

PD 1321

Table of Contents

12/01/2020 Minor Change	2
Exhibits	4
06/17/2020 PD Amendment	9
Ordinance	9
Statements	9
Bulk Table	16
Exhibits	18
05/18/2016 PD Adoption	31
Ordinance	32
Statements	33
Bulk Table	36
Exhibits	37



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 1, 2020

Kathleen Duncan
Akerman LLP
71 South Wacker Drive
47th Floor
Chicago, IL 60606

Re: Minor change to PD No. 1321, Subarea C
Relocation of senior living entry and landscape modifications

Dear Ms. Duncan:

Please be advised that your request for a minor change to Planned Development No. 1321 ("PD 1321") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement number 15 of PD 1321.

Your client, CSD Six Corners LLC, is seeking a minor change to relocate the senior living lobby entrance from Milwaukee Avenue to Irving Park Road. The proposed relocation will better accommodate resident and visitor drop-offs and pick-ups due to the wider sidewalk, a 50 foot commercial loading zone, and street parking along Irving Park Road. In addition, the relocation will provide seniors with more convenient access to the parking garage. The revised Generalized Site Plan and Building Elevations illustrate this change (attached).

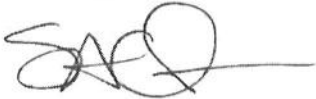
As a result of the lobby relocation, one less tree will be provided along Irving Park Road. However, the quantity and spacing of trees will still comply with the Landscape Ordinance. The number of existing and required new trees has been updated on the revised Landscape Plan (attached). Finally, your client will install raised planters along Irving Park Road to create an additional buffer for pedestrian safety.

The Department of Planning and Development has determined that allowing the entrance lobby relocation and landscape 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. Therefore, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1321, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

PD 1321
Minor Change
December 1, 2020
Page 2

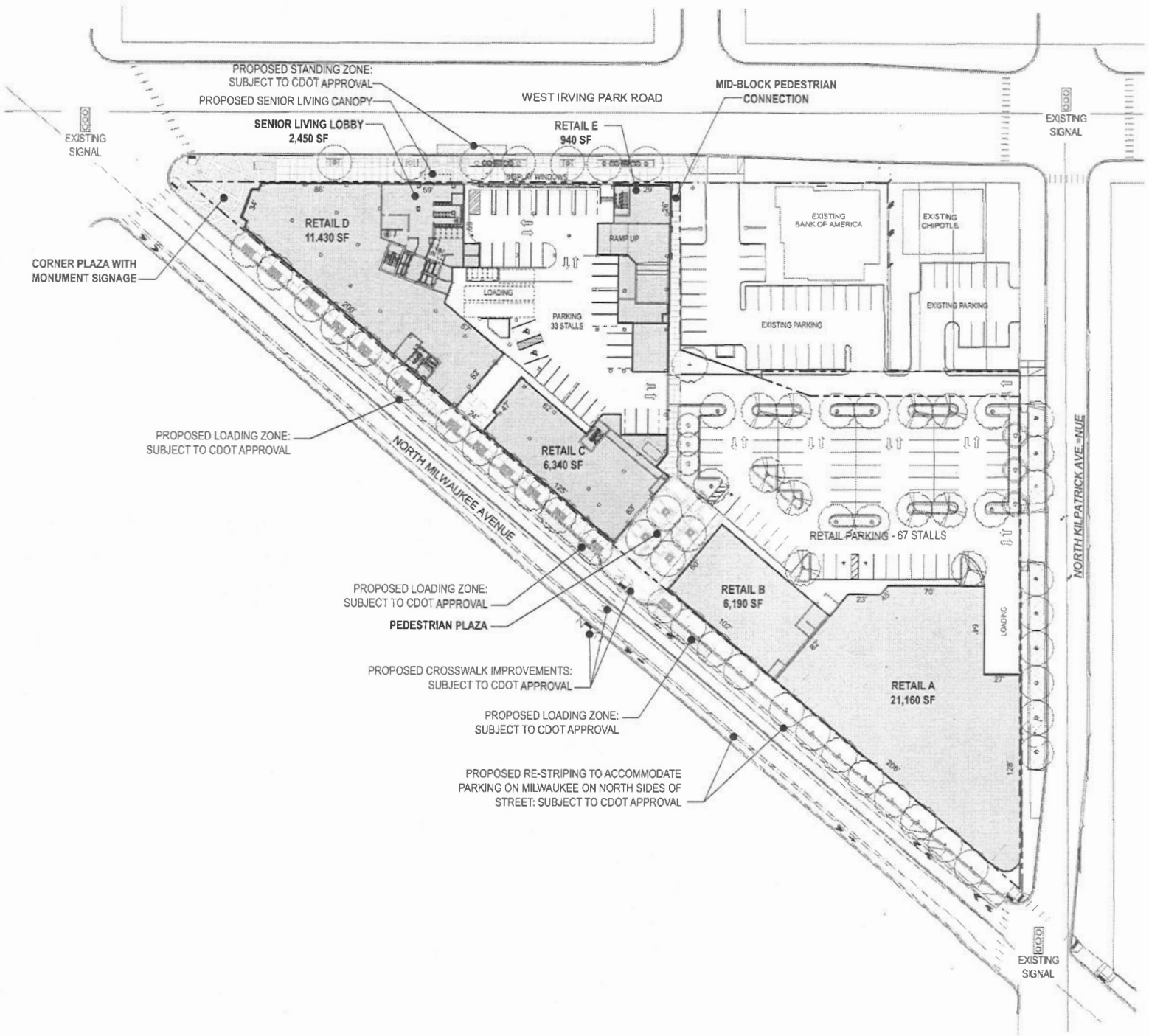
This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building 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,

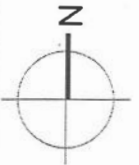
A handwritten signature in black ink, appearing to read 'SACQ', with a long horizontal line extending to the right.

Steven Valenziano
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Ron Daye, Bill Higgins, Main file



SITE PLAN



SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS

APPLICANT - CSD SIX CORNERS LLC
 ADDRESS: 3911-3985 NORTH MILWAUKEE AVE
 4671-4777 WEST IRVING PARK ROAD

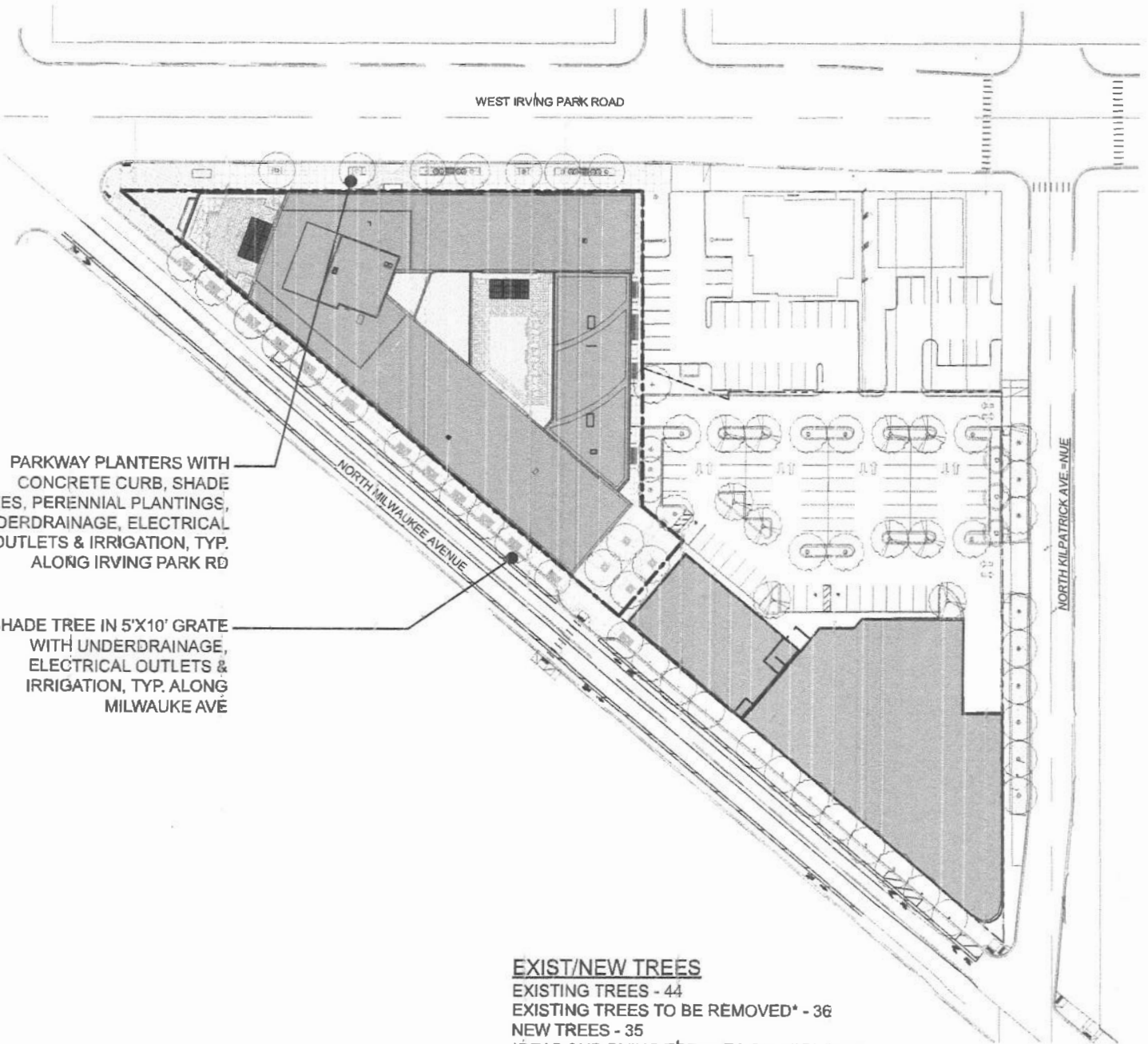
GENERALIZED SITE PLAN

SHEET NO.:

5

DATE: NOVEMBER 17, 2020

CPC DATE: May 21, 2020



WEST IRVING PARK ROAD

NORTH MILWAUKEE AVENUE

NORTH KILPATRICK AVE = N/A

PARKWAY PLANTERS WITH CONCRETE CURB, SHADE TREES, PERENNIAL PLANTINGS, UNDERDRAINAGE, ELECTRICAL OUTLETS & IRRIGATION, TYP. ALONG IRVING PARK RD

SHADE TREE IN 5'X10' GRATE WITH UNDERDRAINAGE, ELECTRICAL OUTLETS & IRRIGATION, TYP. ALONG MILWAUKE AVE

EXIST/NEW TREES
 EXISTING TREES - 44
 EXISTING TREES TO BE REMOVED* - 36
 NEW TREES - 35
 *DEAD AND DYING TREES TO BE REPLACED

LANDSCAPE PLAN

SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS
 APPLICANT - GSD SIX CORNERS, LLC
 ADDRESS: 3911-3985 NORTH MILWAUKEE AVE
 4871-4777 WEST IRVING PARK ROAD



0 25' 50' 100'
 SCALE: 1" = 100'

LANDSCAPE PLAN

DATE: NOVEMBER 30, 2020

CHG DATE: May 21, 2020

SHEET NO.:

6

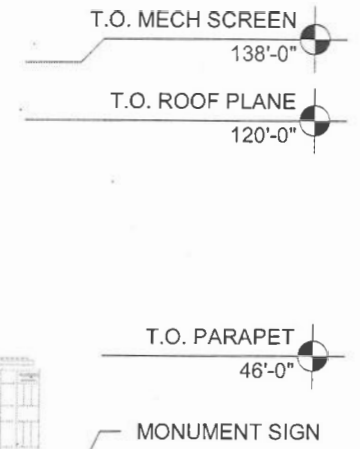
SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS
 APPLICANT - CSD SIX CORNERS LLC
 ADDRESS: 3911-3985 NORTH MILWAUKEE AVE
 4671-4777 WEST IRVING PARK ROAD

- MECH. SCREEN
- BRICK, COLOR TYPE 2
- FIXED OVER OPERABLE WINDOWS, TYP.
- BRICK, COLOR TYPE 1
- LOUVERS/SPANDREL GLASS AT PARKING GARAGE
- ALUMINUM STOREFRONT
- STONE BASE

ART / DISPLAY AREAS AT PARKING GARAGE
 SENIOR LIVING ENTRY



NORTH ELEVATION - IRVING PARK ROAD

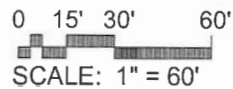
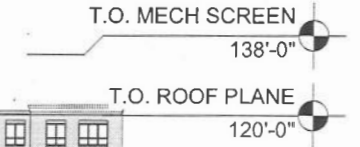


- MECH. SCREEN
- BRICK, COLOR TYPE 2
- FIXED OVER OPERABLE WINDOWS, TYP.
- BRICK, COLOR TYPE 1

- T.O. PARAPET 46'-0"
- LOUVERS/SPANDREL GLASS AT PARKING GARAGE
- MONUMENT SIGN
- ALUMINUM STOREFRONT
- STONE BASE
- RETAIL ELEVATOR ACCESS
- PEDESTRIAN ACCESS POINT



SOUTH ELEVATION - MILWAUKEE AVENUE



DATE: NOVEMBER 17, 2020

CFC DATE: May 21, 2020

BUILDING ELEVATIONS

7

SHEET NO.:

SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS
 APPLICANT - CSD SIX CORNERS LLC
 ADDRESS: 3911-3985 NORTH MILWAUKEE AVE
 4671-4777 WEST IRVING PARK ROAD

DATE:
 NOVEMBER 17, 2020

CPC DATE:
 May 21, 2020

BUILDING ELEVATIONS

SHEET NO.:

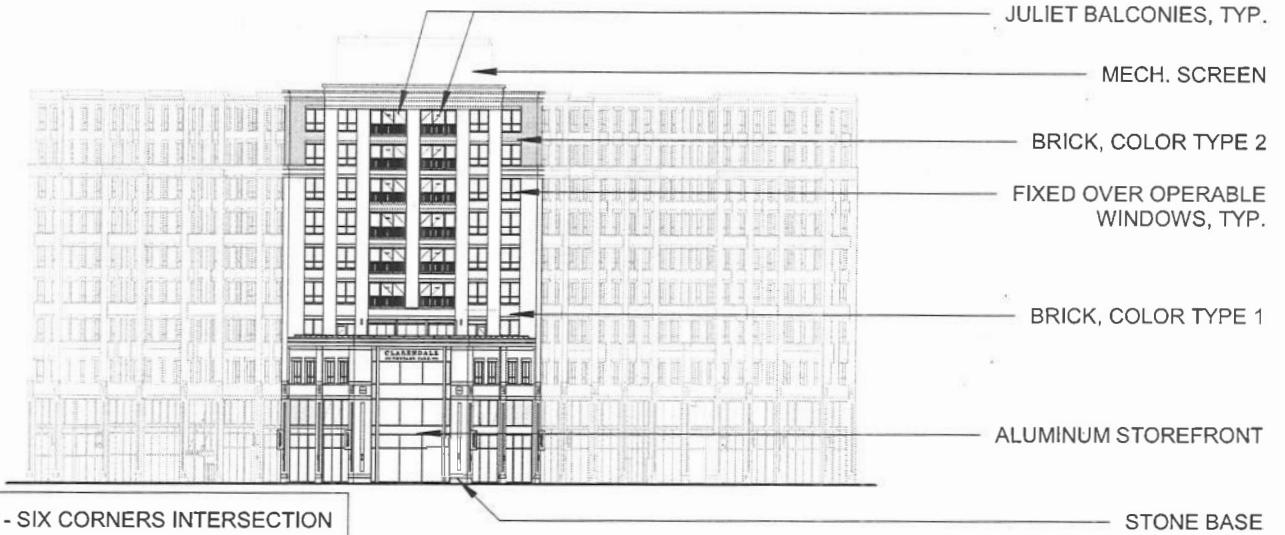
8

T.O. MECH SCREEN
 138'-0"

T.O. ROOF PLANE
 120'-0"

T.O. PARAPET
 46'-0"

WEST ELEVATION - SIX CORNERS INTERSECTION

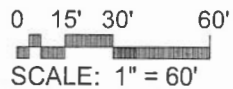


T.O. MECH SCREEN
 138'-0"

T.O. ROOF PLANE
 120'-0"

T.O. PARAPET
 68'-0"

EAST ELEVATION - KILPATRICK AVENUE

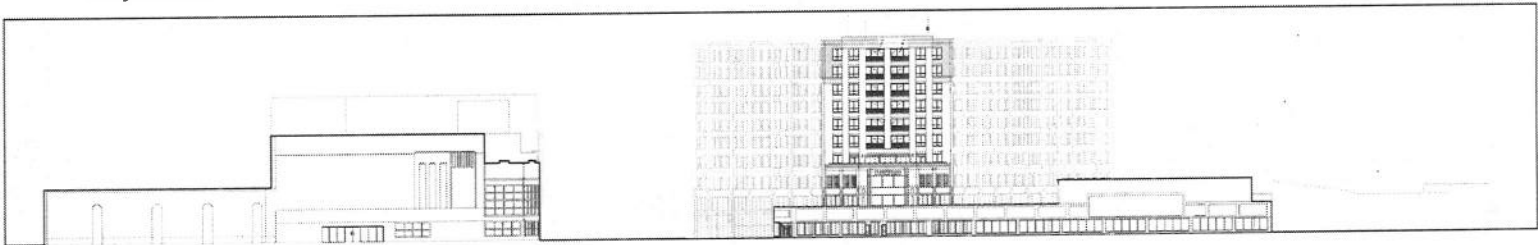




South Elevation
Milwaukee Avenue



North Elevation
Irving Park Road



West Elevation
Cicero Avenue

SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS

APPLICANT - CSD SIX CORNERS LLC
ADDRESS: 3911-3985 NORTH MILWAUKEE AVE
4671-4777 WEST IRVING PARK ROAD

BUILDING ELEVATIONS

SHEET NO.:

12

DATE:
NOVEMBER 17, 2020

OPC DATE:
May '21, 2020

20394

18520

JOURNAL--CITY COUNCIL--CHICAGO

6/17/2020

Reclassification Of Area Shown On Map No. 9-K.
(As Amended)
(Application No. 20394)
(Common Address: 3911 -- 3985 N. Milwaukee Ave.
And 4671 -- 4777 W. Irving Park Rd.)

BPD 1321, 09

[SO2020-1901]

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 the Business Planned Development Number 1321 symbols and indications as shown on Map Number 9-K in the area bounded by:

West Irving Park Road; a line 95.0 feet west of and parallel to North Kilpatrick Avenue; the east/west public alley south of and parallel to West Irving Park Road; North Kilpatrick Avenue; and North Milwaukee Avenue,

to the designation of a B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all B3-3 Community Shopping District symbols and indications established in Section 1 above to the designation of Business Planned Development Number 1321, 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 attached herewith and made a part hereof and to no others.

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

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

Business Planned Development No. 1321, As Amended.

Planned Development Statements.

1. The area delineated herein as Business Planned Development Number 1321, as amended ("Planned Development"), consists of approximately 139,618 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, CSD Six Corners 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.

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 these 19 Statements; a Bulk Regulations table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Subarea Plan; Right-of-Way Adjustment Map; Site Plan; Landscape Plan; Building Elevations (North, South, East and West); and Aerial Diagram dated May 21, 2020, submitted herein. Also attached is an ARO Profile Form. 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. The following uses are allowed in the area delineated herein as a Business Planned Development:

Subarea A:

postal service; animal services; sales and grooming; veterinary (not including shelter/boarding kennel); construction sales and service including building material sales (excluding contractor/construction storage yard); eating and drinking establishments including restaurant, limited; restaurant, general; outdoor patio (permitted if located at grade level and on rooftop); financial services (no payday loan stores or pawn shop/cash for gold as primary business); including automated teller machine facility (no drive-thru permitted); food and beverage retail including liquor sales (package goods) and liquor sales (as accessory use); medical service; office; personal service; repair or laundry service, consumer including dry cleaning drop-off or pick-up (no on-premises plant) and coin-operated laundromat; retail sales, general; children's play center; new vehicle sales (used vehicle sales only at new car dealership) including auto supply/accessory sales but no warehousing or storage of inventory on-site and no vehicle service allowed on-site (electric charging stations are permitted); and all accessory uses.

Subarea B:

financial institution; eating drinking establishments including restaurant, limited; restaurant, general; outdoor patio (located at grade level); retail sales, general and office; and all accessory uses.

Subarea C:

multi-unit residential (no mobile home park or sales); dwelling units above the ground floor; elderly housing; and assisted living (elderly custodial care); postal service; animal services; sales and grooming; veterinary (not including shelter/boarding kennel); construction sales and service including building material sales (excluding contractor/construction storage yard); eating and drinking establishments including restaurant, limited; restaurant, general; outdoor patio (permitted if located at grade level and on rooftop); financial services (no payday loan stores or pawn shop/cash for gold as primary business); including automated teller machine facility (no drive-thru permitted); food and beverage retail including liquor sales (package goods) and liquor sales (as accessory use); medical service; office; personal service; repair or laundry service, consumer including dry cleaning drop-off or pick-up (no on-premises plant) and coin-operated laundromat; retail sales, general (however no mattress stores as primary use located at the hard corner of Milwaukee Avenue and Irving Park Road, but can be located in off-corner retail space); children's play center; new vehicle sales (used vehicle sales only at new car dealership) including auto supply/accessory sales but no warehousing or storage of inventory on-site and no vehicle service allowed on-site (electric charging stations are permitted); and all accessory uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development. Signage in one subarea advertising a business in another subarea shall not constitute off-premises signage.
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 139,618 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 shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. 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 acknowledges and agrees that the rezoning from P.D.1321 to B3-3, and then to P.D. 1321, 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 ("DOH") (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 258 senior living units, 114 of which meet the definition of "Housing Unit" under the ARO. As a result, the Applicant's affordable housing obligation is 11 ARO Units (10 percent of 114, rounded down), 3 of which are Required Units (25 percent of 11, rounded up). Applicant has agreed to satisfy its affordable housing obligation by providing 11 ARO Units in the senior housing 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 [____]. ARO Units must include services being provided to market rate tenants of the Housing Units in the senior living building. 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 Housing Units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Housing for review and approval, and DOH may adjust the number of required ARO Units without amending the Planned Development; provided, however, if the number of units which meet the definition of "Housing Unit" for purposes of the ARO decreases, Applicant will still provide 11 ARO Units. 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 DOH may enforce remedies for any breach of this Statement 11, 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.

12. Subarea C allows for senior housing as a permitted use. Applicant intends to construct a total of 258 senior living units, 114 of which are independent living units and 98 of which are assisted living units and 46 are memory care units. Applicant acknowledges and agrees, as set forth in Statement Number 11, that the independent living units trigger the requirements of the ARO.
13. Review and approval of a proposed site plan by DPD is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. 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 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 P.D.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 15. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. 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);
 - fully-dimensioned building elevations;
 - fully-dimensioned landscape plan(s); and
 - statistical information applicable to the subject subarea, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.
14. 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 of the Municipal Code, or any other provision of the Municipal Code of Chicago.

15. 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.
16. 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.
17. 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.
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.

- 19. 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 Business Planned Development Number 1321 as approved by the Chicago City Council on May 18, 2016.

[Affordable Housing Profile Form referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning and Street Map; Existing Land-Use Area Map; Boundary and Property Line/Right-of-Way Map; Right-of-Way Adjustment Map; Generalized Site Plan; Landscape Plan; Building Elevations; and Aerial Diagram referred to in these Plan of Development Statements printed on pages 18529 through 18541 of this Journal.]

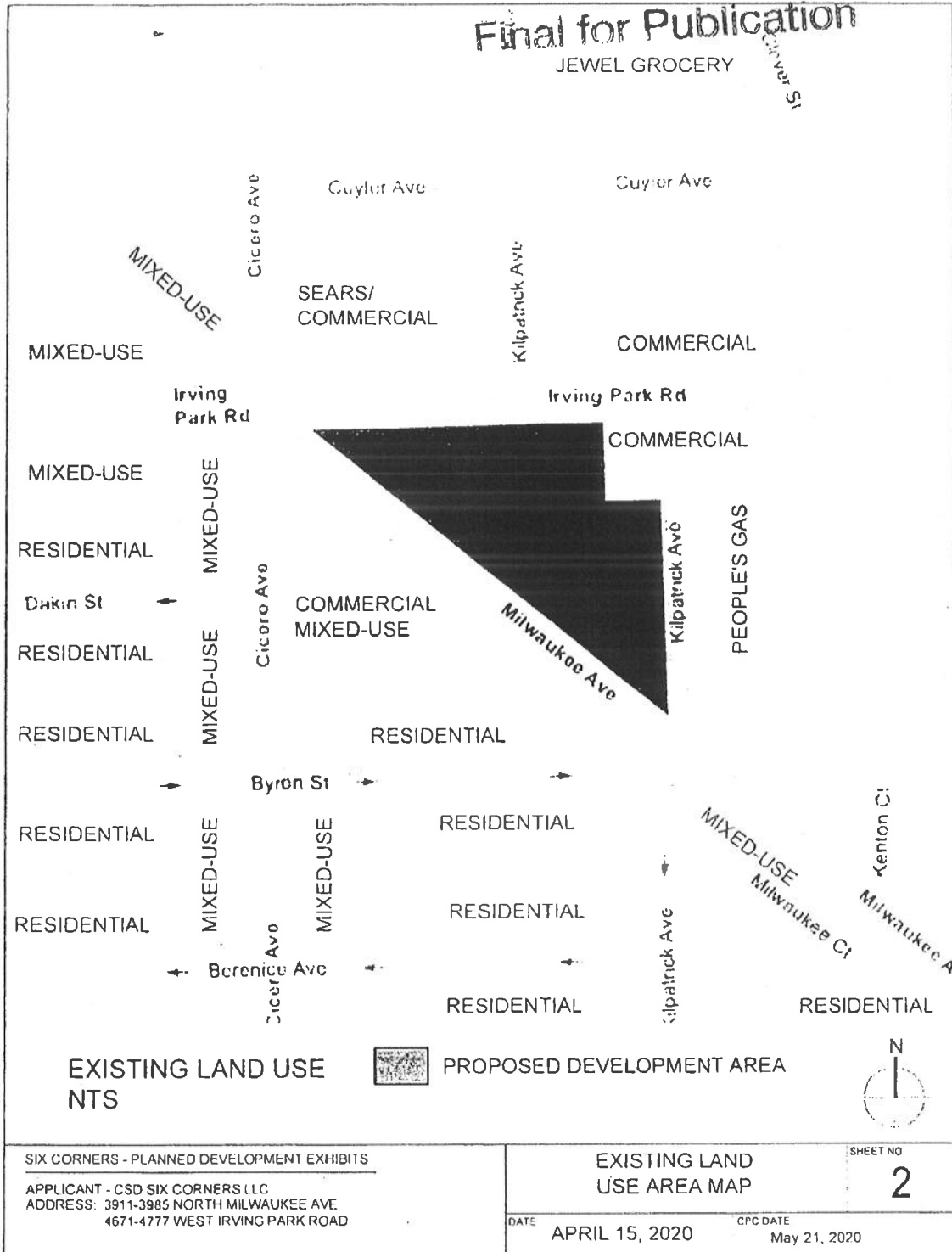
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development No. 1321, As Amended.

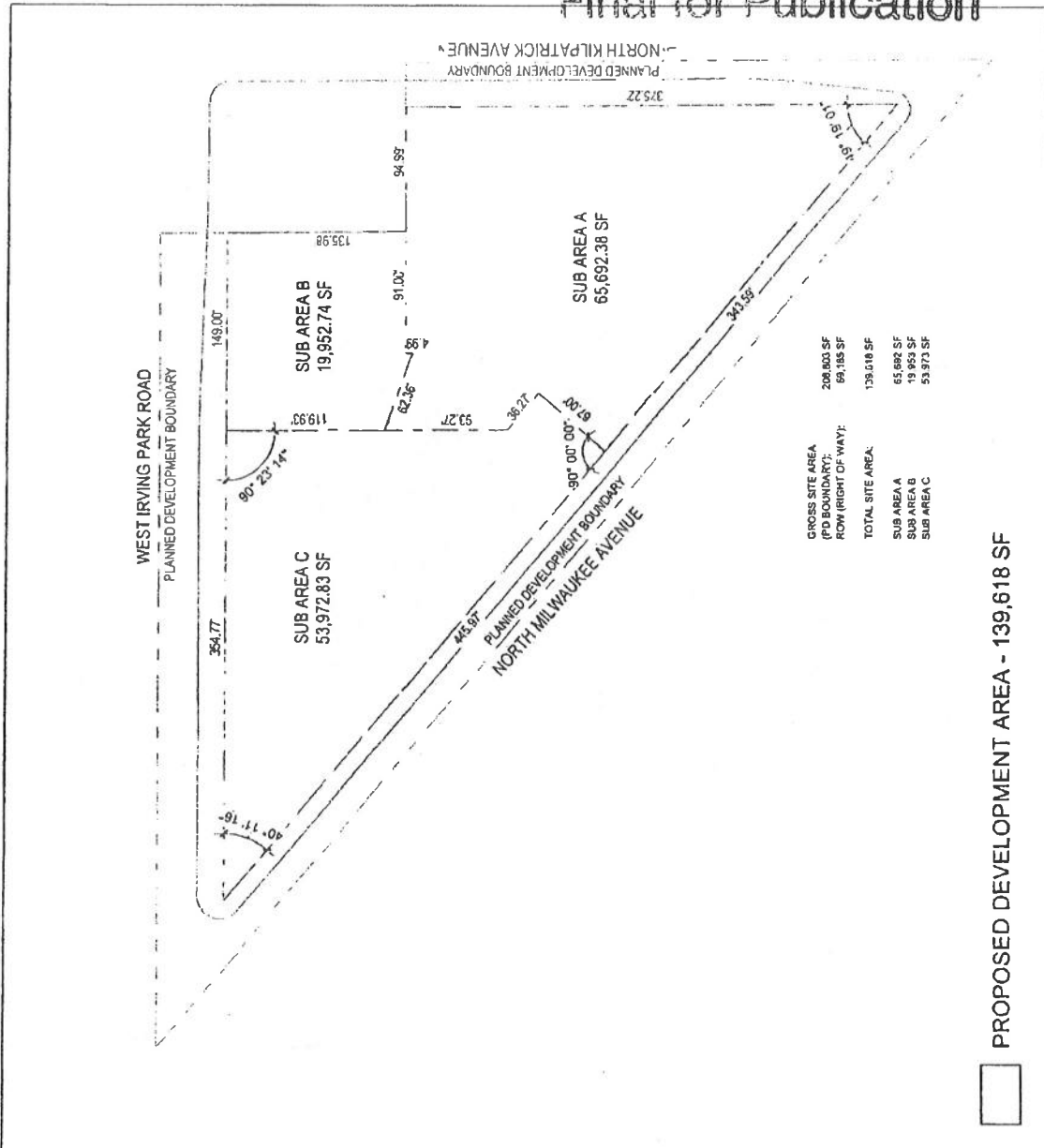
Bulk Regulations And Data Table.

Gross Site Area:	208,803 square feet
Area in Right-of-Ways:	69,185 square feet
Net Site Area:	139,617.95 square feet
Subarea A:	65,692.38 square feet
Subarea B:	19,952.74 square feet
Subarea C:	53,972.83 square feet

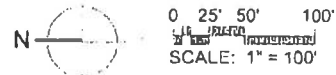
Maximum Floor Area Ratio:	2.43
Subarea A:	.43
Subarea B:	.28
Subarea C:	5.65
Setbacks:	In accordance with Site Plan
Maximum Building Height:	
Subarea A:	32 feet
Subarea B:	Existing
Subarea C:	135 feet
Minimum Parking Spaces:	
Subarea A:	Minimum 67
Subarea B:	Minimum 27
Subarea C:	Minimum 122
Total:	Minimum 216
Dwelling Units:	
Subarea A:	0
Subarea B:	0
Subarea C:	
Independent Living Units:	114
Assisted Living/Memory Care Units:	144
Bicycle Parking Spaces:	43
Loading Spaces:	3



Final for Publication



PLANNED DEVELOPMENT BOUNDARY AND SUB AREA PLAN



SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS

APPLICANT - CSD SIX CORNERS LLC
ADDRESS: 3911-3985 NORTH MILWAUKEE AVE
4671-4777 WEST IRVING PARK ROAD

P.D. BOUNDARY, PROPERTY LINE/RIGHT OF WAY

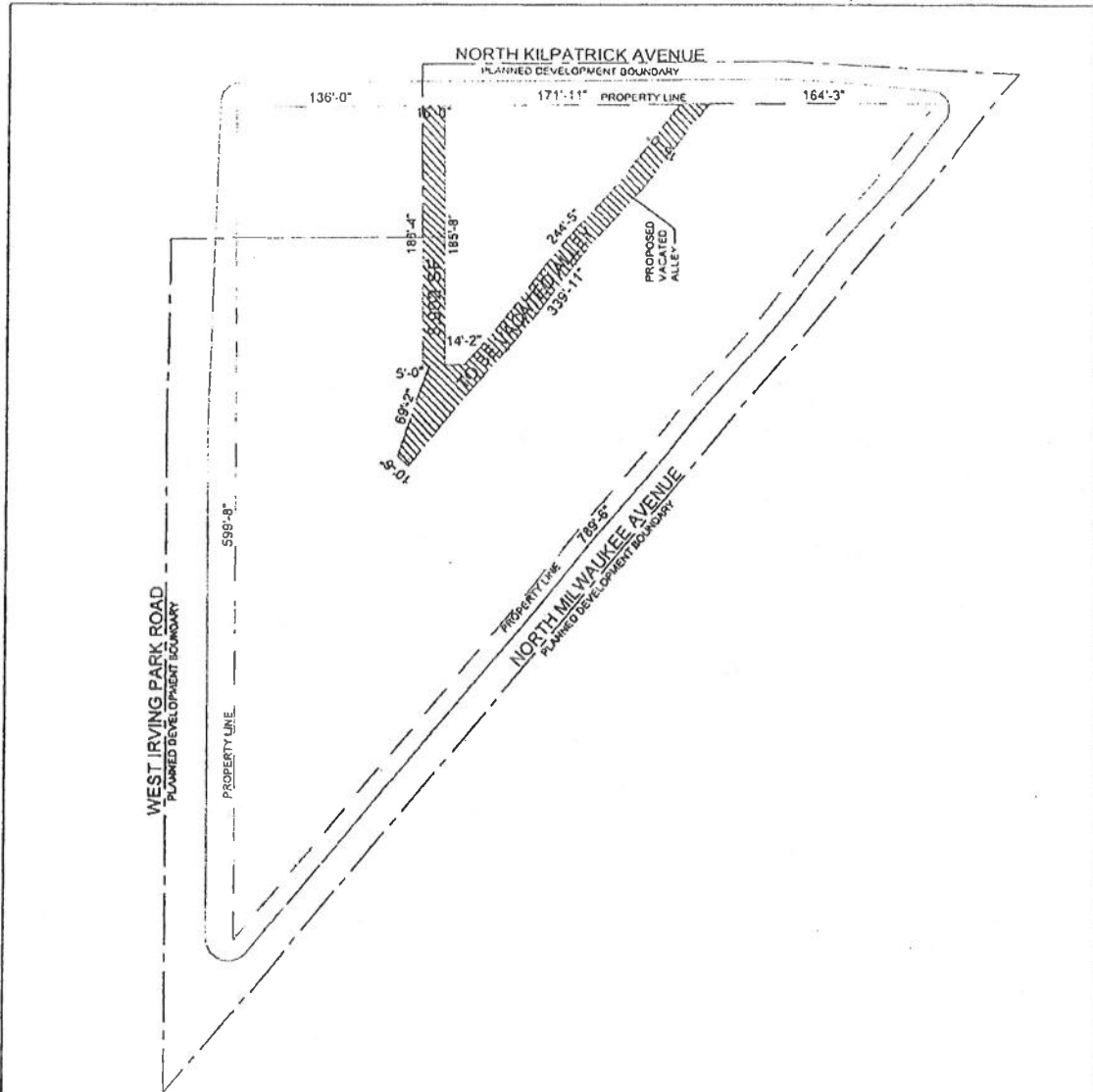
SHEET NO:

3

DATE
APRIL 15, 2020

CPC DATE
May 21, 2020

Final for Publication



RIGHT-OF-WAY ADJUSTMENT



0 25' 50' 100'
 SCALE: 1" = 100'

SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS

APPLICANT - CSD SIX CORNERS LLC
 ADDRESS: 3911-3985 NORTH MILWAUKEE AVE
 4671-4777 WEST IRVING PARK ROAD

RIGHT OF WAY ADJUSTMENT

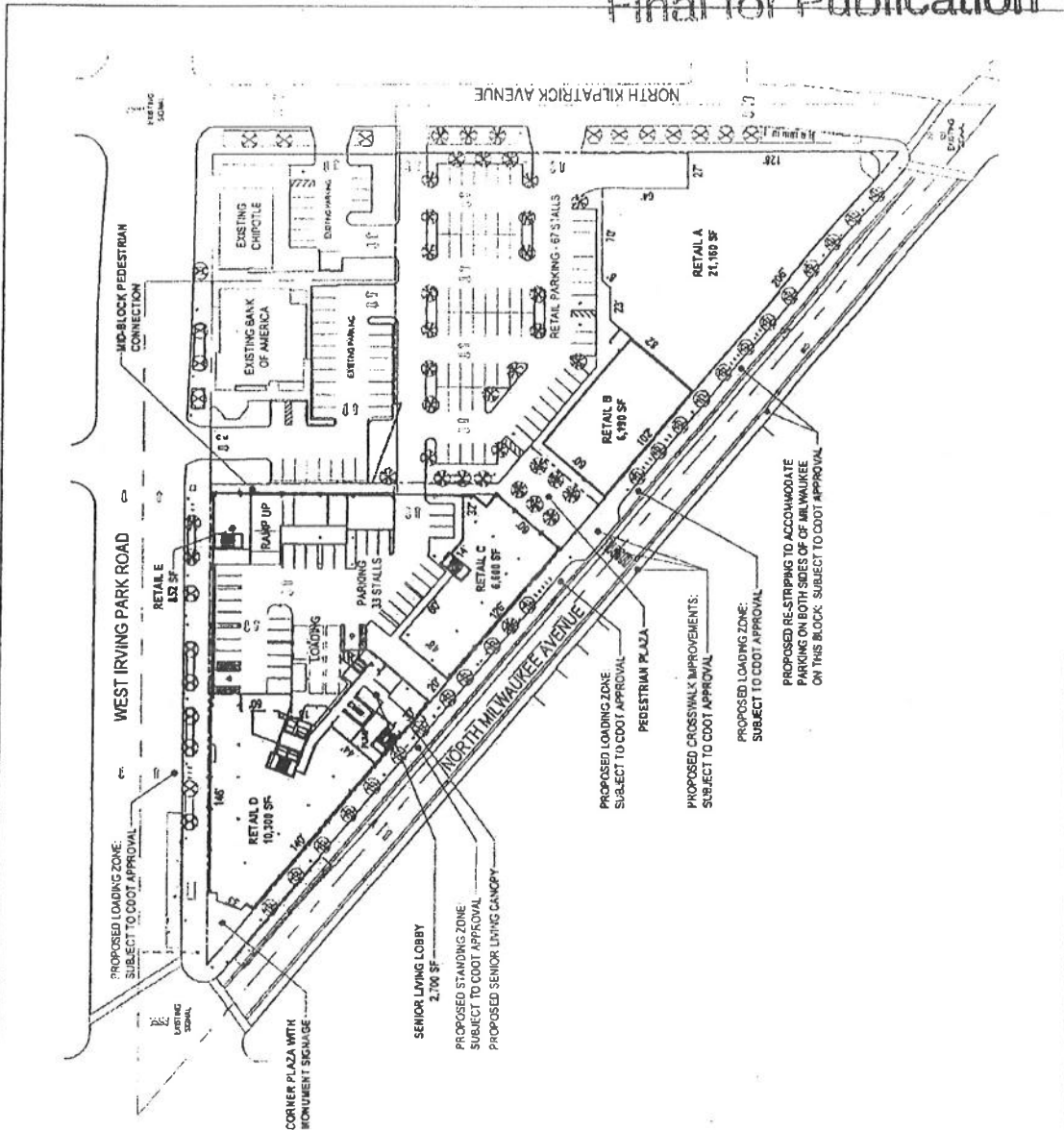
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4

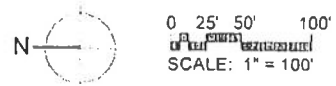
DATE APRIL 15, 2020

CPC DATE May 21, 2020

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SITE PLAN

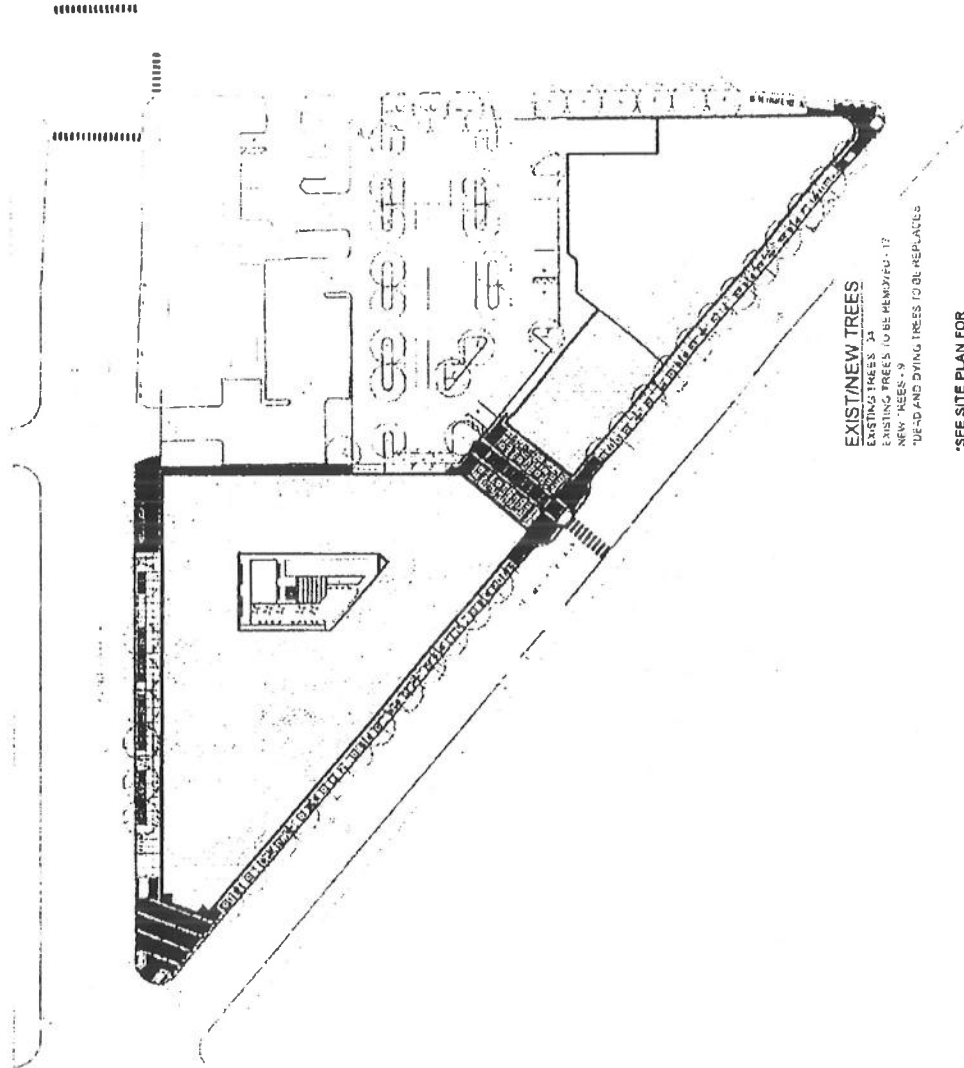


SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS
 APPLICANT - CSD SIX CORNERS LLC
 ADDRESS: 3911-3985 NORTH MILWAUKEE AVE
 4671-4777 WEST IRVING PARK ROAD

GENERALIZED SITE PLAN SHEET NO. **5**

DATE: APRIL 15, 2020 CPC DATE: May 21, 2020

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EXIST/NEW TREES
 EXISTING TREES - 34
 EXISTING TREES TO BE REMOVED - 17
 NEW TREES - 9
 DEAD AND DYING TREES TO BE REPLACED

***SEE SITE PLAN FOR BIKE RACK LOCATIONS**

LANDSCAPE PLAN



SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS

APPLICANT - CSD SIX CORNERS LLC
 ADDRESS: 3911-3985 NORTH MILWAUKEE AVE
 4671-4777 WEST IRVING PARK ROAD

LANDSCAPE PLAN

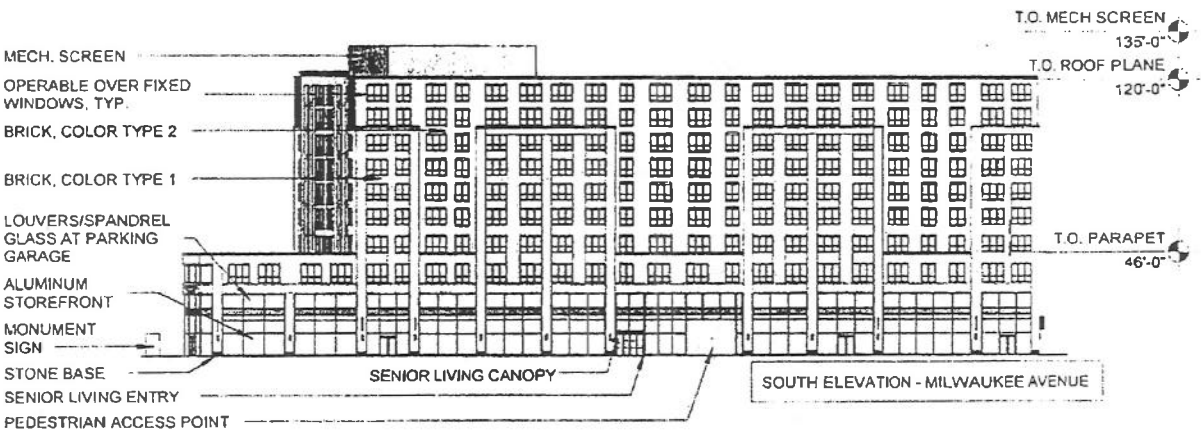
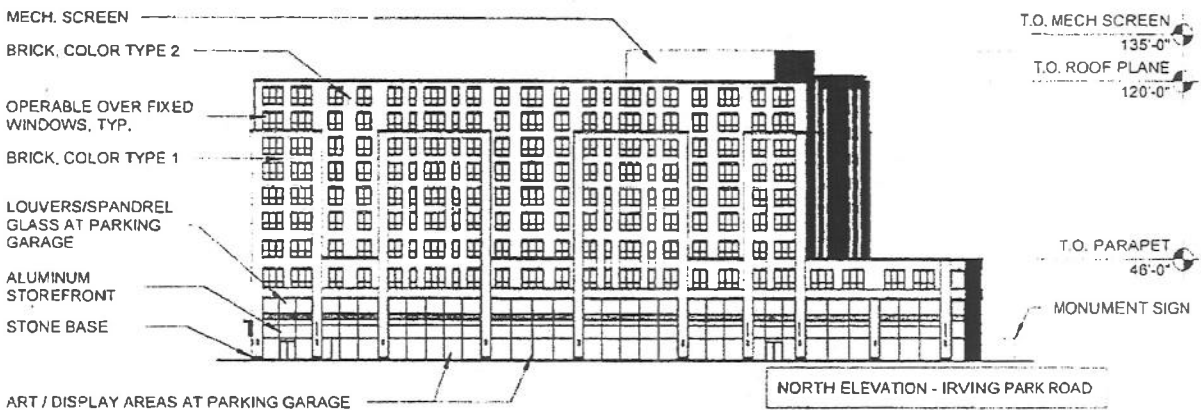
SHEET NO

6

DATE APRIL 15, 2020

CPC DATE May 21, 2020

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0 15' 30' 60'
 SCALE: 1" = 60'

SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS
 APPLICANT - CSO SIX CORNERS LLC
 ADDRESS: 3911-3985 NORTH MILWAUKEE AVE
 4871-4777 WEST IRVING PARK ROAD

BUILDING ELEVATIONS

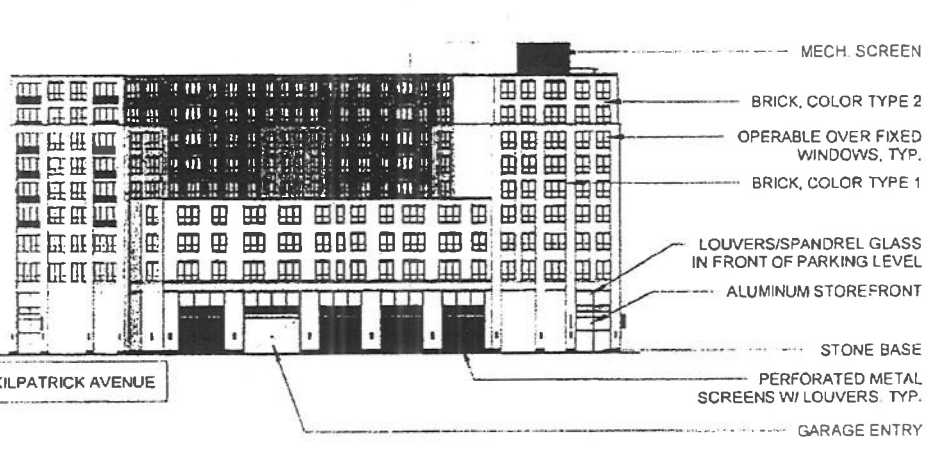
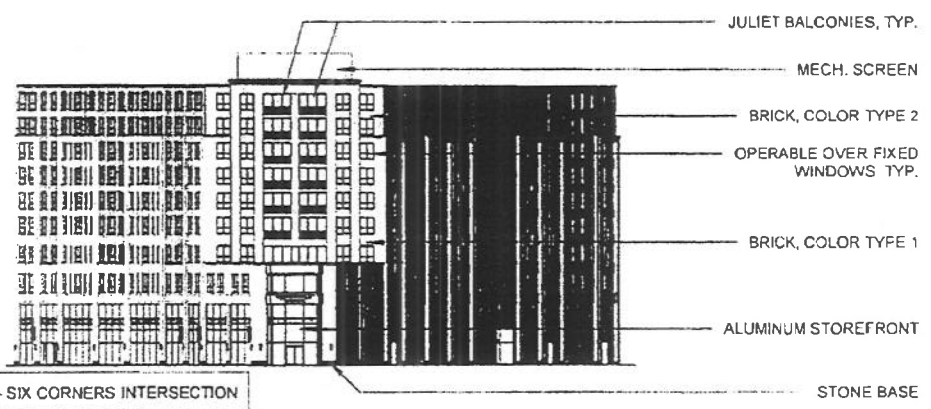
SHEET NO:

7

DATE: APRIL 15, 2020

CNC DATE: MAY 21, 2020

Final for Publication



0 15' 30' 60'

SCALE: 1" = 60'

SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS

APPLICANT - CSD SIX CORNERS LLC

ADDRESS: 3911-3985 NORTH MILWAUKEE AVE

4671-4777 WEST IRVING PARK ROAD

DATE: APRIL 15, 2020

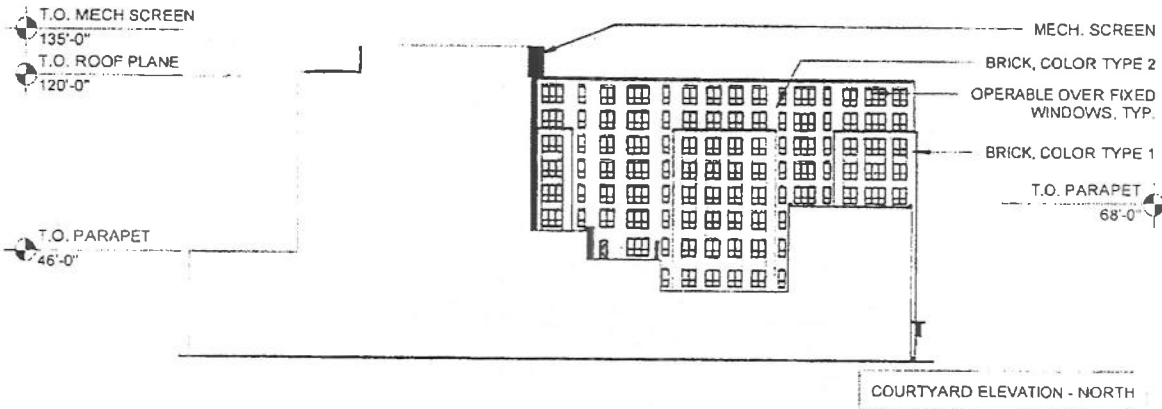
CPC DATE: May 21, 2020

BUILDING ELEVATIONS

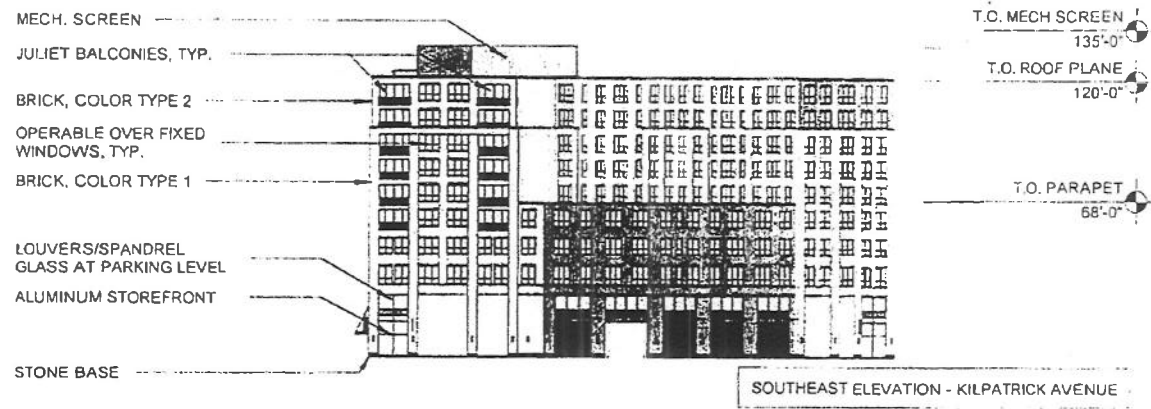
SHEET NO

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COURTYARD ELEVATION - NORTH



SOUTHEAST ELEVATION - KILPATRICK AVENUE

0 15' 30' 60'

 SCALE: 1" = 60'

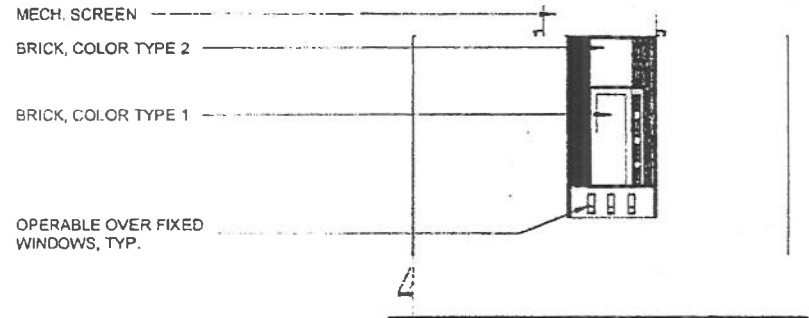
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 APPLICANT - CSD SIX CORNERS LLC
 ADDRESS: 3911-3985 NORTH MILWAUKEE AVE
 4671-4777 WEST IRVING PARK ROAD

BUILDING ELEVATIONS SHEET NO. 9
 DATE: APRIL 15, 2020
 CIRC DATE: May 21, 2020

Final for Publication



COURTYARD ELEVATION - SOUTH



COURTYARD ELEVATION - WEST

0 15' 30' 60'

SCALE: 1" = 60'

SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS
 APPLICANT - CSD SIX CORNERS LLC
 ADDRESS: 3911-3985 NORTH MILWAUKEE AVE
 4671-4777 WEST IRVING PARK ROAD

BUILDING ELEVATIONS

SHEET NO:

10

DATE
APRIL 15, 2020

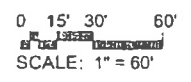
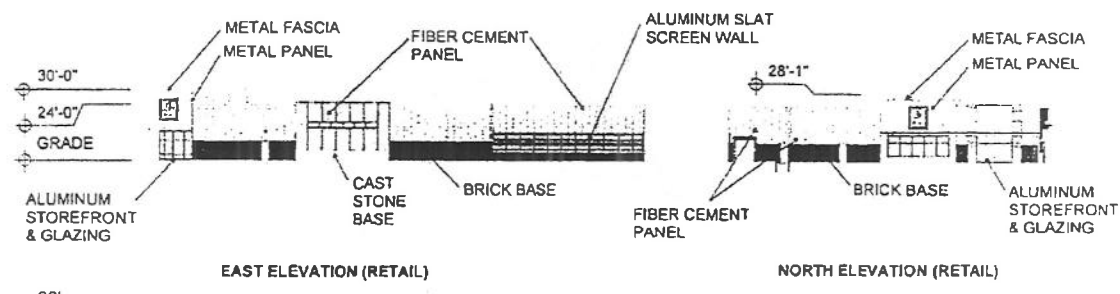
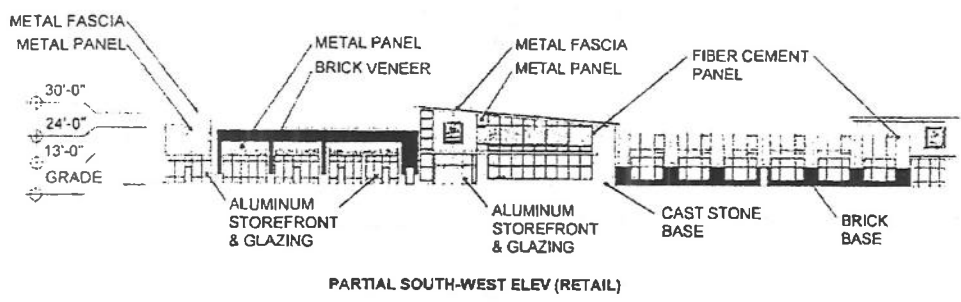
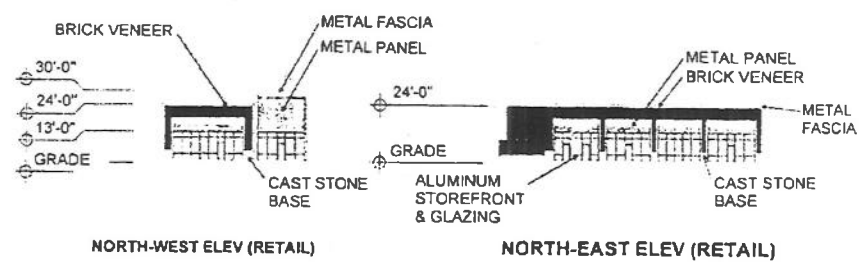
DATE
MAY 21, 2020

6/17/2020

REPORTS OF COMMITTEES

18539

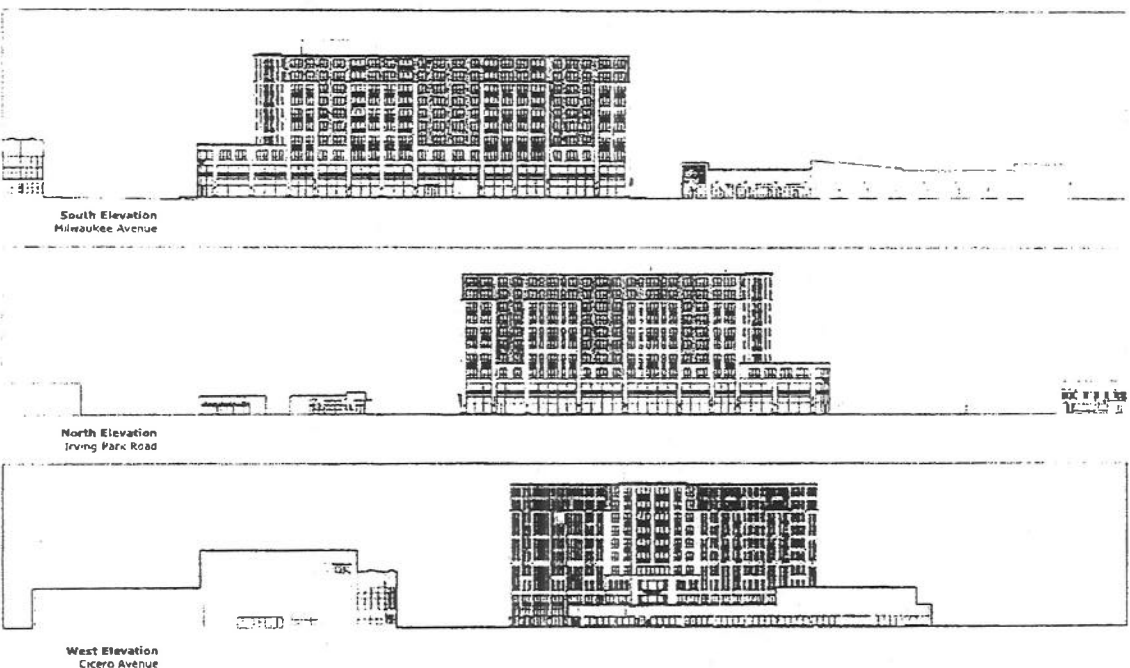
Final for Publication



SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS
 APPLICANT - CSD SIX CORNERS LLC
 ADDRESS: 3911-3985 NORTH MILWAUKEE AVE
 4671-4777 WEST IRVING PARK ROAD

BUILDING ELEVATIONS
 SHEET NO. 11
 DATE: APRIL 15, 2020
 CHECK DATE: May 21, 2020

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SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS

APPLICANT - CSD SIX CORNERS, LLC
ADDRESS: 3911-3963 NORTH MILWAUKEE AVE
4671-4777 WEST IRVING PARK ROAD

BUILDING ELEVATIONS

SHEET NO.

12

DATE
APRIL 15, 2020

CRC DATE
May 21, 2020

18266

25204

JOURNAL--CITY COUNCIL--CHICAGO

5/18/2016

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

(As Amended)

(Application No. 18266)

(Common Address: 3911 -- 3985 N. Milwaukee Ave./
4671 -- 4777 W. Irving Park Rd.)

BPD 1321

[SO2015-50]

(Committee Meeting Held April 26, 2016)

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

CHICAGO, May 18, 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 April 26, 2016, the following items were passed by a majority of the members present:

Page 1 contains one Mayoral reappointment of Leslie F. Bond, Jr. and Linda Searl as members of the Chicago Plan Commission.

Page 1 contains one text amendment, TAD-544, regarding the modification of use tables and standards to include medical cannabis-dispensing organizations within commercial districts. Page 1 also contains one text amendment, TAD-541, regarding the use of polycarbonate clear boarding to secure vacant residential buildings.

Pages 1 through 8 contain various map amendments regarding land use.

Page 9 contains business identification signs over 100 feet in diameter and 24 feet above grade. Please let the record reflect that Alderman Thomas Tunney abstained from voting on a sign order at 1145 -- 1147 West Granville Avenue.

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, Dowell, King, 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, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore -- 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. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 9-K in the area bounded by:

West Irving Park Road; a line 95.0 feet west of and parallel to North Kilpatrick Avenue; the east/west public alley south of and parallel to West Irving Park Road; North Kilpatrick Avenue; and North Milwaukee Avenue.

SECTION 2. To those of a B3-2 Community Shopping District.

SECTION 3. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 9-K in the area bounded by:

West Irving Park Road; a line 95.0 feet west of and parallel to North Kilpatrick Avenue; the east/west public alley south of and parallel to West Irving Park Road; North Kilpatrick Avenue; and North Milwaukee Avenue.

SECTION 4. To those of a Business Planned Development.

SECTION 5. This ordinance takes effect after its passage and approval.

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

Business Planned Development No. 1321.

Planned Development Statements.

1. The area delineated herein as Business Planned Development Number 1321 ("Planned Development") consists of approximately 139,594 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, CSD Six Corners 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 15 Statements; a Bulk Regulations Table; an Existing Zoning and Land-Use Map; a Planned Development Boundary, Subarea and Property Line Map; Site/Right-of-Way Adjustment Map; Landscape Plan; a Green Roof Plan; Building Elevations (North, South, East and West); and Floor Plans prepared by OKW Architects and dated February 26, 2016, submitted herein. 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. The following uses are allowed in the area delineated herein as a Business Planned Development; Subarea A will allow the following uses permitted under the B3 Zoning District: postal service; animal services; sales and grooming (shelter/boarding kennel only allowed as accessory use to pet store); veterinary (not including shelter/boarding kennel); construction sales and service including building material sales (excluding contractor/construction storage yard); eating and drinking establishments including restaurant, limited; restaurant, general; outdoor patio (permitted if located at grade level and on rooftop); food catering allowed as accessory use to general or limited restaurant; financial services; including automated teller machine facility (no drive-thru permitted); food and beverage retail including liquor sales (package goods) and liquor sales (as accessory use); medical service; office; personal service; repair or laundry service, consumer including dry cleaning drop-off or pick-up (no on-premises plant) and coin-operated laundromat; retail sales, general; entertainment cabaret; children's play center; vehicle sales including auto supply/accessory sales but no vehicle service allowed. Subarea B will allow the use of a financial institution; eating drinking establishments including restaurant limited; restaurant, general; outdoor patio (located at grade level); retail sales, general and office.
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 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 139,594 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 shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. 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 13-32-125 of the Municipal Code, or any other provision of that 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. Specifically, the applicant shall be allowed to eliminate the second-story retail and replace with parking spaces administratively by the Zoning Administrator upon written request.
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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The applicant shall meet and exceed the minimum required areas of interior landscaping at the roof top parking per Chicago Landscape Ordinance with a goal of 100 percent of area not used for pedestrian pathways, vehicular use or mechanical space to be vegetated green space. Proof of a five-year maintenance agreement to care for the vegetation on the roof shall be supplied and approved at time of Part II Review. Planting of trees at the rooftop parking area will not be required. Applicant will exceed ASHRAE 90.1 2004 standards by 14 percent.
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 the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to B3-2 Community Shopping District.

[Existing Zoning Map; Existing Land-Use Area Map; Boundary and Subarea Plan; Right-of-Way Adjustment Map; Site Plan; Landscape Plan; Ground and Second Level Plans; Green Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 25210 through 25221 of this *Journal*.]

5/18/2016

REPORTS OF COMMITTEES

25209

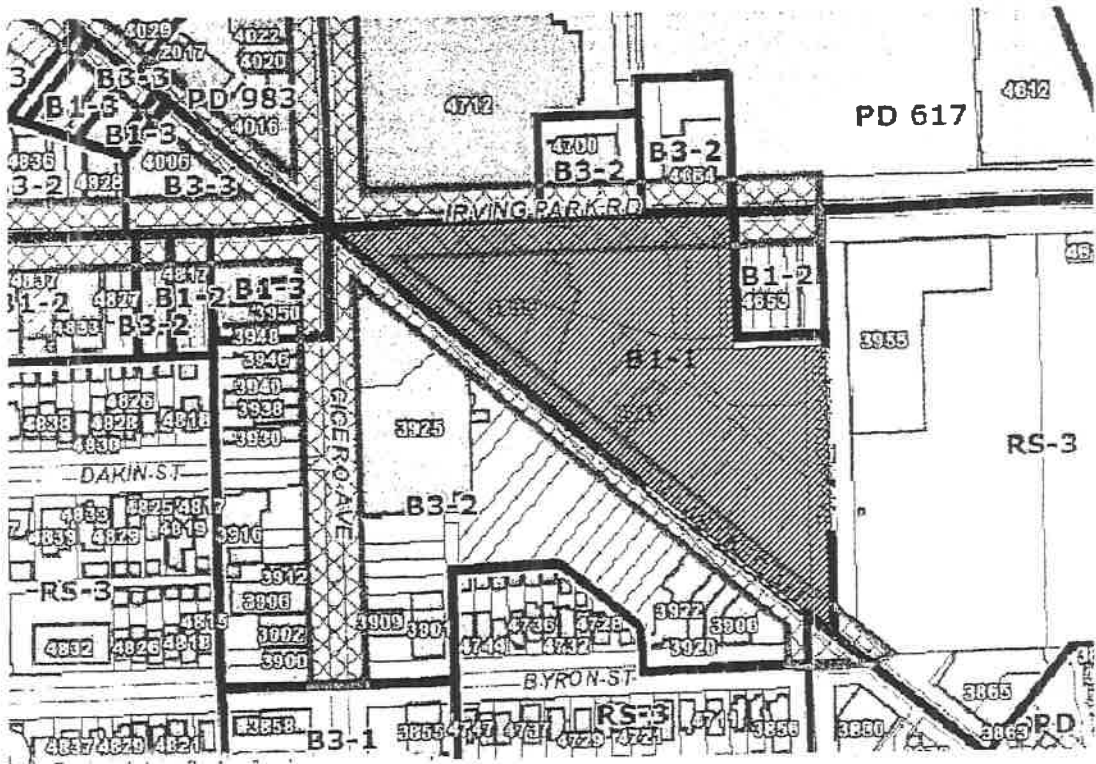
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development No. 1321.

Bulk Regulations And Data Table.

Gross Site Area:	208,779 square feet
Area in Right-of-Ways:	69,185 square feet
Net Site Area:	139,594 square feet
Subarea A:	119,644 square feet
Subarea B:	19,950 square feet
Maximum Floor Area Ratio:	0.9
Maximum FAR Subarea A:	1.0
Maximum FAR Subarea B:	.28
Setbacks:	In accordance with Site Plan
Maximum Building Height:	52 feet
Minimum Parking Spaces:	272
Minimum Parking Spaces in Subarea A:	245
Minimum Parking Spaces in Subarea B:	27
Bicycle Parking Spaces:	50
Loading Spaces (minimum 10 feet x 50 feet per Code):	4

FINAL FOR PUBLICATION



PROPOSED DEVELOPMENT AREA

2 STORY
RETAIL
POLYMER
ROOF CITY-WHOLE

EXISTING ZONING MAP
NTS



0 50' 100' 200'
SCALE: 1" = 200'

SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS

APPLICANT - CSD SIX CORNERS LLC
ADDRESS: 3971-3985 NORTH MILWAUKEE AVE
4671-4777 WEST IRVING PARK ROAD

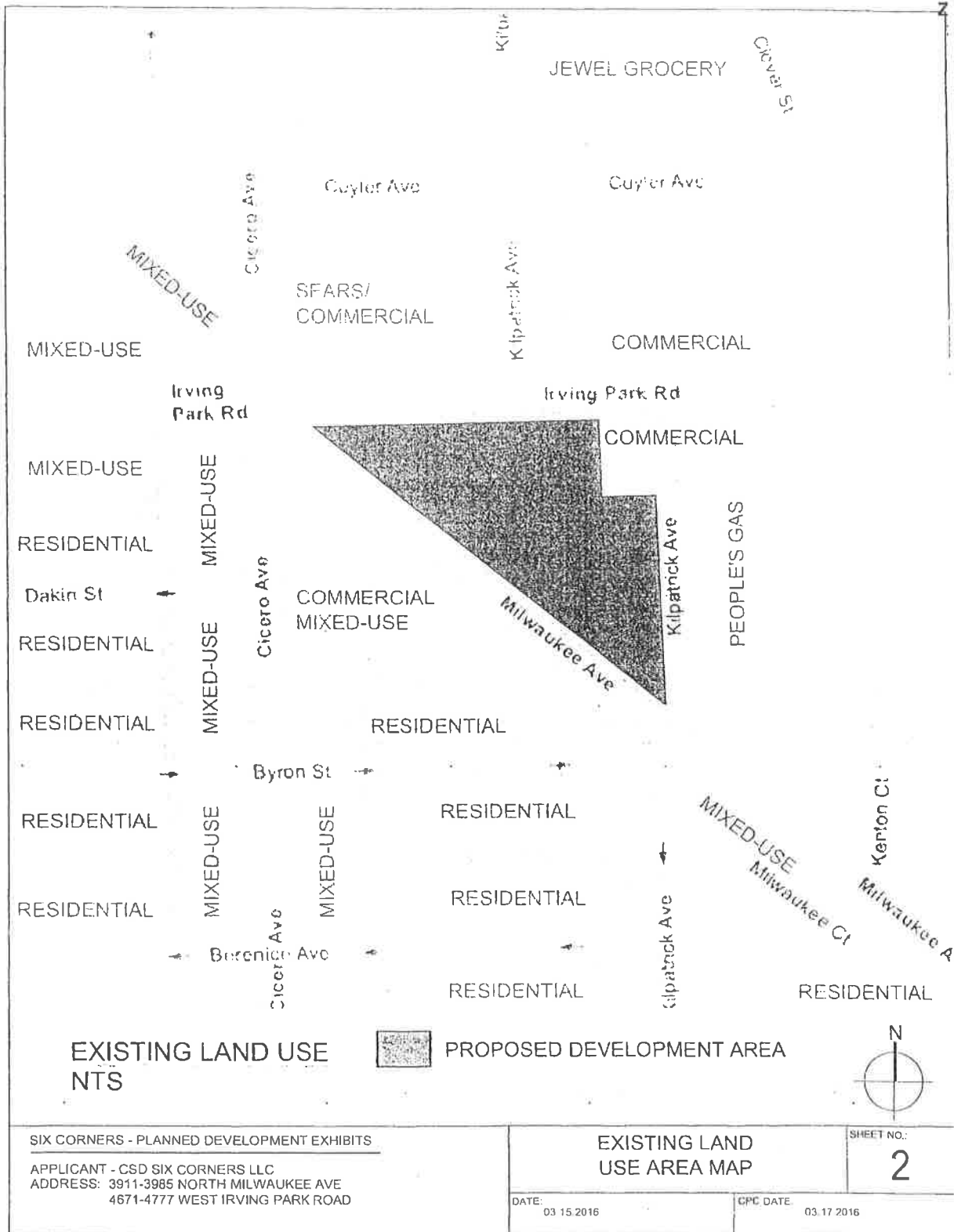
EXISTING ZONING
AND STREET MAP

DATE: 03.15.2016

CPC DATE: 03.17.2016

SHEET NO.:

1



SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS

APPLICANT - CSD SIX CORNERS LLC
ADDRESS: 3911-3985 NORTH MILWAUKEE AVE
4671-4777 WEST IRVING PARK ROAD

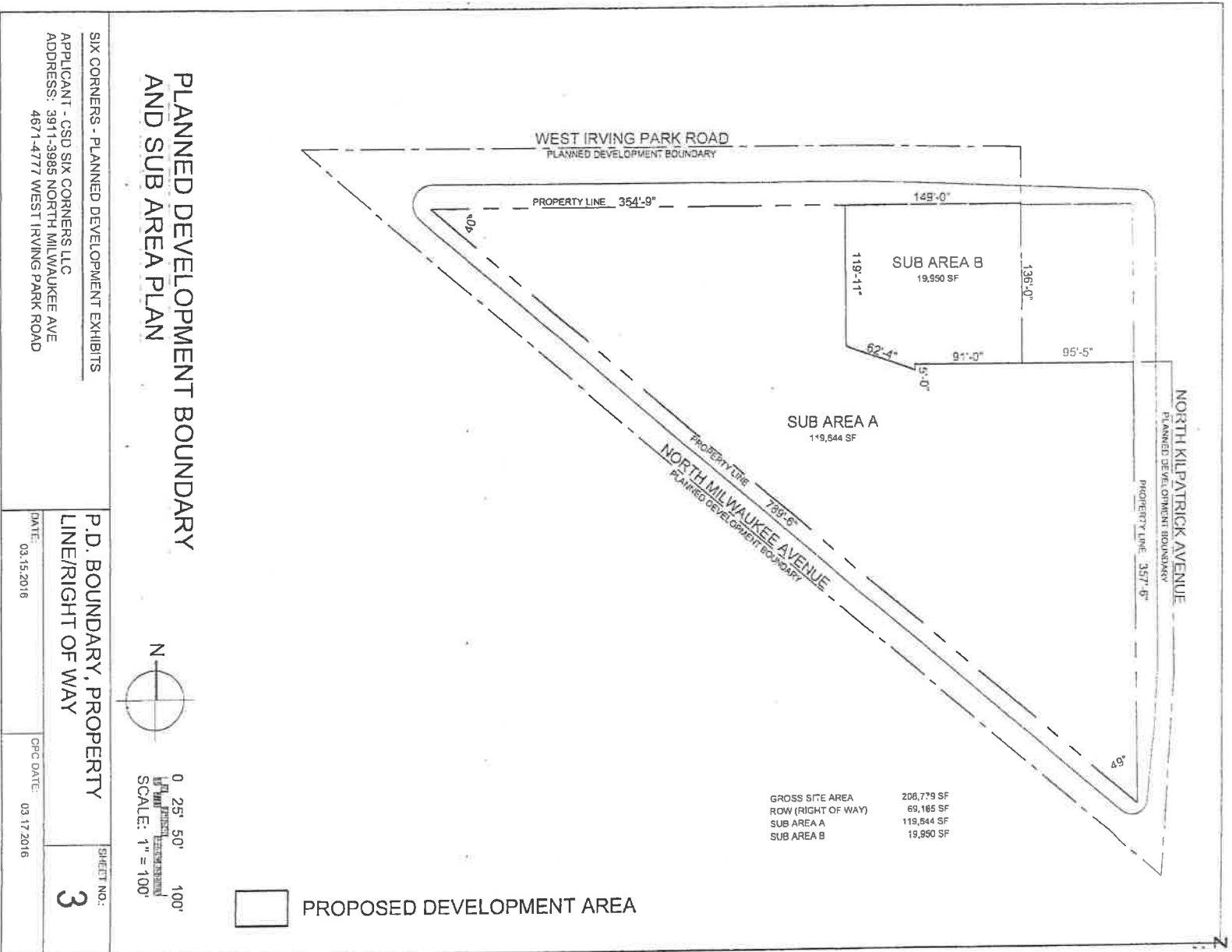
EXISTING LAND
USE AREA MAP

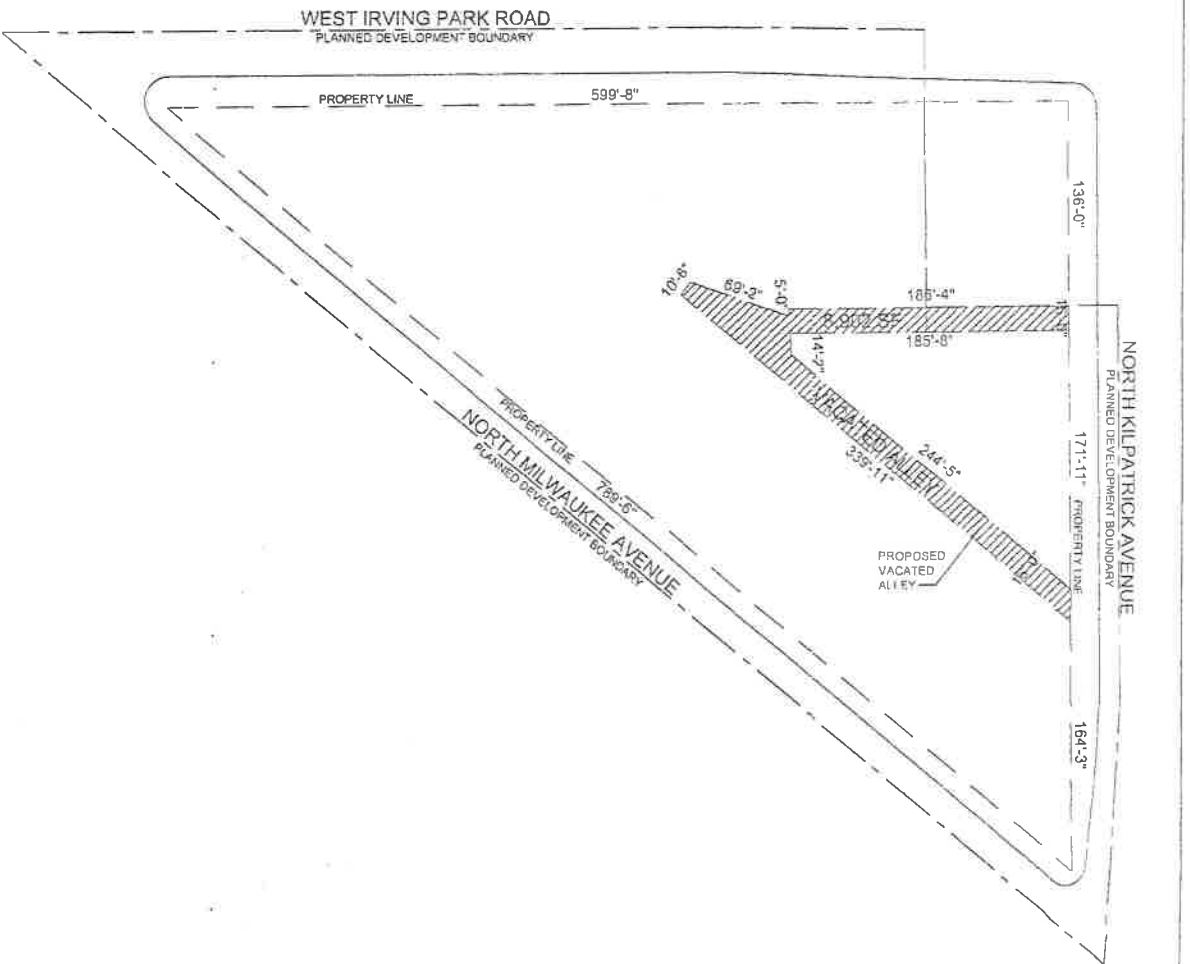
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DATE: 03.15.2016

CPC DATE: 03.17.2016





RIGHT-OF-WAY ADJUSTMENT



SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS

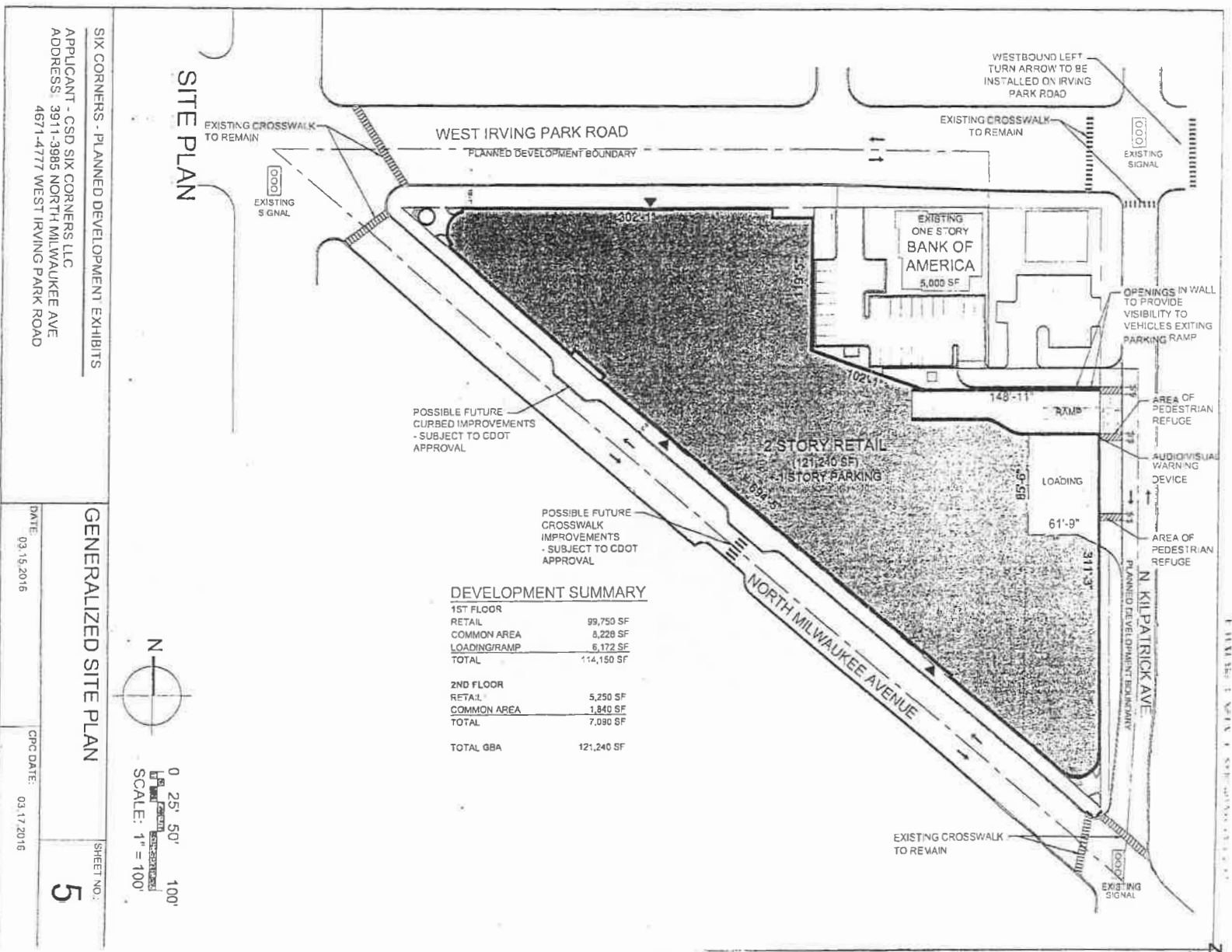
RIGHT OF WAY ADJUSTMENT

SHEET NO. **4**

APPLICANT - CSD SIX CORNERS, LLC
ADDRESS: 3911-3985 NORTH MILWAUKEE AVE
4671-4777 WEST IRVING PARK ROAD

DATE: 03.15.2016

CPC DATE: 03.17.2016



POSSIBLE FUTURE CURBED IMPROVEMENTS - SUBJECT TO CDOT APPROVAL

POSSIBLE FUTURE CROSSWALK IMPROVEMENTS - SUBJECT TO CDOT APPROVAL

DEVELOPMENT SUMMARY

1ST FLOOR	
RETAIL	99,750 SF
COMMON AREA	8,228 SF
LOADING/RAMP	6,172 SF
TOTAL	114,150 SF
2ND FLOOR	
RETAIL	5,250 SF
COMMON AREA	1,840 SF
TOTAL	7,090 SF
TOTAL GBA	121,240 SF



0 25' 50' 100'
 1" = 100'

SITE PLAN

SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS

APPLICANT - CSD SIX CORNERS LLC
 ADDRESS: 3911-3985 NORTH MILWAUKEE AVE
 4671-4777 WEST IRVING PARK ROAD

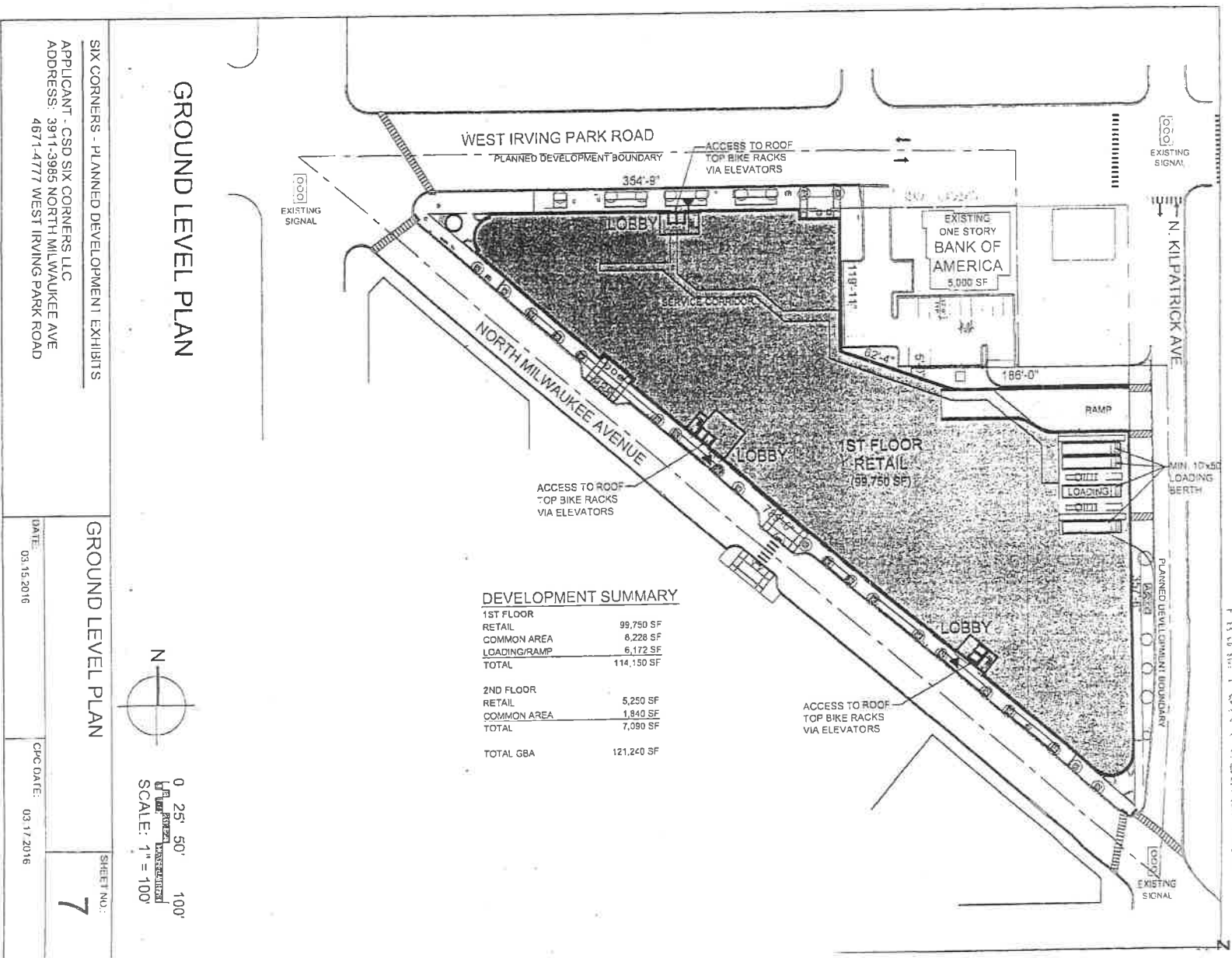
GENERALIZED SITE PLAN

DATE: 03.15.2016

CPC DATE: 03.17.2016

SHEET NO.:

5



GROUND LEVEL PLAN



0 25' 50' 100'
 SCALE: 1" = 100'

SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS

APPLICANT - CSO SIX CORNERS LLC
 ADDRESS: 3911-3985 NORTH MILWAUKEE AVE
 4671-4777 WEST IRVING PARK ROAD

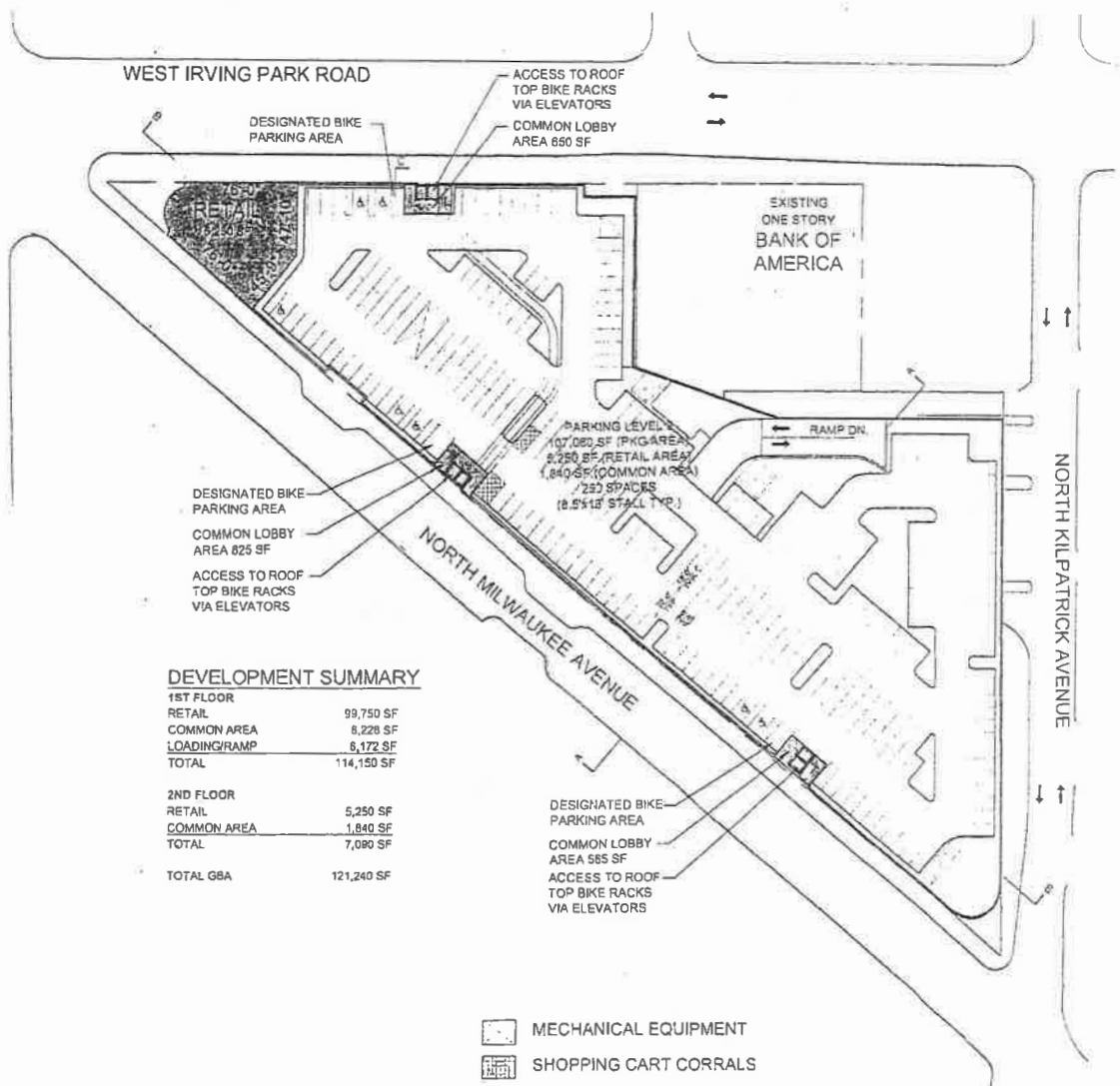
GROUND LEVEL PLAN

DATE: 03.15.2016

CPC DATE: 03.17.2016



SHEET NO.:

7



DEVELOPMENT SUMMARY

1ST FLOOR	
RETAIL	99,750 SF
COMMON AREA	8,228 SF
LOADING/RAMP	8,172 SF
TOTAL	114,150 SF
2ND FLOOR	
RETAIL	5,250 SF
COMMON AREA	1,840 SF
TOTAL	7,090 SF
TOTAL GBA	121,240 SF

-  MECHANICAL EQUIPMENT
-  SHOPPING CART CORRALS

SECOND LEVEL PLAN

SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS

APPLICANT - CSD SIX CORNERS LLC
 ADDRESS: 3911-3985 NORTH MILWAUKEE AVE
 4671-4777 WEST IRVING PARK ROAD

SECOND LEVEL PLAN

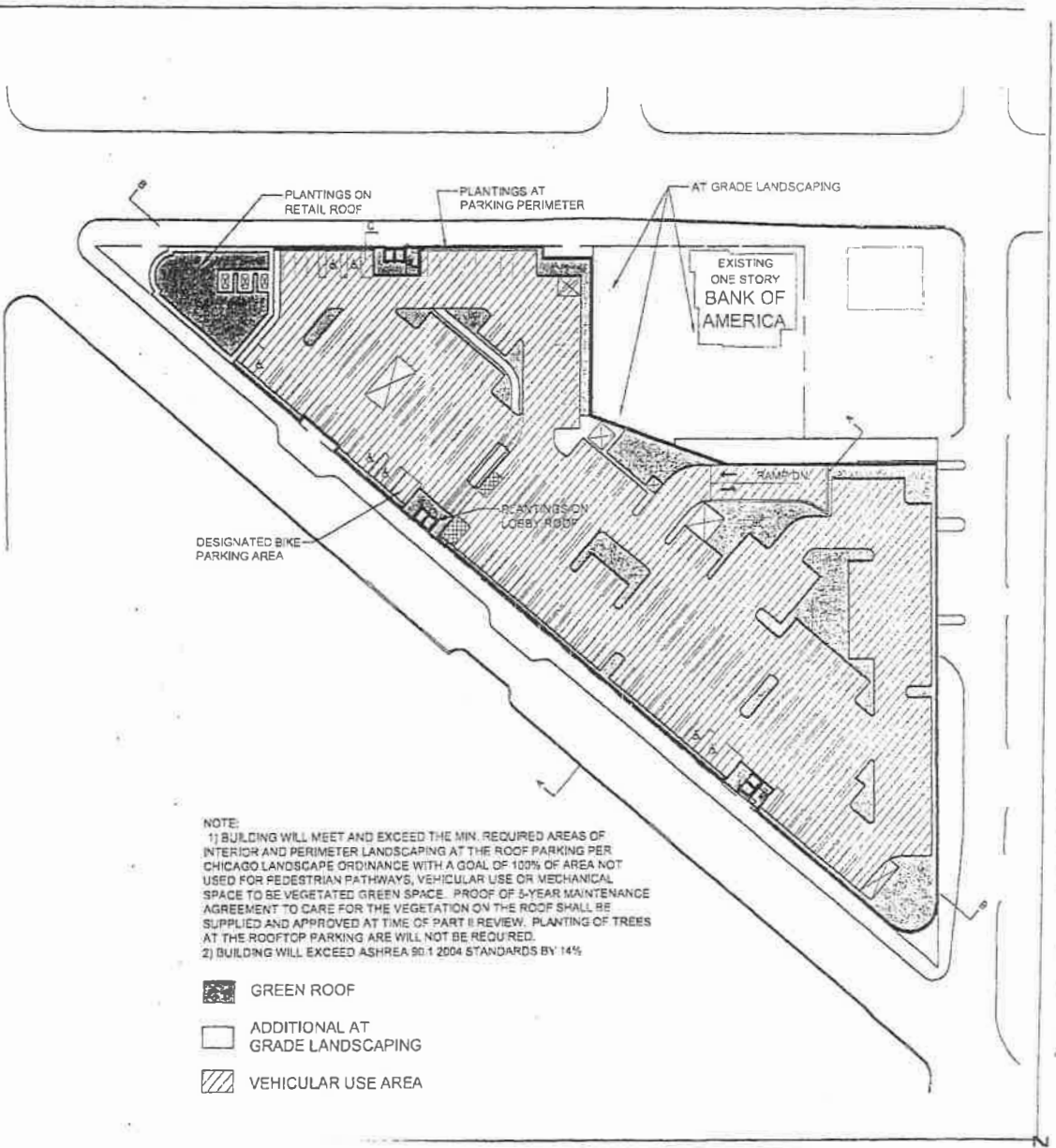
DATE: 03.15.2016

CPC DATE: 03.17.2016



0 25' 50' 100'
 SCALE: 1" = 100'

SHEET NO:
8



GREEN ROOF PLAN



0 25' 50' 100'

GRAPHIC SCALE

SCALE: 1" = 100'

SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS

APPLICANT - CSD SIX CORNERS LLC

ADDRESS: 3911 3985 NORTH MILWAUKEE AVE

4871-4777 WEST IRVING PARK ROAD

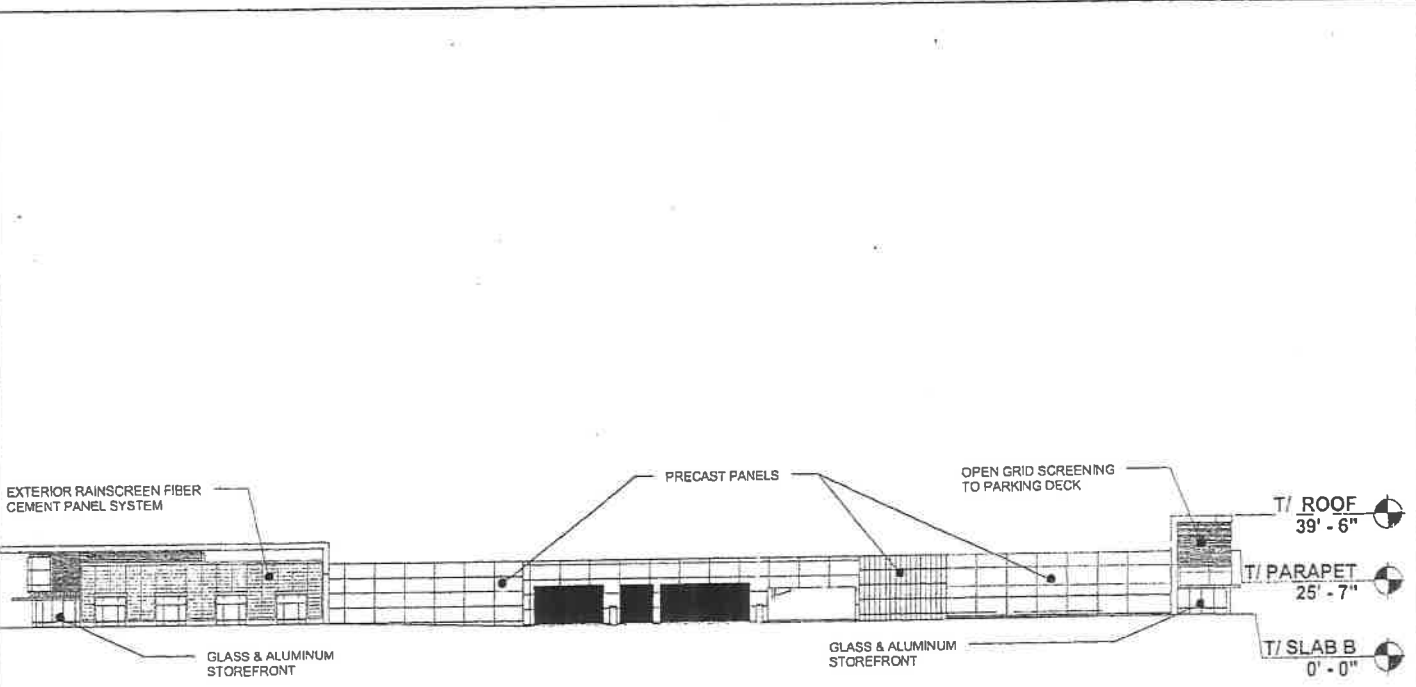
GREEN ROOF PLAN

DATE: 03.15.2016

CPC DATE: 03.17.2016

SHEET NO: 9

PROJ: 1511111111



EAST ELEVATION
 0 15' 30' 60'
 SCALE 1" = 60'

SIX CORNERS - PLANNED DEVELOPMENT EXHIBITS

APPLICANT - GSD SIX CORNERS LLC
 ADDRESS: 3911-3985 NORTH MILWAUKEE AVE
 4671-4777 WEST IRVING PARK ROAD

BUILDING ELEVATIONS

DATE: 03.15.2016

CPC DATE: 03.17.2016

SHEET NO:
11

