

PD 1351

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 22, 2025

William W. Tippens
4300 Roosevelt LLC
350 W. Hubbard St., Suite 300
Chicago, IL 60654

Re: Minor change to PD 1351, 819-1009 S. Kostner Ave.

Dear Mr. Tippens:

Please be advised that your request for a minor change to Industrial Planned Development No. 1351 ("PD 1351") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1351.

The City of Chicago is the sole property owner within PD 1351. The PD was approved in 2016 for the development of two industrial buildings on a nearly 10-acre site at S. Kostner, W. 5th and S. Kildare Avenues. Per your request, 4300 Roosevelt LLC will close on the property in mid-June. They are seeking a minor change to renew previous design changes which were granted in 2023 and which have subsequently expired, and to allow a change in sustainability requirements.

In Feb. 2023, a minor change was granted to replace the two proposed industrial buildings totaling 176,150 SF with a single building measuring 181,760 SF. This minor change also allowed:

- A reduction in the number of vehicular parking spaces from 207 to 197;
- A shift to the 25-foot-wide driveway on W. Fifth Ave. to the east and shifting the driveway serving the truck loading area on S. Kildare to the north;
- A change in the perimeter landscaping along S. Kildare Ave. to add a 32-foot setback with landscaping and a public path;
- A reduction in the total number of internal tree plantings from the required 117 to 80 to accommodate the circulation of semi-trucks in the truck loading area. This will be offset by increasing the landscape setback at the eastern property line from the required 7 feet to 31 feet, incorporating a fitness path, and providing over 15,000 SF of internal landscaped area in addition to the 14,603 SF required;

Since action to implement the minor change did not occur within 12 months from the date of issuance, the 2023 minor change expired, and you are now seeking approval of these design modifications once again.

Secondly, you are seeking a change to the sustainability requirements. The overall development consists of two Planned Developments, PD 1351 and PD 1352, which are divided

by a private rail line. The PDs will be developed together and PD 1352 states that construction progress in PD 1351 can be considered in determining whether PD 1352 has sunsetted. PD 1351 requires the applicant to seek LEED certification while PD 1352 requires compliance with the Chicago Sustainability Development Policy. For uniformity purposes, this minor change request seeks to replace LEED certification with compliance with the Chicago Sustainability Development Policy.

The following exhibits from the 2023 minor change are attached: Bulk Regulations and Data Table, CDOT Exhibit Plan View, Landscape Plan, Landscape Data, Landscape Details (2), and Building Elevations.

With regard to your request, the Department of Planning and Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Additionally, CDOT, Fire, MOPD, and Stormwater have reviewed and approved these changes.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1351, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



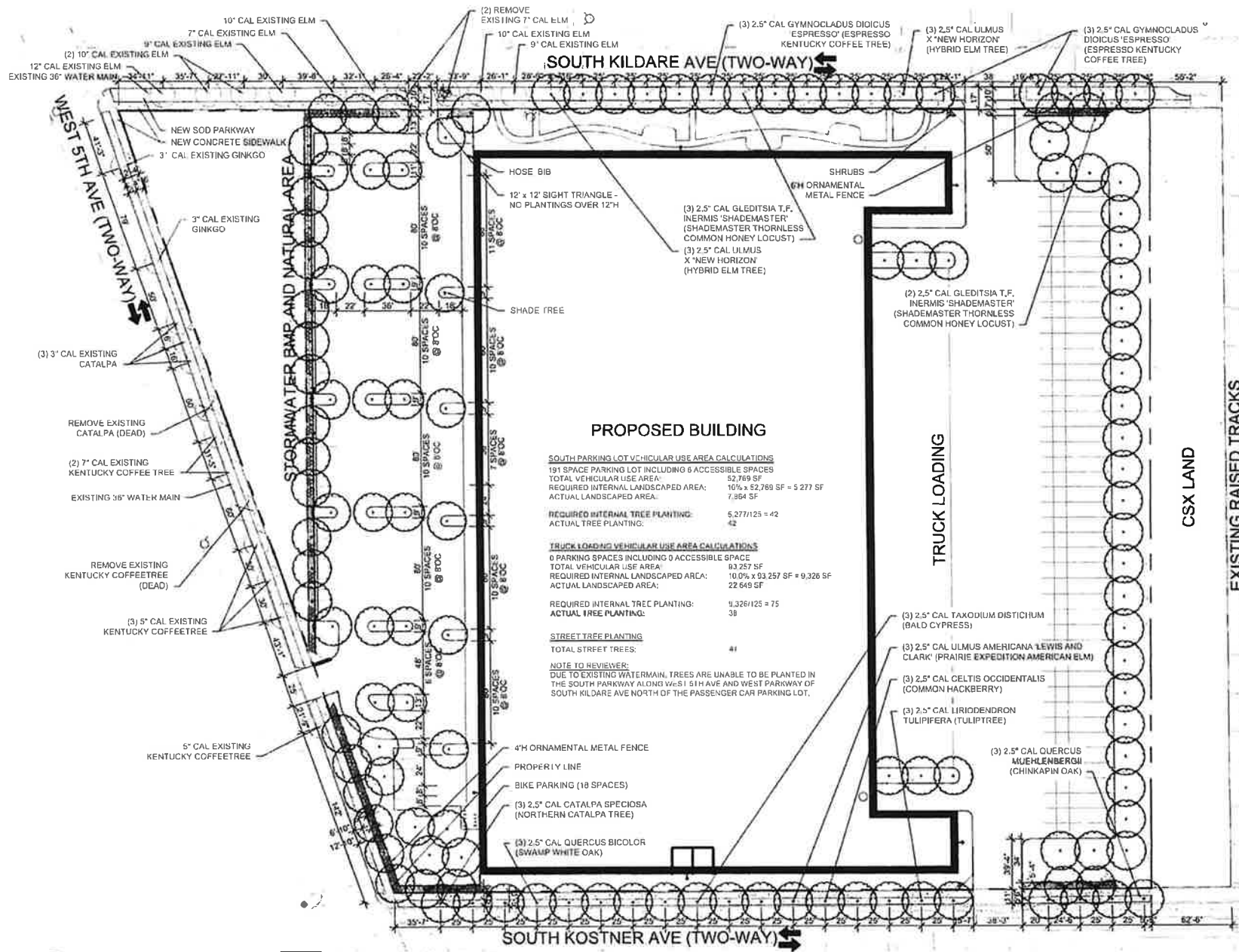
Noah Szafraniec
Assistant Commissioner

NS:tm

C: Noah Szafraniec, Janice Hill, Mike Marmo, Stephen Nutt, Main file

**Industrial Planned Development 1351
Bulk Regulations and Data Table
Minor Change Application 4/21/2022**

Item	IPD 1351	Minor Change Application
Gross Site Area	488,544 s.f.	No change
Net Site Area	425,735 s.f.	No change
Maximum FAR	1.2	No change
Maximum Building Height	40 feet	No change
Minimum Parking Spaces	207	197
Minimum Bicycle Stalls	1 per 10 automobile parking spaces	No change
Minimum Loading Berths	18	No change
Setbacks	In substantial conformance with the Site Plan	New Site Plan is proposed



PROPOSED BUILDING

SOUTH PARKING (LOT VEHICULAR USE AREA CALCULATIONS)

191 SPACE PARKING LOT INCLUDING 6 ACCESSIBLE SPACES
 TOTAL VEHICULAR USE AREA: 52,769 SF
 REQUIRED INTERNAL LANDSCAPED AREA: 10% x 52,769 SF = 5,277 SF
 ACTUAL LANDSCAPED AREA: 7,864 SF

REQUIRED INTERNAL TREE PLANTING:

5,277/125 = 42
 ACTUAL TREE PLANTING: 42

TRUCK LOADING VEHICULAR USE AREA CALCULATIONS

0 PARKING SPACES INCLUDING 0 ACCESSIBLE SPACE
 TOTAL VEHICULAR USE AREA: 93,257 SF
 REQUIRED INTERNAL LANDSCAPED AREA: 10.0% x 93,257 SF = 9,326 SF
 ACTUAL LANDSCAPED AREA: 22,649 SF

REQUIRED INTERNAL TREE PLANTING:

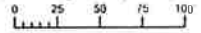
9,326/125 = 75
 ACTUAL TREE PLANTING: 38

STREET TREE PLANTING

TOTAL STREET TREES: 41

NOTE TO REVIEWER:
 DUE TO EXISTING WATERMAIN, TREES ARE UNABLE TO BE PLANTED IN THE SOUTH PARKWAY ALONG WEST 5TH AVE AND WEST PARKWAY OF SOUTH KILDARE AVE NORTH OF THE PASSENGER CAR PARKING LOT.

1 LANDSCAPE PLAN
 1" = 100'-0"



EXISTING RAISED TRACKS

CSX LAND

TRUCK LOADING

STORMWATER BMP AND NATURAL AREA

SOUTH KILDARE AVE (TWO-WAY)

SOUTH KOSTNER AVE (TWO-WAY)

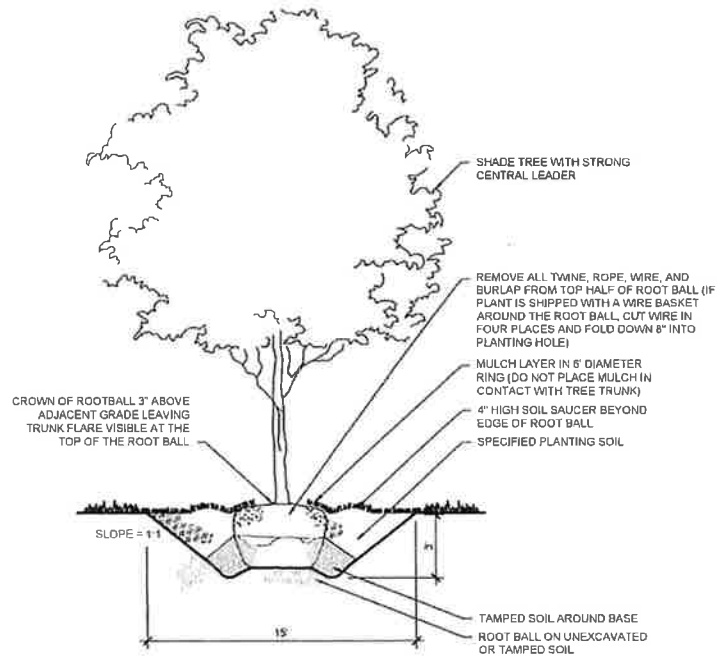
WEST 5TH AVE (TWO-WAY)

BUILDING 1 PLANT SCHEDULE - RIGHT OF WAY							CSDP 4.1 WORKING LANDSCAPES	
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	NATIVE (Y/N)	PLANT TYPE (T/S/F/G/B)
SHADE TREES								
C.ASP	3	<i>Catalpa speciosa</i>	Northern Catalpa	B&B	2.5' cal	6'T clear branch height	Y	T
CE.OC	3	<i>Celtis occidentalis</i>	Common Hackberry	B&B	2.5' cal	6'T clear branch height	Y	T
GL.TR	8	<i>Gleditsia triacanthos var. inermis</i> 'Shademaster'	Shademaster Thornless Common Honeylocust	B&B	2.5' cal	6'T clear branch height no more than 5% canopy	Y	T
GY.ES	6	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	B&B	2.5' cal	6'T clear branch height	Y	T
LI.TU	3	<i>Liriodendron tulipifera</i>	Tuliptree	B&B	2.5' cal	6'T clear branch height	Y	T
QU.BI	3	<i>Quercus bicolor</i>	Swamp White Oak	B&B	2.5' cal	6'T clear branch height	Y	T
QU.MU	3	<i>Quercus muehlenbergii</i>	Chinkapin Oak	B&B	2.5' cal	6'T clear branch height	Y	T
TADI	3	<i>Taxodium distichum</i>	Bald Cypress	B&B	2.5' cal	6'T clear branch height	Y	T
UL.PE	3	<i>Ulmus americana</i> 'Lewis & Clark'	Prairie Expedition American Elm	B&B	2.5' cal	6'T clear branch height	Y	T
UL.NH	6	<i>Ulmus x 'New Horizon'</i>	New Horizon Hybrid Elm	B&B	2.5' cal	6'T clear branch height	N	T

PLANT SCHEDULE - PARKING LOT PALETTE							CSDP 4.1 WORKING LANDSCAPES	
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	NATIVE (Y/N)	PLANT TYPE (T/S/F/G/B)
SHADE TREES								
AC.MO		<i>Acer miyabei</i> 'Morton' STATE STREET	State Street Myabe Maple	B&B	2.5' cal	6'T clear branch height	N	T
BE.CU		<i>Betula nigra</i> 'Cully'	Heritage River Birch	B&B	2.5' cal	6'T clear branch height	Y	T
C.ASP		<i>Catalpa speciosa</i>	Northern Catalpa	B&B	2.5' cal	6'T clear branch height	Y	T
CE.OC		<i>Celtis occidentalis</i>	Common Hackberry	B&B	2.5' cal	6'T clear branch height	Y	T
GL.TR		<i>Gleditsia triacanthos var. inermis</i> 'Shademaster'	Shademaster Thornless Common Honeylocust	B&B	2.5' cal	6'T clear branch height no more than 5% canopy	Y	T
GY.ES		<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	B&B	2.5' cal	6'T clear branch height	Y	T
LI.ST		<i>Liquidambar styraciflua</i> 'Morraine'	Morraine American Sweetgum	B&B	2.5' cal	6'T clear branch height	Y	T
LI.TU		<i>Liriodendron tulipifera</i>	Tuliptree	B&B	2.5' cal	6'T clear branch height	Y	T
PL.MO		<i>Platanus x acerifolia</i> 'Morton' EXCLAMATION	Exclamation London Planetree	B&B	2.5' cal	6'T clear branch height	N	T
QU.BI		<i>Quercus bicolor</i>	Swamp White Oak	B&B	2.5' cal	6'T clear branch height	Y	T
QU.IM		<i>Quercus imbricaria</i>	Shingle Oak	B&B	2.5' cal	6'T clear branch height	Y	T
QU.MU		<i>Quercus muehlenbergii</i>	Chinkapin Oak	B&B	2.5' cal	6'T clear branch height	Y	T
QU.CL		<i>Quercus x macdanielii</i> 'Clemons'	Heritage Oak	B&B	2.5' cal	6'T clear branch height	Y	T
QU.TA		<i>Quercus x 'Taylor'</i> Triple Crown®	Triple Crown® Hybrid Oak	B&B	2.5' cal	6'T clear branch height	Y	T
TADI		<i>Taxodium distichum</i>	Bald Cypress	B&B	2.5' cal	6'T clear branch height	Y	T
UL.PE		<i>Ulmus americana</i> 'Prairie Expedition'	Prairie Expedition American Elm	B&B	2.5' cal	6'T clear branch height	Y	T
UL.PR		<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	B&B	2.5' cal	6'T clear branch height	Y	T
UL.NH		<i>Ulmus x 'New Horizon'</i>	New Horizon Hybrid Elm	B&B	2.5' cal	6'T clear branch height	N	T
FASTIGIATE TREES								
CA.JN		<i>Carpinus caroliniana</i> 'J.N Upright'	Firespire American Hornbeam	B&B	2.5' cal	6'T clear branch height	Y	T
CE.PS		<i>Celtis occidentalis</i> 'JFS-KSU1'	Prairie Sentinel® Hackberry	B&B	2.5' cal	6'T clear branch height	Y	T
GL.PS		<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	B&B	2.5' cal	6'T clear branch height	N	T
QU.CS		<i>Quercus x bimundorum</i> 'Crimschmidt' CRIMSON SPIRE	Crimson Spire™ Hybrid Oak	B&B	2.5' cal	6'T clear branch height	Y	T
QU.KS		<i>Quercus x 'Nadler'</i> KINDRED SPIRIT	Kindred Spirit® Hybrid Oak	B&B	2.5' cal	6'T clear branch height	Y	T
TADI		<i>Taxodium distichum</i> 'Skyward' PP #22,812	Lindsey's Skyward™ Bald Cypress	B&B	2.5' cal	6'T clear branch height	Y	T
ORNAMENTAL / FLOWERING TREES / UNDERSTORY								
AM.AB		<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	2.5' cal	6'T clear branch height	Y	T
CA.CA		<i>Carpinus caroliniana</i>	American Hornbeam	B&B	2.5' cal	6'T clear branch height	Y	T
CR.CG		<i>Crataegus crus galli var. inermis</i>	Thornless Cockspur Hawthorn	B&B	2.5' cal	6'T clear branch height	Y	T
CR.WK		<i>Crataegus virens</i> 'Winter King'	Winter King Hawthorn	B&B	2.5' cal	6'T clear branch height	Y	T
MA.ST		<i>Maackia amurensis</i> 'Starburst'	Starburst Amur Maackia	B&B	2.5' cal	6'T clear branch height	N	T
MA.VS		<i>Maclura pomifera inermis</i> 'White Shield'	White Shield Osage Orange	B&B	2.6' cal	6'T clear branch height	Y	T
MA.RJ		<i>Malus 'Red Jewel'</i>	Red Jewel Crabapple	B&B	2.5' cal	6'T clear branch height	Y	T
SY.IS		<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B&B	2.5' cal	6'T clear branch height	N	T

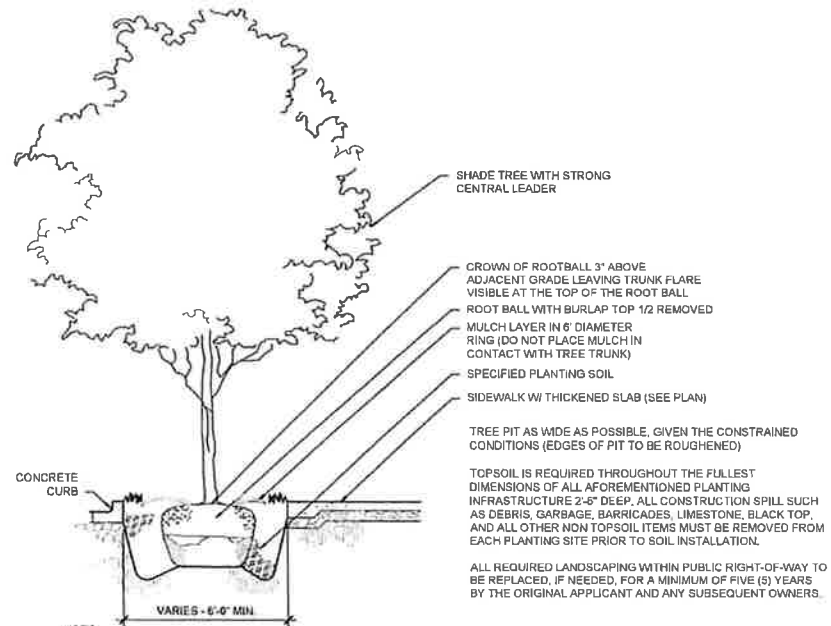
9 - BIKE RACKS - 16 BIKE PARKING SPACES

1 LANDSCAPE DATA



1 LANDSCAPE TREE PLANTING DETAIL-1
SHADE TREE IN PLANTING SECTION

NOT TO SCALE

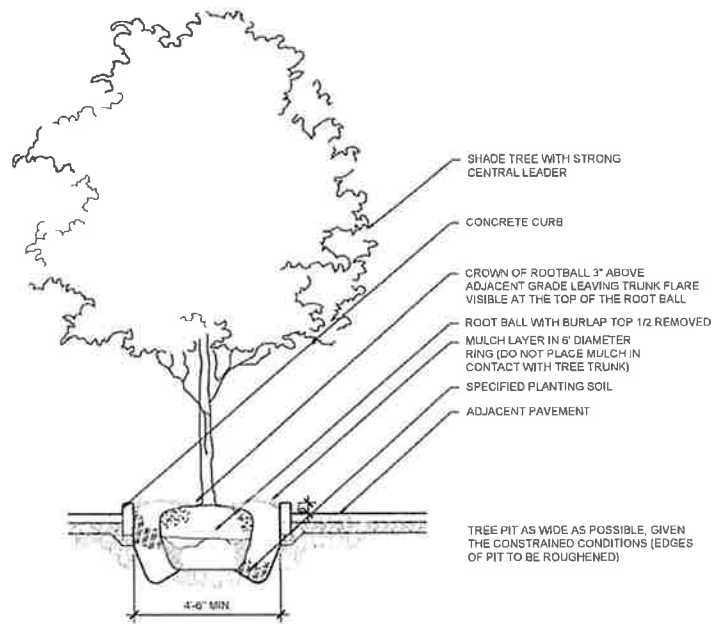


2 LANDSCAPE TREE PLANTING DETAIL-2
SHADE TREE IN PARKWAY SECTION

NOT TO SCALE

NOTE
1. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE).

ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.

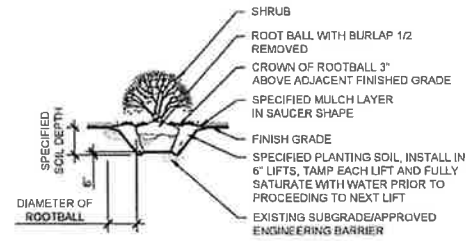


TREE PIT AS WIDE AS POSSIBLE, GIVEN THE CONSTRAINED CONDITIONS (EDGES OF PIT TO BE ROUGHENED)

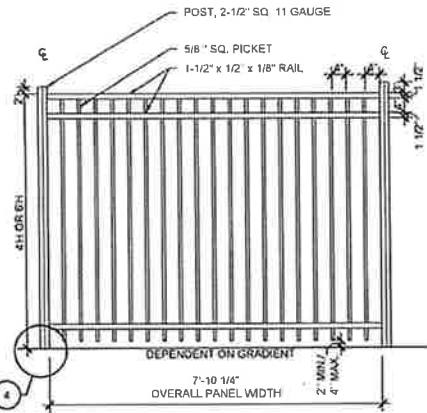
NOTE

1. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 6" INTO PLANTING HOLE)

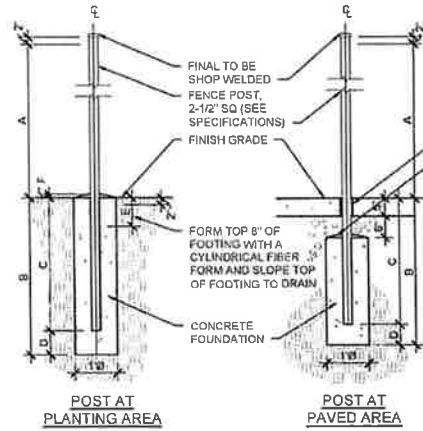
1 SHADE TREE IN RAISED PLANTER SECTION
NOT TO SCALE



2 SHRUB PLANTING SECTION
NOT TO SCALE



3 4'H OR 6'H ORNAMENTAL METAL FENCE DETAIL
1/2" = 1'-0"

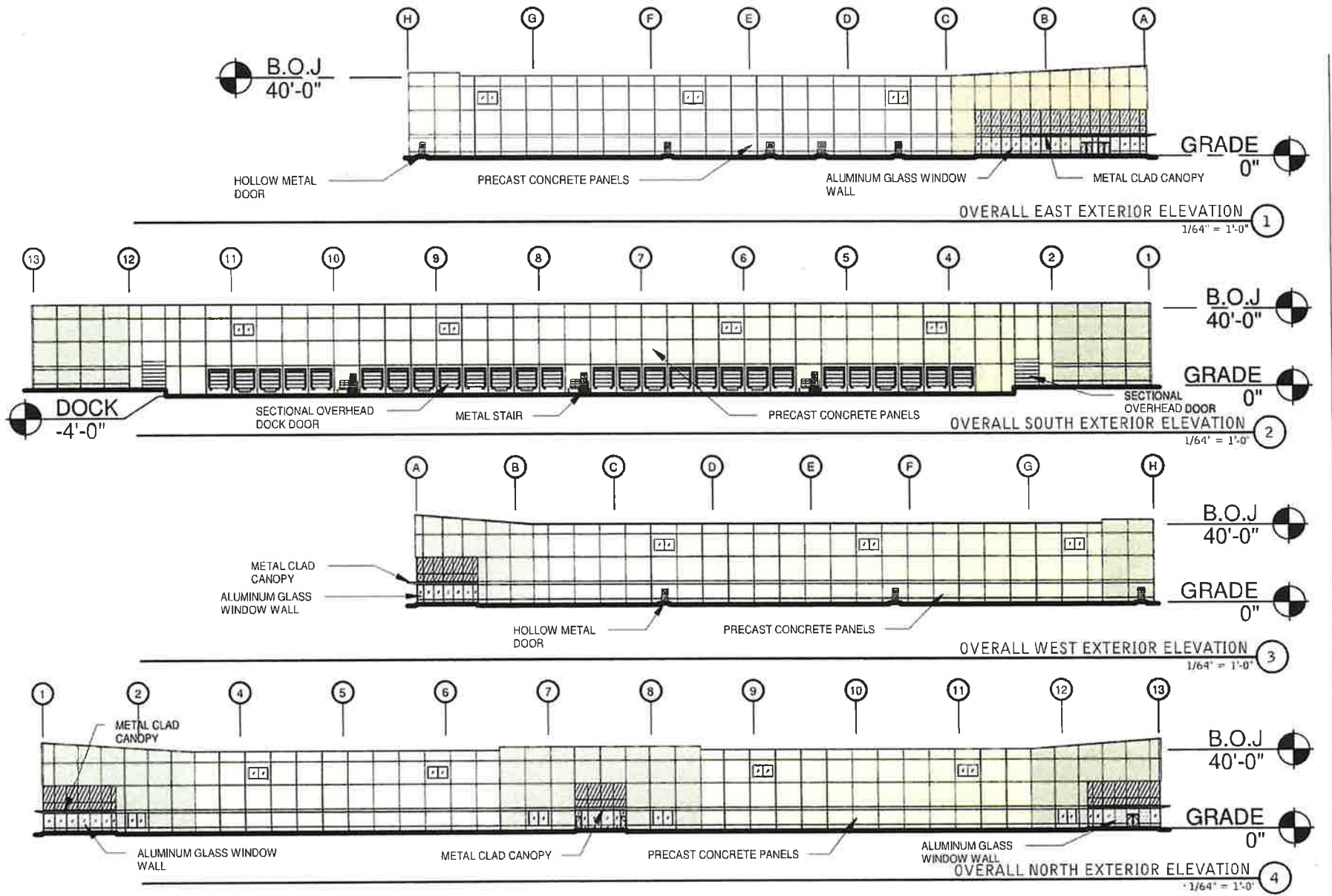


- NOTE**
1. IF POST IS LESS THAN 3" FROM EDGE OF CONCRETE FOUNDATION, THE CONTRACTOR SHALL BE REQUIRED TO REMOVE AND RECONSTRUCT THAT POST FOUNDATION.

POST DIMENSION / FOOTING DEPTH				
POST DIMENSIONS / FOOTING DEPTH				
A	4'-0"	5'-0"	6'-0"	8'-0"
B	3'-6"	4'-0"	4'-6"	5'-6"
C	3'-0"	3'-6"	4'-0"	5'-0"
D	6"	6"	6"	6"
E	8"	8"	8"	8"
F	1"	1"	1"	1"

- NOTE**
1. CORNER AND GATE POSTS: 4" SQ
 2. INTERMEDIATE POSTS: 2-1/2" SQ

4 FENCE POST FOOTING DETAIL
1/2" = 1'-0"



RELATED MIDWEST/548 CAPITAL

ELEVATIONS

4300 ROOSEVELT
 S. KOSTNER AVE
 CHICAGO, IL

WARE MALCOMB

CHD22-0005-00
 09/01/22

SHEET
A2



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 16, 2023

Graham C. Grady
Taft Law
111 E. Wacker Dr., Ste. 2800
Chicago, IL 60601

Re: Minor Change for Industrial Planned Development No. 1351

Dear Mr. Grady,

Please be advised that your request for a minor change for the property generally located at 4325 W. Fifth Ave. in Industrial Planned Development No. 1351 (“PD #1351”) has been considered by the Department of Planning and Development (“DPD”) pursuant to Section 17-8-0900 and 17-13-0600 of the zoning ordinance and Statement No. 12 of PD #1351.

The joint venture between Related Midwest and 548 Capital, 4300 Roosevelt LLC, which was selected as the preferred developer for this site by DPD via RFP process, has been granted single designated control and is therefore the applicant for PD No. 1351. The applicant is seeking a minor change for the following purposes:

- Design changes to the building massing, height and elevations as indicated in the attached plan exhibits, dated February 13, 2023. These revisions consolidate the two previously approved buildings with a total floor area of 176,150 square feet into a single building with 181,760 square feet, and reduce the total number of truck doors from 36 to 27;
- A reduction in the number of vehicular parking spaces from 207 to 197;
- A change in the location of two of the driveway access points to shift the driveway on W. Fifth Ave. to the east with a width of 25 feet and shift the driveway for the truck loading area on S. Kildare to the north;
- A change in the perimeter landscaping along S. Kildare Ave. to add a 32-foot setback with landscaping and a public path;
- Amended Bulk Regulations Table to reflect the above changes.

Additionally, the applicant has requested a waiver from the landscape requirements established in Section 17-11-0200 of the zoning ordinance to reduce the total number of internal tree plantings from the required 117 to 80 to accommodate the circulation of semi-trucks in the truck-

loading area. Consistent with Section 17-11-0604 of the zoning ordinance, the requested reduction in internal tree plantings will be offset by increasing the landscaped setback at the eastern property line from the required seven feet to 31 feet and incorporating a fitness path, and by providing over 15,000 square feet of internal landscaped area in addition to the 14,603 square feet required by code.

DPD has reviewed the proposed changes to the project's design and site plan and found them to be in the character of the approved PD No. 1351. Regarding your request, DPD has determined that allowing these modifications will not create an adverse impact on PD No. 1351 or the surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Attached are the following exhibits: site plan, landscape plan, building elevations, and a revised bulk table.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD No. 1351, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

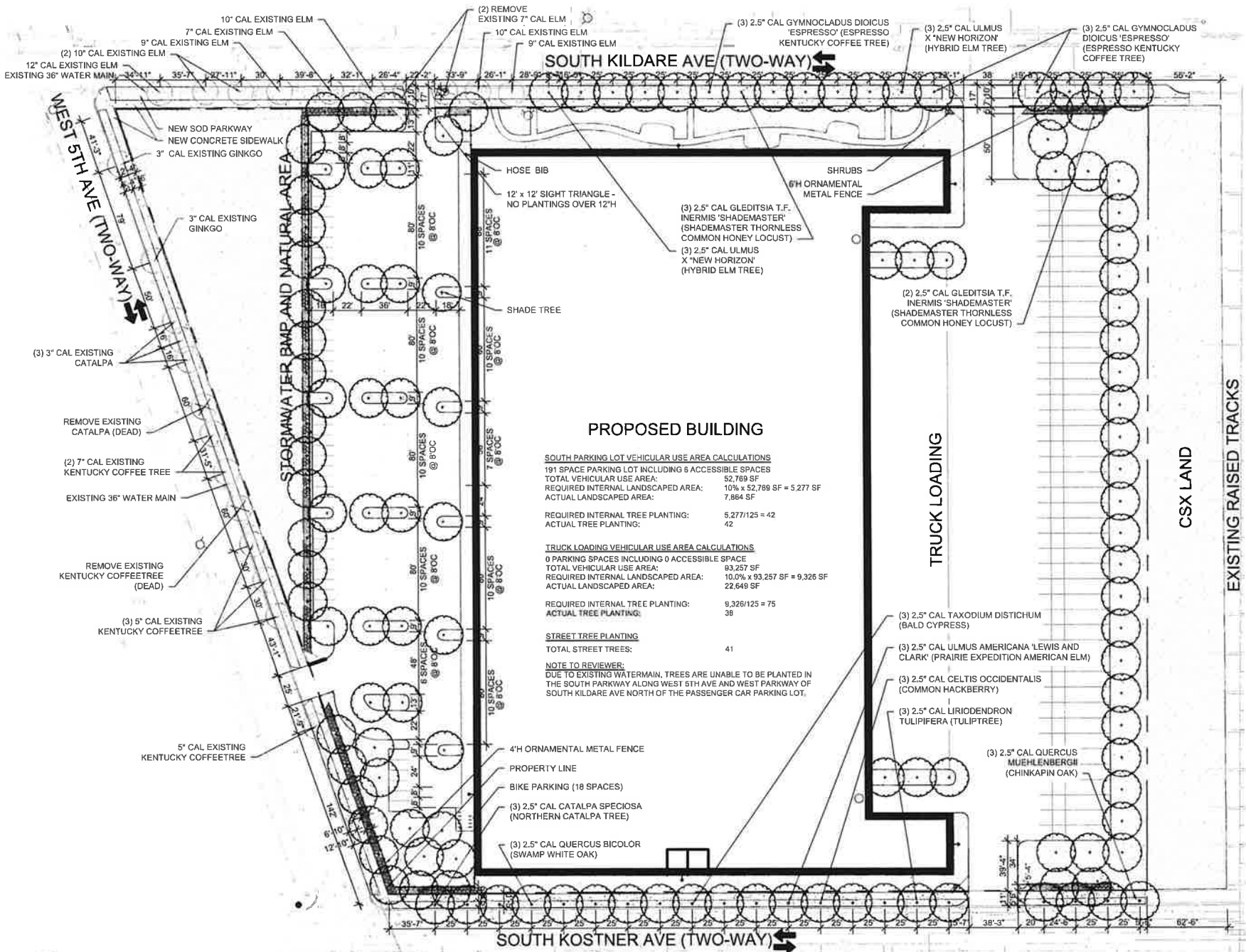


Noah Szafraniec
Assistant Commissioner, Planned Developments
Department of Planning and Development

Cc: Brian Hacker, Patrick Murphey, PD Main File

**Industrial Planned Development 1351
Bulk Regulations and Data Table
Minor Change Application 4/21/2022**

Item	IPD 1351	Minor Change Application
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Minimum Bicycle Stalls	1 per 10 automobile parking spaces	No change
Minimum Loading Berths	18	No change
Setbacks	In substantial conformance with the Site Plan	New Site Plan is proposed



PROPOSED BUILDING

SOUTH PARKING LOT VEHICULAR USE AREA CALCULATIONS

181 SPACE PARKING LOT INCLUDING 8 ACCESSIBLE SPACES
 TOTAL VEHICULAR USE AREA: 52,789 SF
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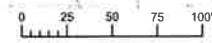
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STREET TREE PLANTING

TOTAL STREET TREES: 41

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1 LANDSCAPE PLAN
 1" = 100'-0"



EXISTING RAISED TRACKS

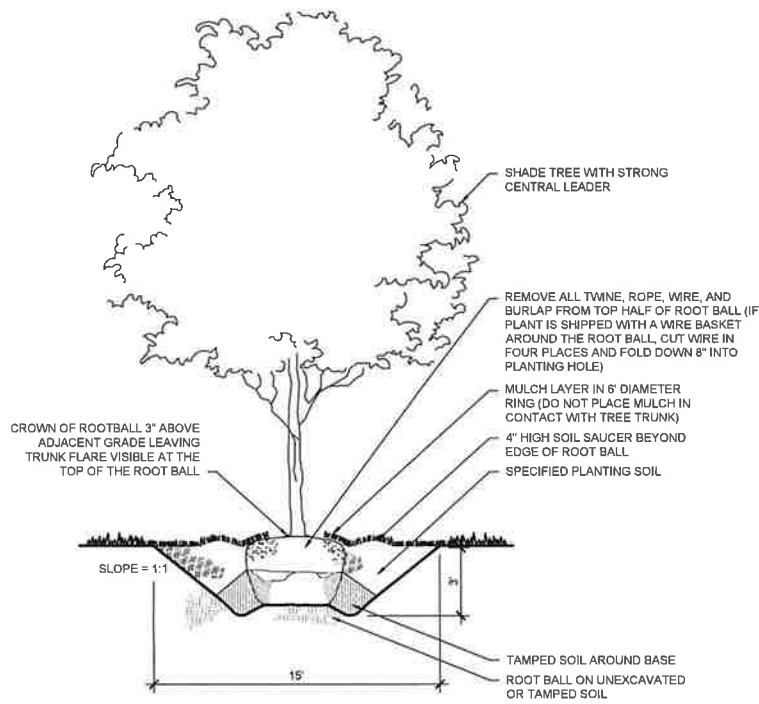
CSX LAND

BUILDING 1 PLANT SCHEDULE - RIGHT OF WAY							CSDP 4.1 WORKING LANDSCAPES	
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	NATIVE (Y/N)	PLANT TYPE (T/S/F/G/B)
SHADE TREES								
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CE.OC	3	<i>Celtis occidentalis</i>	Common Hackberry	B&B	2.5" cal	6'T clear branch height	Y	T
GL.TR	8	<i>Gleditsia triacanthos var. inermis</i> 'Shademaster'	Shademaster Thornless Common Honeylocust	B&B	2.5" cal	6'T clear branch height no more than 5% canopy	Y	T
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LI.TU	3	<i>Liriodendron tulipifera</i>	Tuliptree	B&B	2.5" cal	6'T clear branch height	Y	T
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T.ADI	3	<i>Taxodium distichum</i>	Bald Cypress	B&B	2.5" cal	6'T clear branch height	Y	T
UL.PE	3	<i>Ulmus americana</i> 'Lewis & Clark'	Prairie Expedition American Elm	B&B	2.5" cal	6'T clear branch height	Y	T
UL.NH	6	<i>Ulmus</i> x 'New Horizon'	New Horizon Hybrid Elm	B&B	2.5" cal	6'T clear branch height	N	T

PLANT SCHEDULE - PARKING LOT PALETTE							CSDP 4.1 WORKING LANDSCAPES	
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	NATIVE (Y/N)	PLANT TYPE (T/S/F/G/B)
SHADE TREES								
AC.MO		<i>Acer miyabei</i> 'Morton' STATE STREET	State Street Miyabe Maple	B&B	2.5" cal	6'T clear branch height	N	T
BE.CU		<i>Betula nigra</i> 'Cully'	Heritage River Birch	B&B	2.5" cal	6'T clear branch height	Y	T
CASP		<i>Catalpa speciosa</i>	Northern Catalpa	B&B	2.5" cal	6'T clear branch height	Y	T
CE.OC		<i>Celtis occidentalis</i>	Common Hackberry	B&B	2.5" cal	6'T clear branch height	Y	T
GL.TR		<i>Gleditsia triacanthos var. inermis</i> 'Shademaster'	Shademaster Thornless Common Honeylocust	B&B	2.5" cal	6'T clear branch height no more than 5% canopy	Y	T
GY.ES		<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	B&B	2.5" cal	6'T clear branch height	Y	T
LI.ST		<i>Liquidambar styraciflua</i> 'Moraine'	Moraine American Sweetgum	B&B	2.5" cal	6'T clear branch height	Y	T
LI.TU		<i>Liriodendron tulipifera</i>	Tuliptree	B&B	2.5" cal	6'T clear branch height	Y	T
PL.MO		<i>Platanus x acerifolia</i> 'Morton' EXCLAMATION	Exclamation London Planetree	B&B	2.5" cal	6'T clear branch height	N	T
QU.BI		<i>Quercus bicolor</i>	Swamp White Oak	B&B	2.5" cal	6'T clear branch height	Y	T
QU.IM		<i>Quercus imbricaria</i>	Shingle Oak	B&B	2.5" cal	6'T clear branch height	Y	T
QU.MU		<i>Quercus muehlenbergii</i>	Chinkapin Oak	B&B	2.5" cal	6'T clear branch height	Y	T
QU.CL		<i>Quercus x macdanielii</i> 'Clemons'	Heritage Oak	B&B	2.5" cal	6'T clear branch height	Y	T
QU.TA		<i>Quercus</i> x 'Taylor' Triple Crown®	Triple Crown® Hybrid Oak	B&B	2.5" cal	6'T clear branch height	Y	T
T.ADI		<i>Taxodium distichum</i>	Bald Cypress	B&B	2.5" cal	6'T clear branch height	Y	T
UL.PE		<i>Ulmus americana</i> 'Prairie Expedition'	Prairie Expedition American Elm	B&B	2.5" cal	6'T clear branch height	Y	T
UL.PR		<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	B&B	2.5" cal	6'T clear branch height	Y	T
UL.NH		<i>Ulmus</i> x 'New Horizon'	New Horizon Hybrid Elm	B&B	2.5" cal	6'T clear branch height	N	T
FASTIGIATE TREES								
CA.JN		<i>Carpinus caroliniana</i> 'J.N. Upright'	Firespire American Hornbeam	B&B	2.5" cal	6'T clear branch height	Y	T
CE.PS		<i>Celtis occidentalis</i> 'JFS-KSU1'	Prairie Sentinel® Hackberry	B&B	2.5" cal	6'T clear branch height	Y	T
GI.PS		<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	B&B	2.5" cal	6'T clear branch height	N	T
QU.CS		<i>Quercus x bimundorum</i> 'Crimschmidt' CRIMSON SPIRE	Crimson Spire™ Hybrid Oak	B&B	2.5" cal	6'T clear branch height	Y	T
QU.KS		<i>Quercus</i> x 'Nadler' KINDRED SPIRIT	Kindred Spirit® Hybrid Oak	B&B	2.5" cal	6'T clear branch height	Y	T
T.ADI		<i>Taxodium distichum</i> 'Skyward' PP #22,812	Lindsey's Skyward™ Bald Cypress	B&B	2.5" cal	6'T clear branch height	Y	T
ORNAMENTAL / FLOWERING TREES / UNDERSTORY								
AM.AB		<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	2.5" cal	6'T clear branch height	Y	T
CACA		<i>Carpinus caroliniana</i>	American Hornbeam	B&B	2.5" cal	6'T clear branch height	Y	T
CR.CG		<i>Crataegus crus galli var. inermis</i>	Thornless Cockspur Hawthorn	B&B	2.5" cal	6'T clear branch height	Y	T
CR.WK		<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn	B&B	2.5" cal	6'T clear branch height	Y	T
MA.ST		<i>Maackia amurensis</i> 'Starburst'	Starburst Amur Maackia	B&B	2.5" cal	6'T clear branch height	N	T
MA.WS		<i>Maclura pomifera inermis</i> 'White Shield'	White Shield Osage Orange	B&B	2.5" cal	6'T clear branch height	Y	T
MAR.J		<i>Malus</i> 'Red Jewel'	Red Jewel Crabapple	B&B	2.5" cal	6'T clear branch height	Y	T
SY.IS		<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B&B	2.5" cal	6'T clear branch height	N	T

9 - BIKE RACKS - 18 BIKE PARKING SPACES

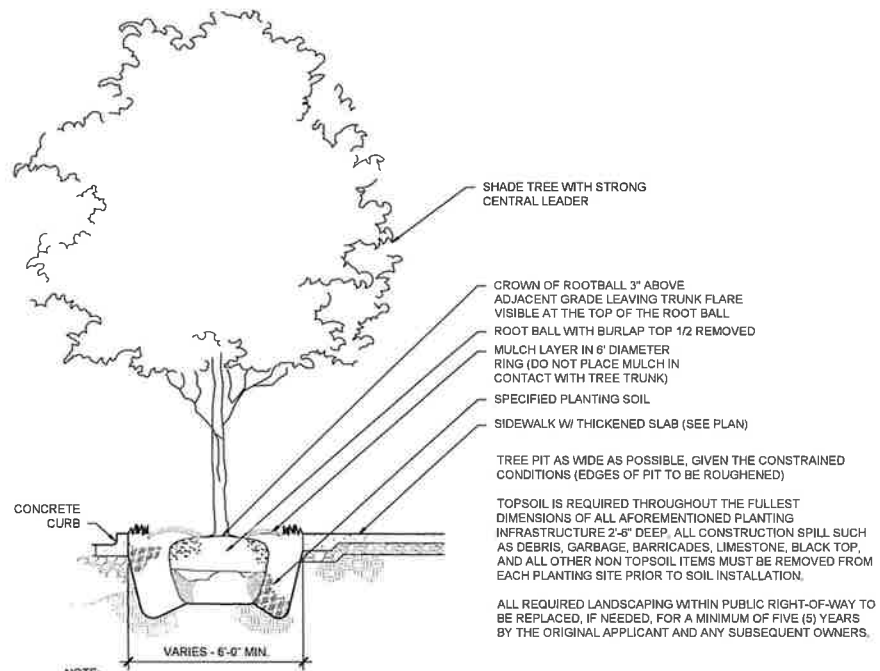
1 LANDSCAPE DATA



**LANDSCAPE TREE PLANTING DETAIL-1
SHADE TREE IN PLANTING SECTION**

1

NOT TO SCALE



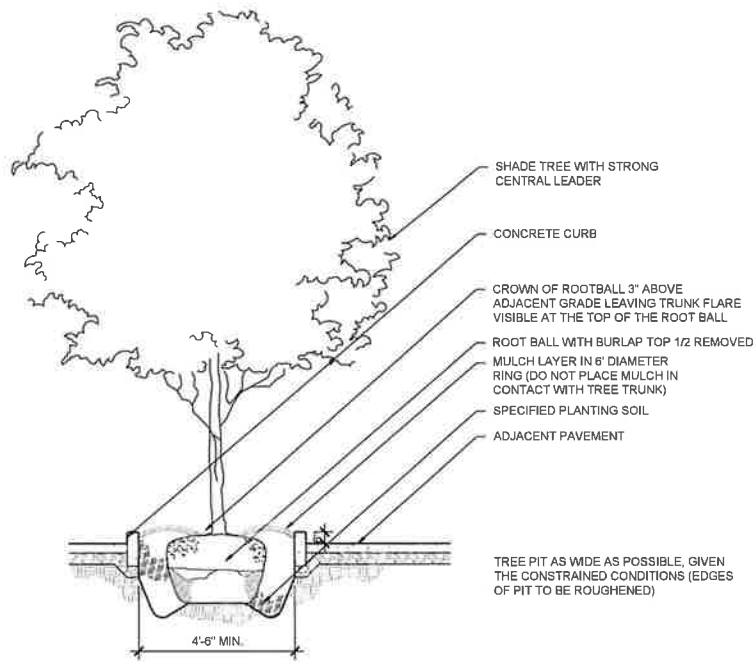
NOTE

1. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE).

**LANDSCAPE TREE PLANTING DETAIL-2
SHADE TREE IN PARKWAY SECTION**

2

NOT TO SCALE

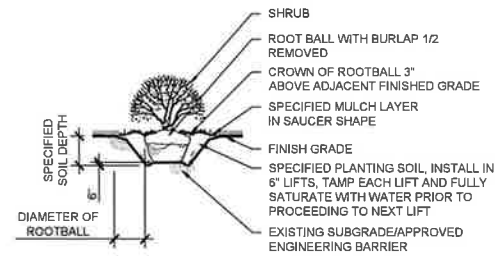


TREE PIT AS WIDE AS POSSIBLE, GIVEN THE CONSTRAINED CONDITIONS (EDGES OF PIT TO BE ROUGHENED)

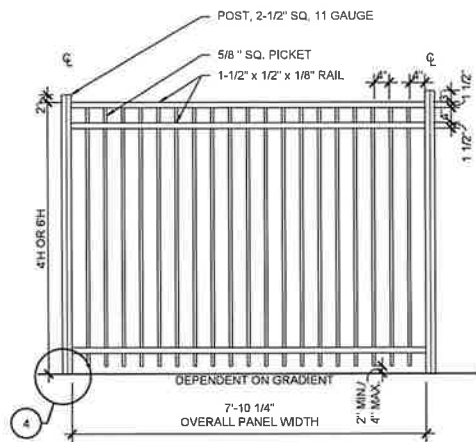
NOTE:

1. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE).

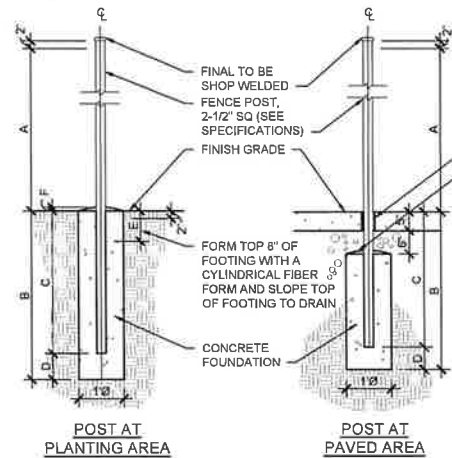
1 SHADE TREE IN RAISED PLANTER SECTION
NOT TO SCALE



2 SHRUB PLANTING SECTION
NOT TO SCALE



3 4'H OR 6'H ORNAMENTAL METAL FENCE DETAIL
1/2" = 1'-0"

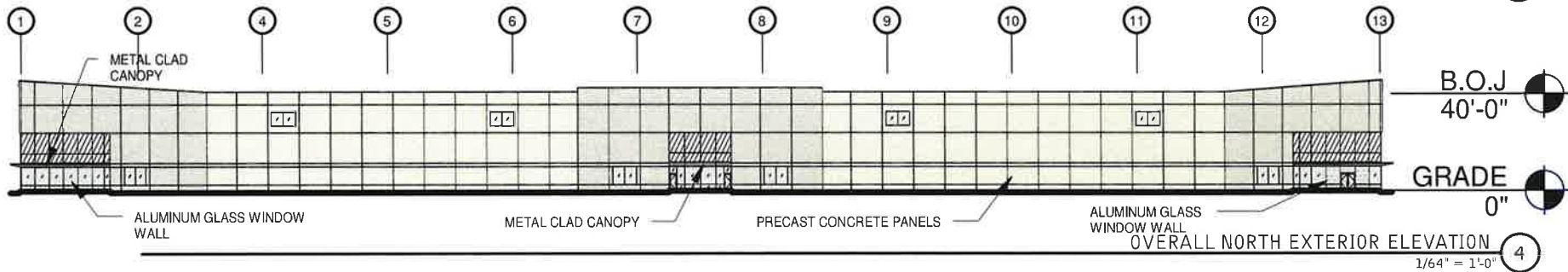
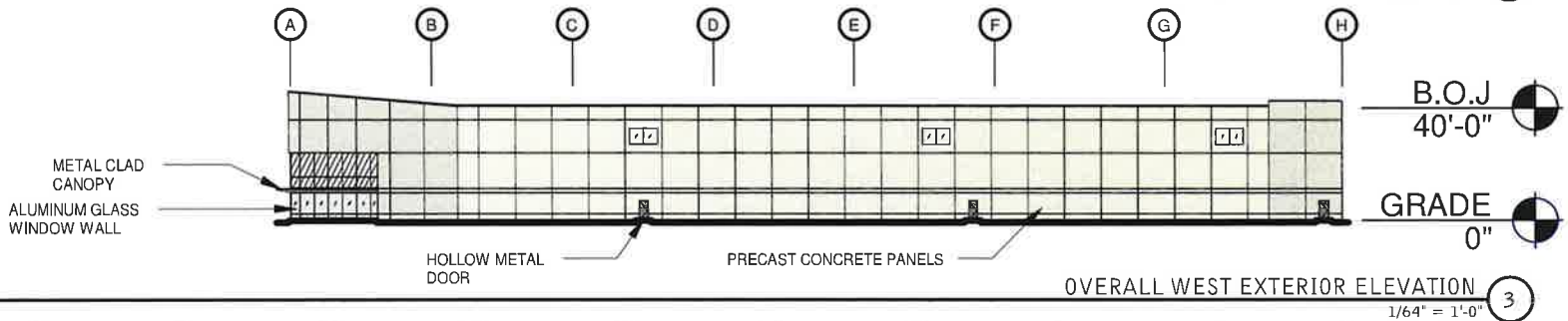
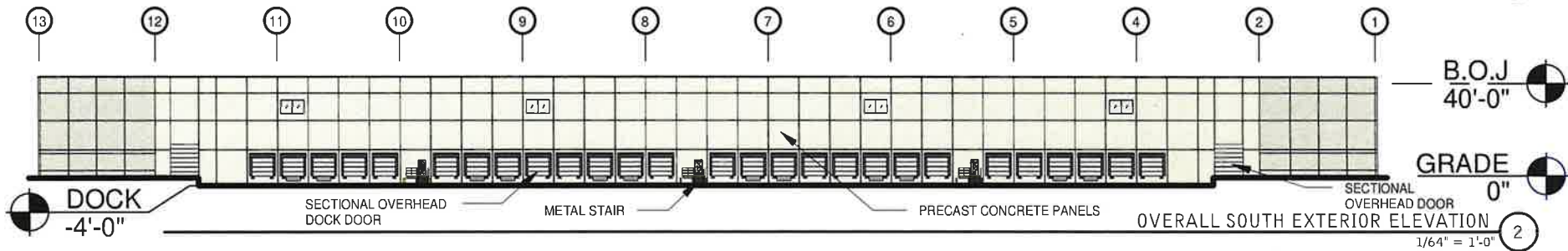
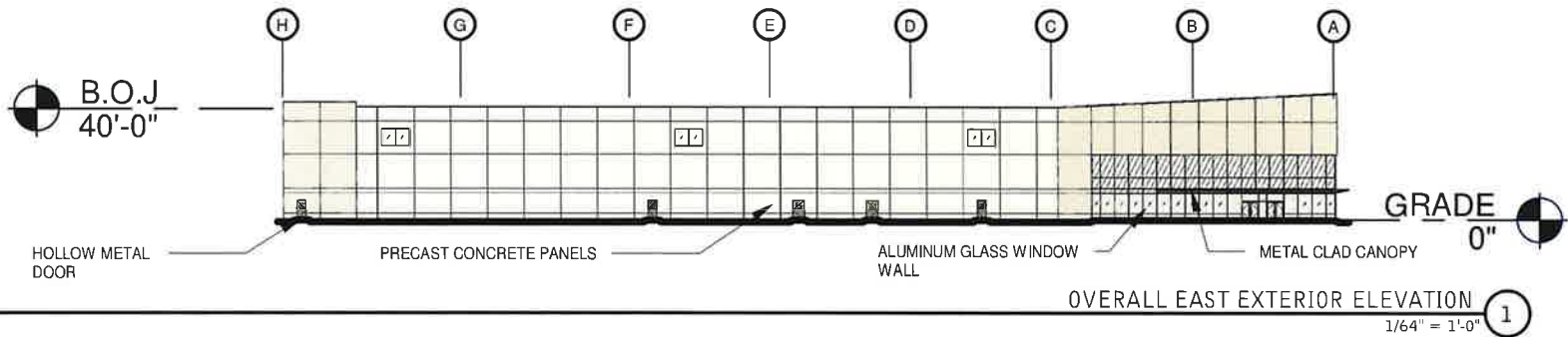


4 FENCE POST FOOTING DETAIL
1/2" = 1'-0"

- NOTE:**
1. IF POST IS LESS THAN 3" FROM EDGE OF CONCRETE FOUNDATION, THE CONTRACTOR SHALL BE REQUIRED TO REMOVE AND RECONSTRUCT THAT POST FOUNDATION.

POST DIMENSION / FOOTING DEPTH				
	POST DIMENSIONS / FOOTING DEPTH			
A	4'-0"	5'-0"	6'-0"	8'-0"
B	3'-6"	4'-0"	4'-6"	5'-6"
C	3'-0"	3'-6"	4'-0"	5'-0"
D	6"	6"	6"	6"
E	8"	8"	8"	8"
F	1"	1"	1"	1"

- NOTE:**
1. CORNER AND GATE POSTS: 4" SQ
 2. INTERMEDIATE POSTS: 2-1/2" SQ



RELATED MIDWEST/548 CAPITAL

ELEVATIONS

4300 ROOSEVELT
S. KOSTNER AVE
CHICAGO, IL

WARE MALCOMB

CHD22-0005-00
09/01/22

SHEET
A2

18985

12/14/2016

REPORTS OF COMMITTEES

40573

*Reclassification Of Area Shown On Map No. 2-K.
(As Amended)
(Application No. 18985)*

IPD 1351

(Common Address: 819 -- 1009 S. Kostner Ave./4303 -- 4365 W. Fifth Ave. And 802 -- 1004 S. Kildare Ave.)

[SO2016-7309]

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 M2-2 Light Industry District symbols and indications as shown on Map Number 2-K in the area bounded by:

West Fifth Avenue; South Kildare Avenue; the north line of The Baltimore Ohio Chicago Terminal Railway Company right-of-way; and South Kostner Avenue,

to those of an Industrial Planned Development.

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

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

Industrial Planned Development No. 1351.

Planned Development Statements.

1. The area delineated herein as Industrial Planned Development Number 1351 (the "Planned Development") consists of approximately 425,735 square feet (9.78 acres) of real property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The applicant, CP Westside LLC, is the contract purchaser of the Property, which is owned by the City of Chicago. The City of Chicago has given consent for the applicant to file this Planned Development.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assignees 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 assignees and, if different than the applicant, the legal titleholders 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.

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 Map; an Existing Land-Use Map, a Planned Development Boundary and Property Line Map, Site Plan; Landscape Plan, Data and Tree Detail; Building Number 1 Elevations (North, South, East, West); and Building Number 2 Elevations (North, South, East, West) prepared by Ware Malcomb and dated November 17, 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 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 ordinance shall control.
5. The following uses are permitted in the area delineated herein as an Industrial Planned Development: utilities and services, minor; utilities and services, major; building maintenance services; business support services: copying and reproduction, business/trade school, day labor employment agency, employment agencies; urban farm: indoor operation (accessory sale of goods produced on site shall not exceed 3,000 square feet), outdoor operation (accessory sale of goods produced on site shall not exceed 3,000 square feet), rooftop operation (accessory sale of goods produced on site shall not exceed 3,000 square feet); communication service establishments; construction sales and service: building material sales (customer-accessible retail sales area may not exceed 20 percent of total floor area); contractor/construction storage yard; eating and drinking establishments, restaurant: limited (Max GFA: 4,000 square feet, no entertainment allowed); food and beverage retail sales (Max GFA: 3,000 square feet); office (Max GFA: 9,000 square feet or accessory use to allowed industrial use), high technology office, electronic data

storage center; repair or laundry service, consumer; retail sales, general (accessory sale of goods produced on site, not to exceed 20 percent of on-site GFA); heavy equipment sales/rental; light equipment sales/rental, including automobile, motorcycle or boat sales; manufacturing, production and industrial service: artisan, limited, general; warehousing, wholesaling and freight movement, freight terminal; wireless communication facilities: co-located, freestanding (towers); vehicle sales and service.

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 site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 425,735 square feet.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by 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 13-32-125/7085, 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.

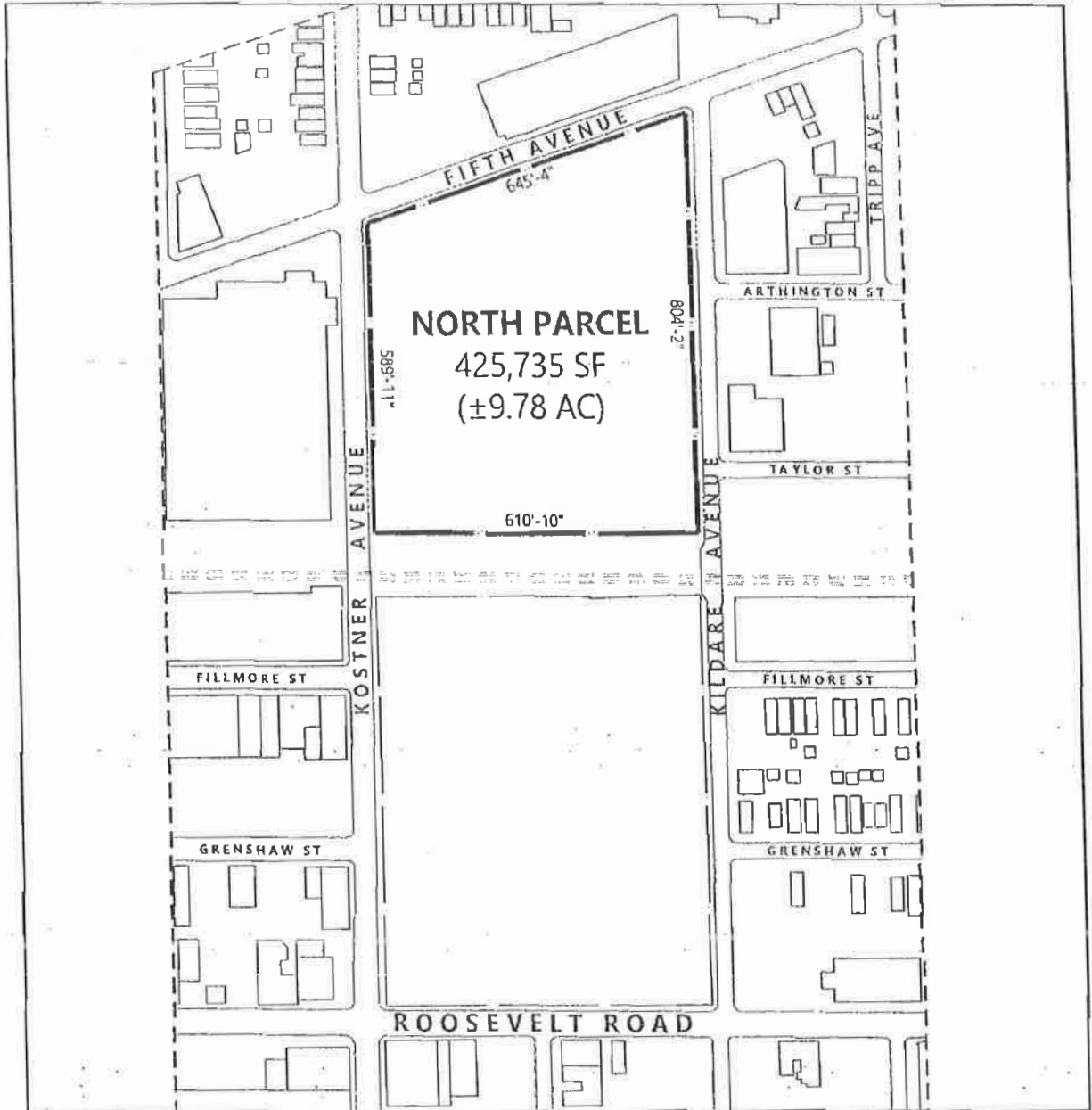
- 14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environment, reduces operating costs, conserves energy and maximizes the preservation of natural resources. Applicant will seek LEED certification for the project.
- 15. 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 Property to M2-2.

[Boundary Plan; Existing Land-Use Map; Existing Zoning Map; Site Plan;
 Landscape Plan; Landscape Data; Landscape Tree Planting Detail;
 and Buildings 1 and 2 Elevations referred to in these
 Plan of Development Statements printed on
 pages 40577 through 40585
 of this *Journal*.]

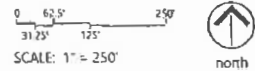
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Plan Of Development Bulk Regulations And Data Table.

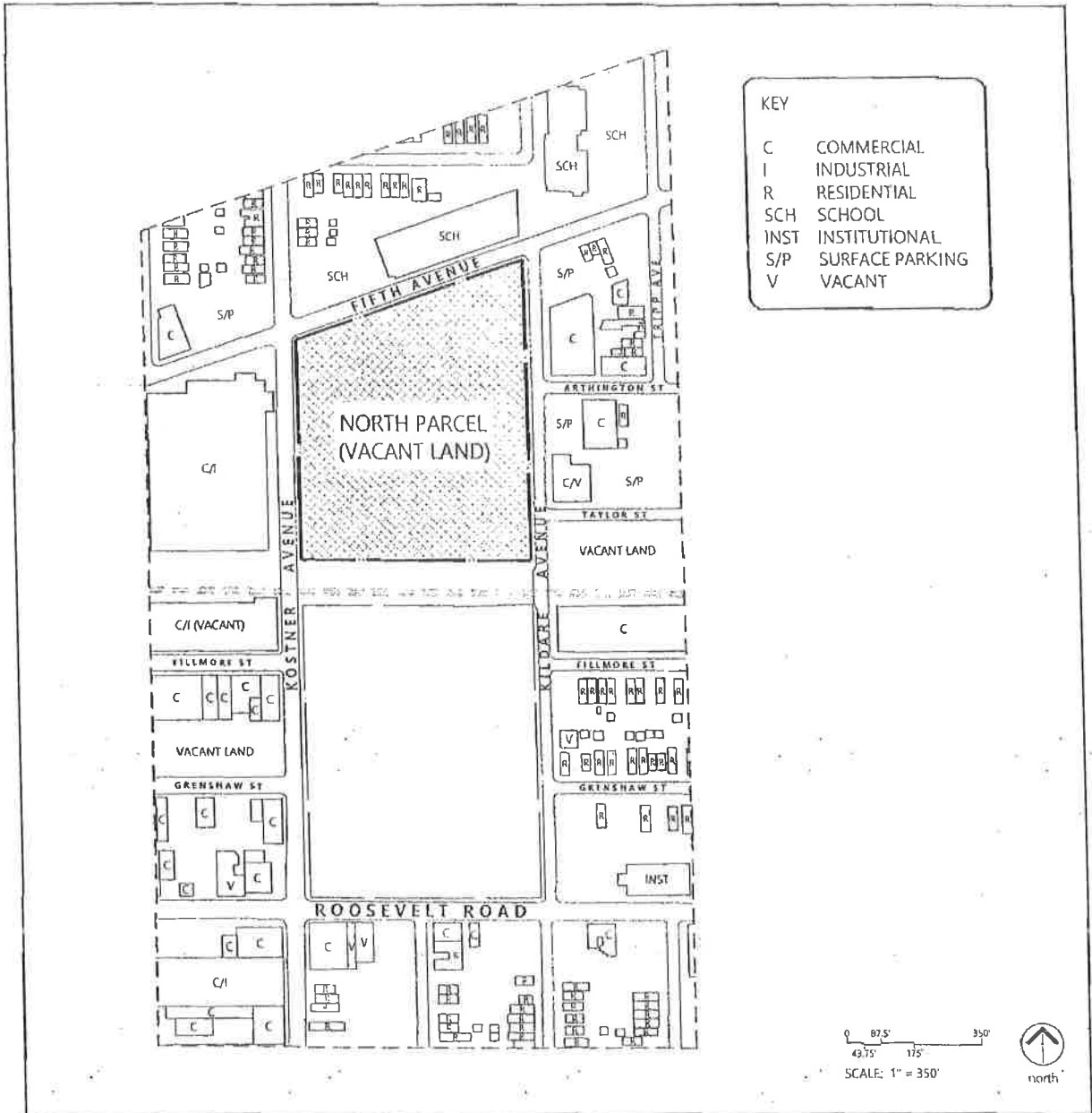
Gross Site Area:	488,544 square feet (approximately)
Net Site Area:	425,735 square feet
Maximum FAR:	1.2
Maximum Building Height:	40 feet
Minimum Parking Spaces:	207
Minimum Bicycle Stalls:	1 per 10 automobile parking spaces
Minimum Loading Berths:	18
Setbacks:	In substantial conformance with the Site Plan



APPLICANT: CP WESTSIDE, LLC
ADDRESS: 819-1009 SOUTH KOSTNER AVENUE
4303-4365 WEST 5TH AVENUE
802-1004 SOUTH KILDARE AVENUE
PLAN DATE: 11-15-2016
PLAN COMMISSION: 11-17-2016



BOUNDARY PLAN

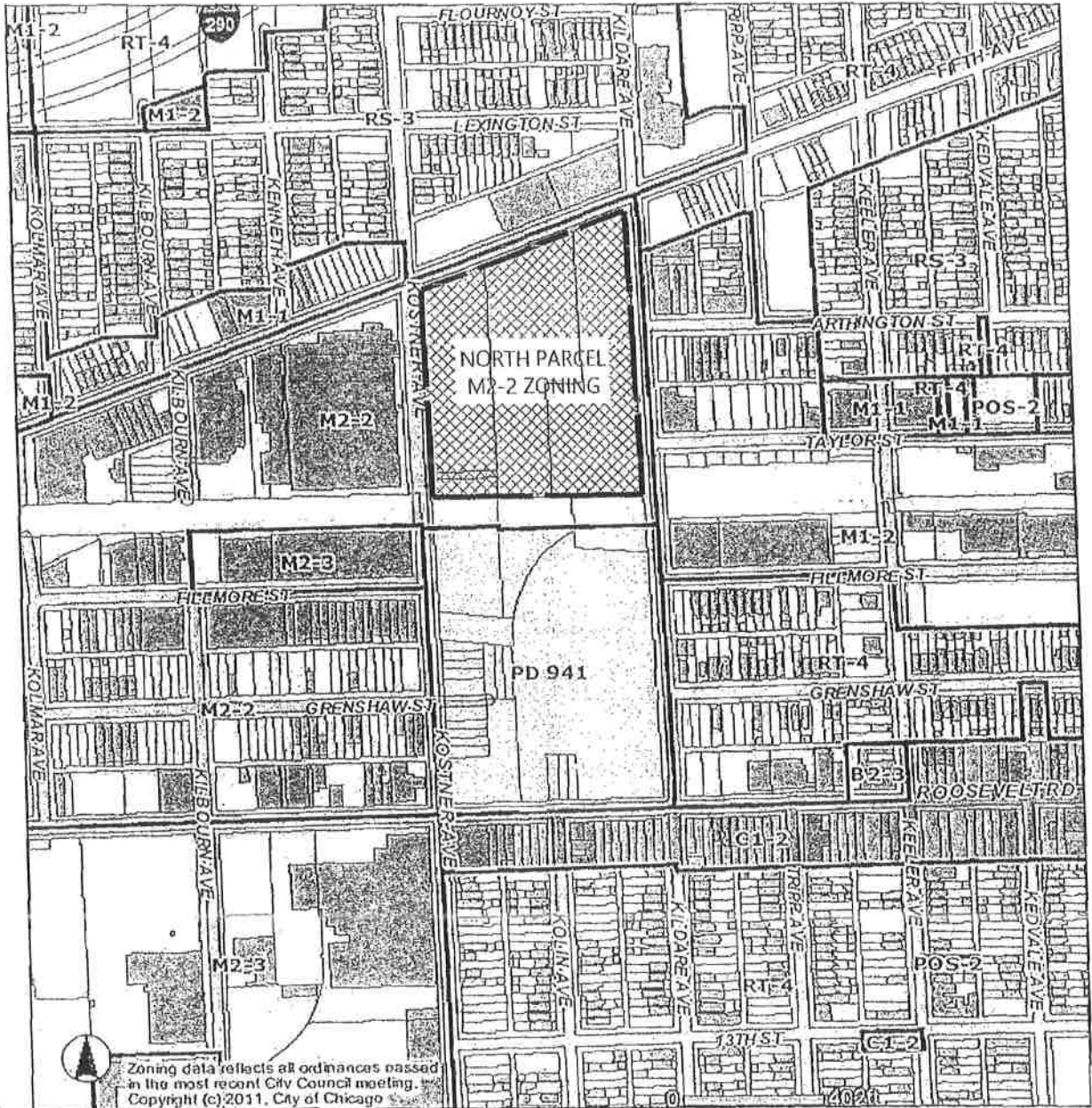


APPLICANT: CP WESTSIDE, LLC
 ADDRESS: 819-1009 SOUTH KOSTNER AVENUE
 4303-4365 WEST 5TH AVENUE
 802-1004 SOUTH KILDARE AVENUE

PLAN DATE: 11-15-2016
 PLAN COMMISSION: 11-17-2016

EXISTING LAND USE MAP

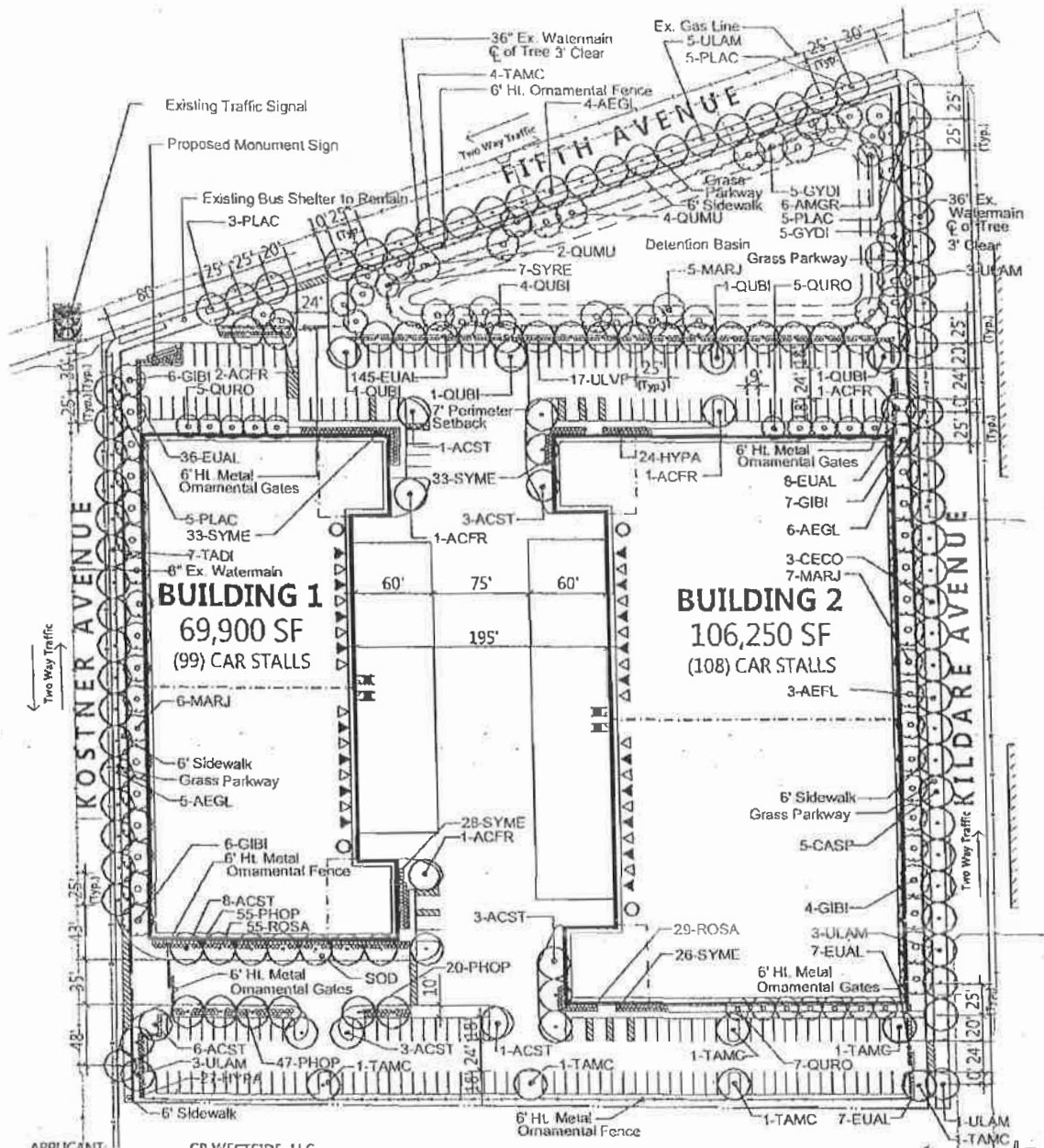
FINAL PLAN SUBMITTALS



APPLICANT: CP WESTSIDE, LLC
 ADDRESS: 819-1009 SOUTH KOSTNER AVENUE
 4303-4365 WEST 5TH AVENUE
 802-1004 SOUTH KILDARE AVENUE
 PLAN DATE: 11-15-2016
 PLAN COMMISSION: 11-17-2016



EXISTING ZONING MAP

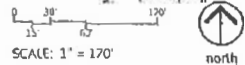


APPLICANT: CP WESTSIDE, LLC
 ADDRESS: 819-1009 SOUTH KOSTNER AVENUE
 4303-4365 WEST 5TH AVENUE
 802-1004 SOUTH KILDARE AVENUE

PLAN DATE: November 15, 2016
 PLAN COMMISSION: November 17, 2016



LANDSCAPE ARCHITECTS - URBAN PLANNERS - BOTANICAL CONSULTANTS
 100 NORTH SHORE DRIVE, LAKE BLUFF, ILLINOIS 60064
 (708) 460-8800



LANDSCAPE PLAN

Site Calculations

CODE	AREA	REQUIRED	PROVIDED
PARKWAY TREES			
1 Tree per 25 L.F. of street Frontage on public R.O.W (Kildare Ave.)	725 L.F. of Plantable Frontage	29 Parkway Trees	29 Parkway Trees
1 Tree per 25 L.F. of street Frontage on public R.O.W (Kostner Ave.)	461 L.F. of Plantable Frontage	18 Parkway Trees	18 Parkway Trees
1 Tree per 25 L.F. of street Frontage on public R.O.W (Fifth Ave.)	490 L.F. of Plantable Frontage	21 Parkway Trees	21 Parkway Trees

VEHICULAR USE AREA PERIMETER LANDSCAPING

1 Tree per 25 L.F. on 7 FT. Setback Street frontage (Fifth Ave.) (Kostner Ave.)	485 L.F. 50 L.F.	18 Trees 2 Trees	18 Trees 2 Trees
Continuous hedge screening along Perimeter of the parking lot	535 L.F.	Continuous Hedge	Continuous Hedge
Ornamental metal fencing around new parking lots	708 L.F. Min.	708 L.F. Min.	6' Height Ornamental Fences

PARKING LOT INTERIOR LANDSCAPING REQUIREMENTS

Landscape Area equal to 10% of total Vehicular use area	Total vehicular use area 148,161 S.F.	Internal Landscape Required 14,816 S.F.	Minimum Provided 14,816 S.F.
1 Tree per 125 S.F. Of required Internal Landscape Area	14,816 S.F.	118 Trees	130 Trees Total 94 Trees (Located in Interior Landscape Area) 36 Trees (Located in Pond Area)

Site Plant List

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ULVF	17	Ulmus americana 'Valley Forge'	Valley Forge Elm	3" Cal. BB	Specimen
TADI	7	Taxodium distichum	Bald Cypress	3" Cal. BB	Specimen
AEFL	3	Aesculus flava	Yellow Buckeye	3" Cal. BB	Specimen
CASP	5	Catalpa speciosa	Northern Catalpa	3" Cal. BB	Specimen
AEGL	15	Aesculus glabra	Ohio Buckeye	3" Cal. BB	Specimen
CECO	3	Celtis occidentalis 'ChicagoLand'	ChicagoLand Hackberry	3" Cal. BB	Specimen
ACFR	6	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	3" Cal. BB	Specimen
ULAM	15	Ulmus americana 'Princeton'	Princeton Elm	3" Cal. BB	Specimen
QUBI	8	Quercus bicolor	Swamp White Oak	3" Cal. BB	Specimen
QURO	17	Quercus robur 'Fastigiata'	Columnar English Oak	3" Cal. BB	Specimen
QUMU	6	Quercus muehlenbergii Engelm.	chinquapin oak	3" Cal. BB	Specimen
ACST	25	Acer miyabei 'Morton'	State Street Maple	3" Cal. BB	Specimen
TAMC	10	Tilia americana 'McKSentry'	American Sentry Linden	3" Cal. BB	Specimen
PLAC	18	Platanus x acerifolia 'Morton Circle'	Exclamation London Planetree	3" Cal. BB	Specimen
GIBI	23	Ginkgo biloba	Maidenhair Tree	3" Cal. BB	Specimen
GYDI	10	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	3" Cal. BB	Specimen
MARJ	18	Malus 'Red Jewel'	Red Jewel Crabapple	8" Ht. BB	Specimen
AMGR	6	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8" Ht. BB	Specimen
SYRE	7	Syringa reticulata	Japanese Tree Lilac	3" Cal. BB	Specimen
ROSA	84	Rosa 'Knock Out'	Rosa Radiazz	24" BB	
PHOP	122	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	24" BB	
EUAL	203	Euonymus alatus 'Compactus'	Dwarf Burning Bush	24" BB	
HYPH	51	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	24" BB	
SYME	120	Syringa meyeri 'Palibin'	Syringa meyeri 'Palibin'	24" BB	

APPLICANT: CP WESTSIDE, LLC
 ADDRESS: 819-1009 SOUTH KOSTNER AVENUE
 4303-4365 WEST 5TH AVENUE
 802-1004 SOUTH KILDARE AVENUE

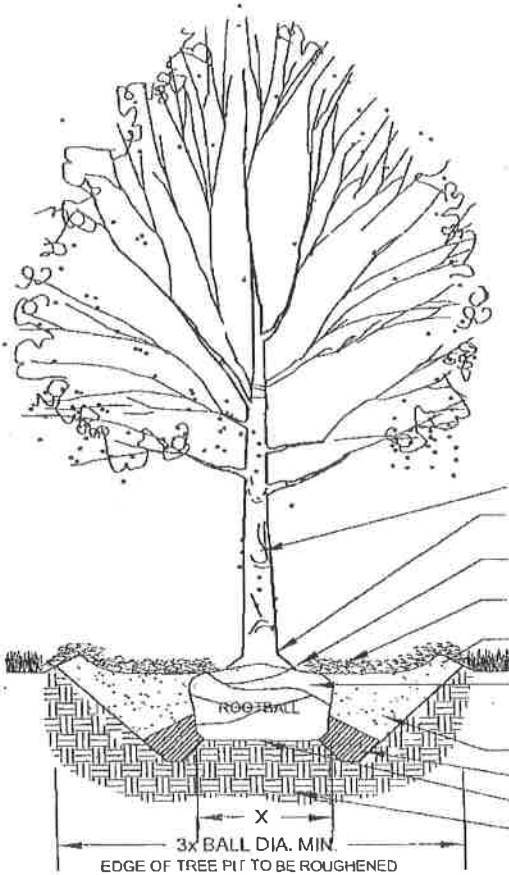


LANDSCAPE ARCHITECTS - URBAN PLANNERS - REAL ESTATE CONSULTANTS
 800 NORTH S-HORSE DRIVE, LAKE BLUFF, ILLINOIS 60044
 (847) 504-3000

PLAN DATE: November 15, 2016
 PLAN COMMISSION: November 17, 2016

LANDSCAPE DATA

FINAL FOR PUBLICATION



- DO NOT PRUNE, STAKE OR WRAP TREES UNLESS DIRECTED TO DO SO BY LANDSCAPE ARCHITECT
- CROWN OF ROOT BALL FLUSH WITH EXISTING GRADE LEAVING TRUNK FLARE VISIBLE AT THE TOP OF THE ROOT BALL
- AVOID PLACING SOIL ON TOP OF THE ROOT BALL, MAINTAIN EXPOSURE OF ROOT FLARE. IF ROOT FLARE IS NOT EXPOSED, CAREFULLY REMOVE EXCESS SOIL.
- 2" SHREDDED HARDWOOD BARK MULCH - DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK
- CREATE 4" HIGH SAUCER WITH TOPSOIL BEYOND ROOTBALL
- REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE
- BACKFILL WITH GENTLY COMPACTED PLANTING SOIL
- TAMPED SOIL AROUND BASE
- PLACE ROOT BALL ON UNDISTURBED SUBGRADE OR TAMPED SOIL
- UNDISTURBED SUBGRADE

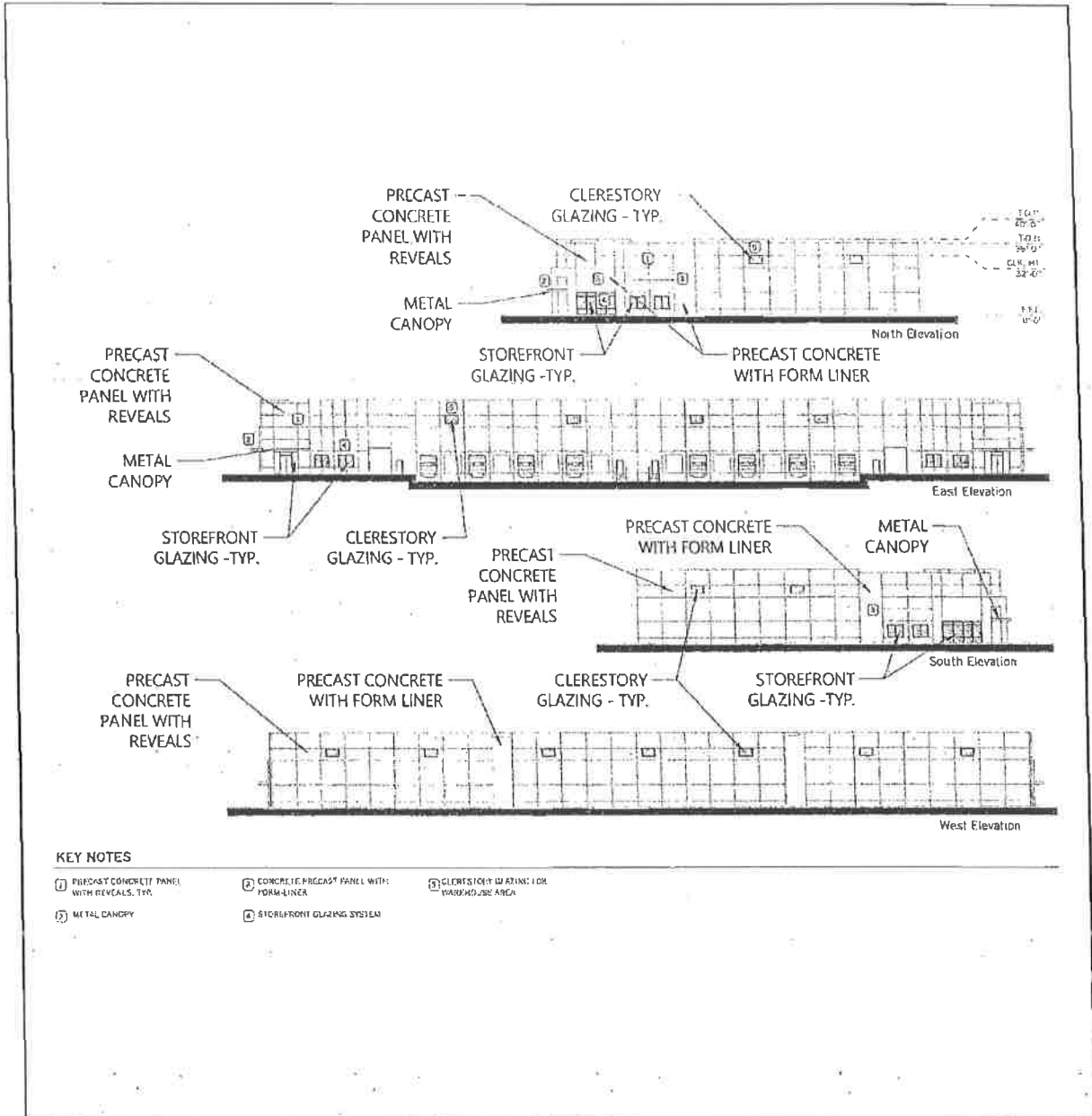
APPLICANT: CP WESTSIDE, LLC
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LANDSCAPE ARCHITECTS - URBAN PLANNERS - REAL ESTATE CONSULTANTS
 980 NORTH SHORE DRIVE, LAKE BLUFF, IL 60064
 (847) 614-8620

PLAN DATE: November 15, 2016
 PLAN COMMISSION: November 17, 2016

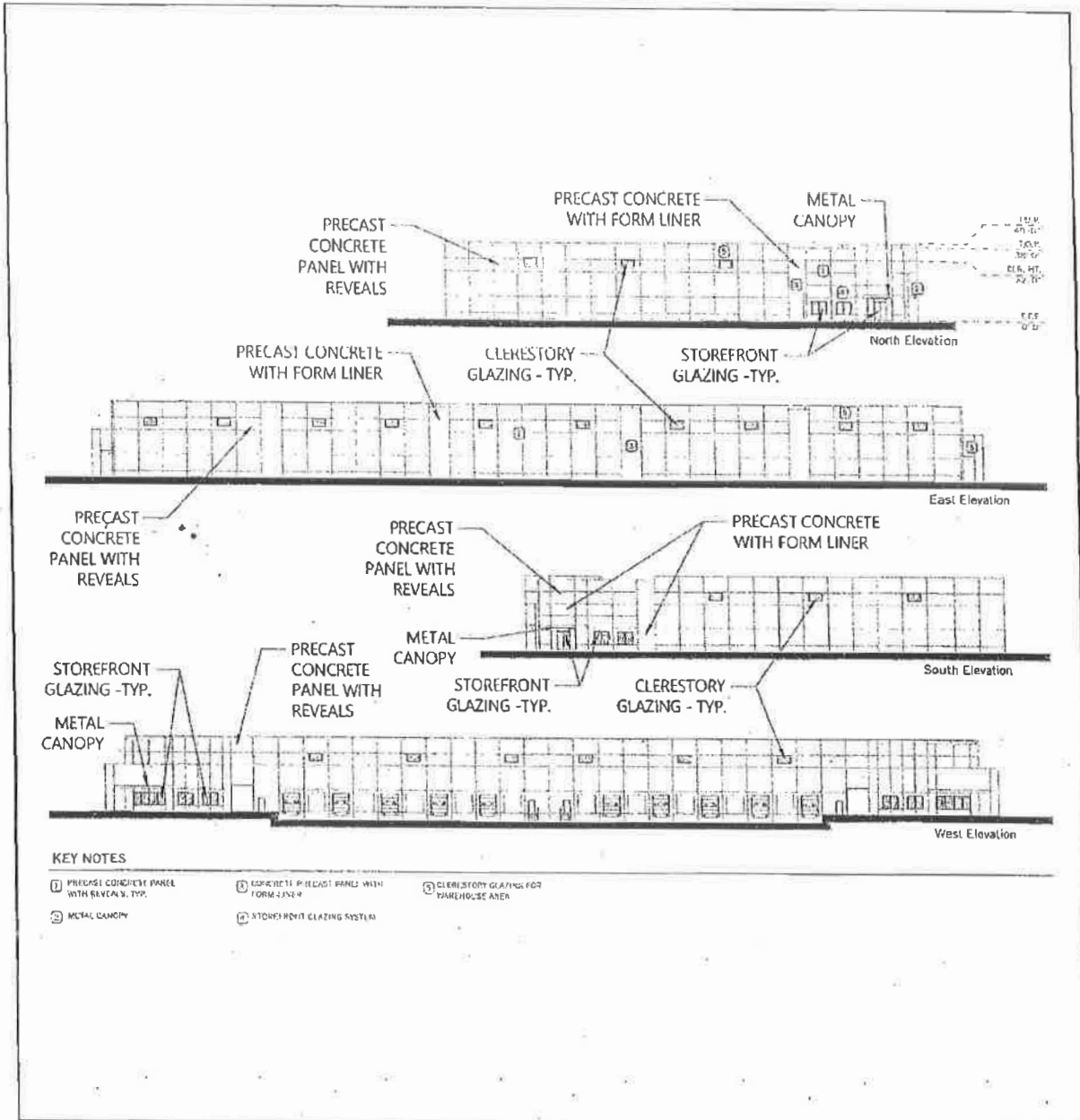
LANDSCAPE TREE PLANTING DETAIL



APPLICANT: CP WESTSIDE, LLC
 ADDRESS: 819 1009 SOUTH KOSTNER AVENUE
 4303-4365 WEST 5TH AVENUE
 802-1004 SOUTH KILDARE AVENUE
 PLAN DATE: 11-15-2016
 PLAN COMMISSION: 11-17-2016

ELEVATIONS - BUILDING 1

PROJECT NO. 16-00000



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ELEVATIONS - BUILDING 2