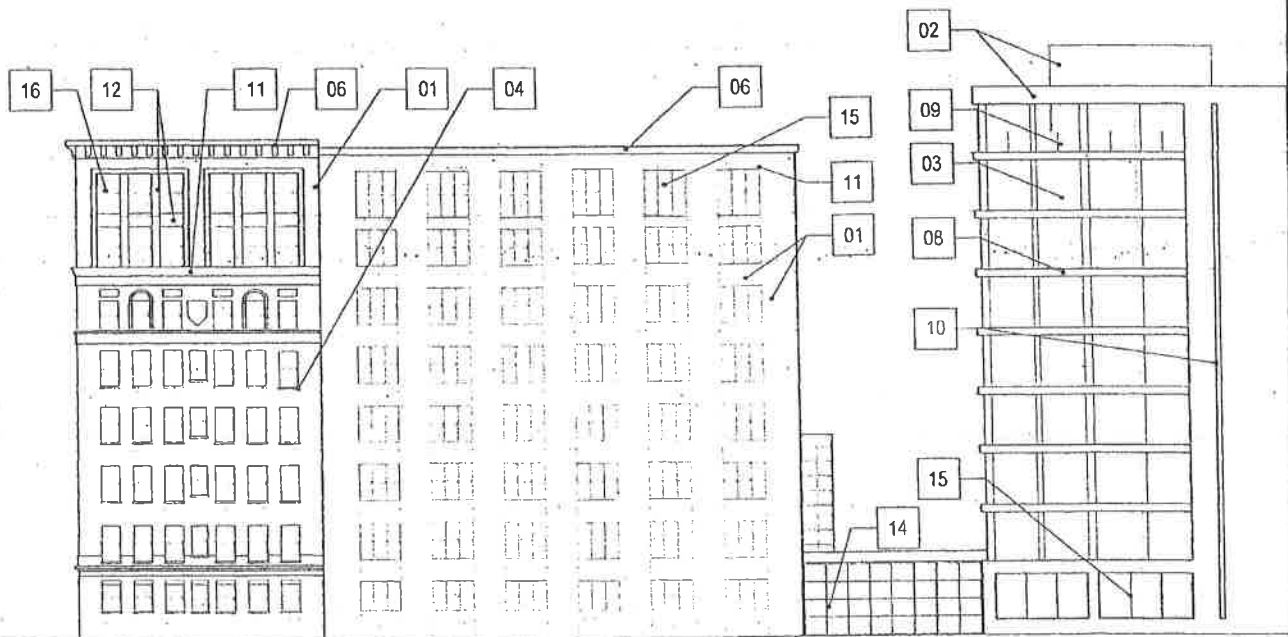
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### MATERIAL LEGEND:

- |                            |                                  |
|----------------------------|----------------------------------|
| 01 FACE BRICK              | 09 GLASS & METAL RAILING         |
| 02 PAINTED BRICK           | 10 ACCENT LIGHT FEATURE          |
| 03 CURTAIN WALL ASSEMBLY   | 11 LIMESTONE ORNAMENT            |
| 04 LIMESTONE SILL          | 12 LIMESTONE BLOCK               |
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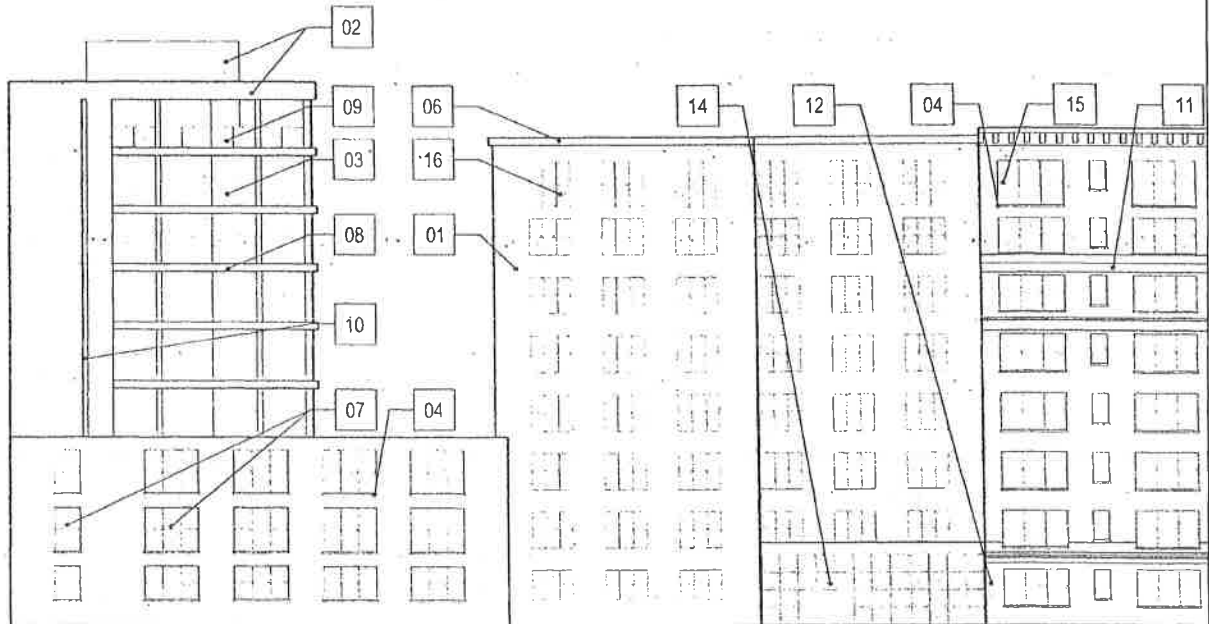
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EAST ELEVATION  
 SCALE: 1/32" = 1'-0"

### MATERIAL LEGEND:

- |                            |                                  |
|----------------------------|----------------------------------|
| 01 FACE BRICK              | 09 GLASS & METAL RAILING         |
| 02 PAINTED BRICK           | 10 ACCENT LIGHT FEATURE          |
| 03 CURTAIN WALL ASSEMBLY   | 11 LIMESTONE ORNAMENT            |
| 04 LIMESTONE SILL          | 12 LIMESTONE BLOCK               |
| 05 LIMESTONE VENEER        | 13 METAL FRAMED OPENING          |
| 06 LIMESTONE COPING        | 14 STOREFRONT WINDOW             |
| 07 ENLARGED WINDOW OPENING | 15 NEW WINDOW @ EXISTING OPENING |
| 08 METAL SLAB EDGE COVER   | 16 NEW PUNCHED WINDOW OPENING    |

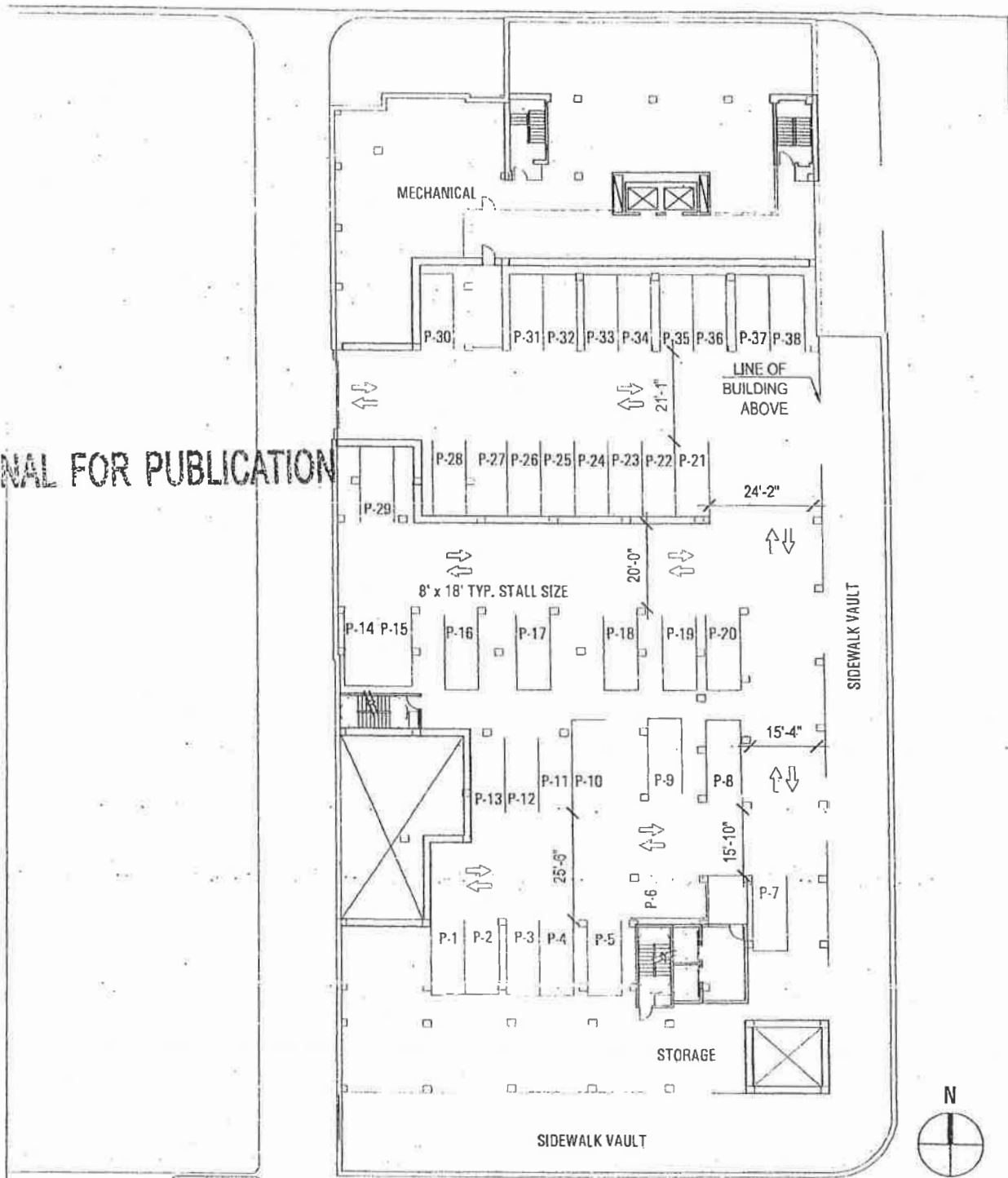
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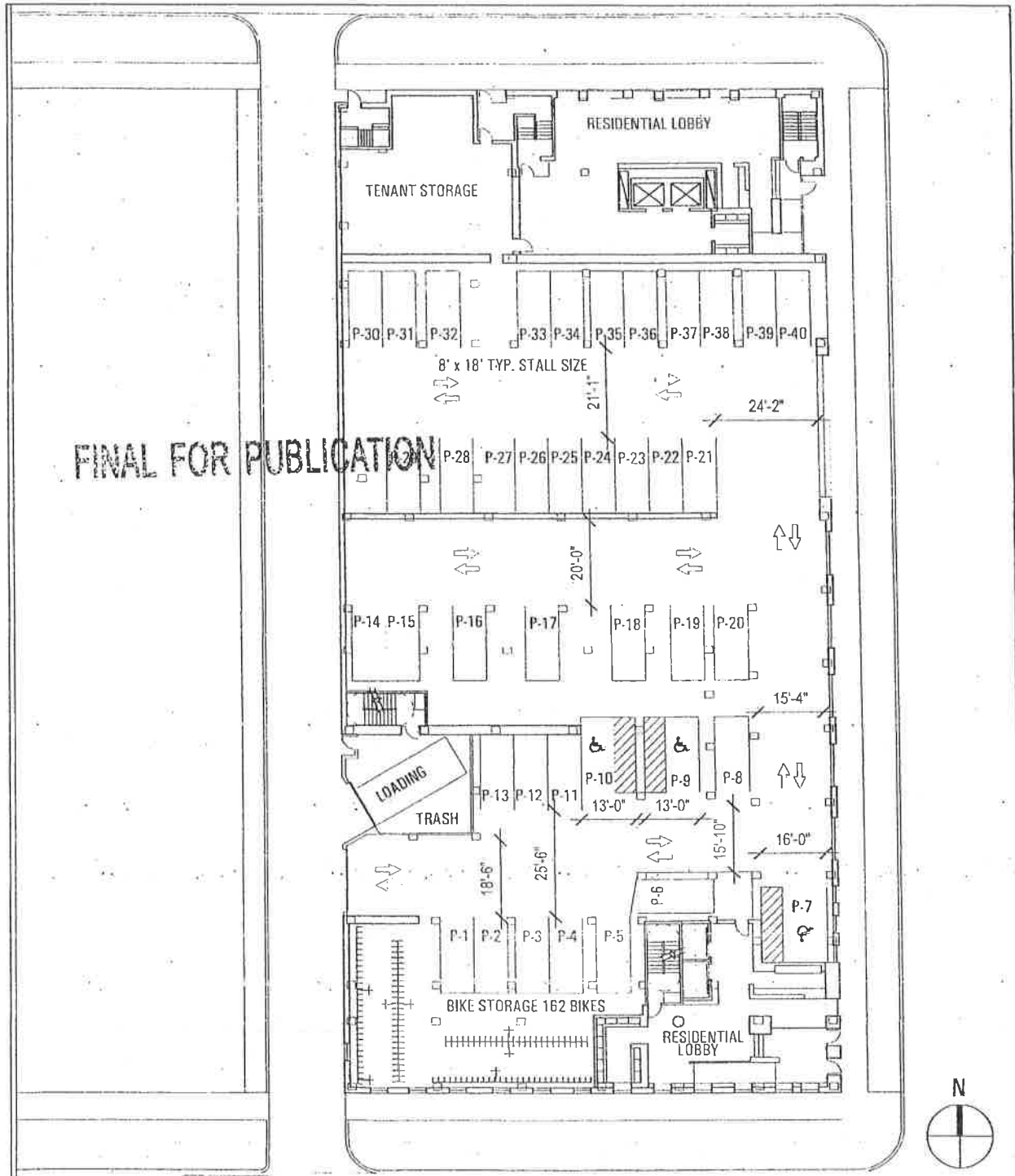
WEST ELEVATION  
SCALE: 1/32" = 1'-0"

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BASEMENT PLAN  
SCALE: 1" = 30'-0"



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FIRST FLOOR PLAN  
SCALE: 1" = 30'-0"