

PD 1352

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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 1352, 1012-1156 S. Kildare Ave.

Dear Mr. Tippens:

Please be advised that your request for a minor change to Industrial/Commercial Planned Development No. 1352 ("PD 1352") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 13 of PD 1352.

The City of Chicago is the sole property owner within PD 1352, an 11-acre site at S. Kostner and S. Kildare Avenues and W. Roosevelt Rd. The PD was approved in 2016 for a proposed, 160,000 SF industrial building in Subarea A and a 175,000 SF commercial building in Subarea B. In Feb. and July of 2023, minor change and site plan approval letters were issued. Per your request, 4300 Roosevelt LLC will close on the property in mid-June. They are seeking a minor change to renew the 2023 boundary and landscape changes which have subsequently expired.

On Feb. 16, 2023, a minor change was approved to adjust the subarea net site areas and landscaping requirements. The net site area of Subarea A increased from 308,405 SF to 418,412 SF and the net site area of Subarea B was correspondingly reduced from 172,614 SF to 62,607 SF. The number of internal tree plantings was reduced from 110 to 73 to accommodate the circulation of semi-trucks in the truck loading area. To offset this reduction, the landscape setback along the eastern elevation of the proposed building increased from 7 feet to 35 feet, incorporated a fitness path, and provided over 17,000 SF of internal landscaped area in addition to the 13,709 SF required.

On July 6, 2023, a minor change was approved to adjust the subarea gross and net site areas. The gross site area of Subarea A increased from 462,366 SF to 508,766 SF and the net site area of Subarea A increased from 418,412 SF to 449,871 SF. The gross site area of Subarea B was correspondingly reduced from 93,099 SF to 46,699 SF and the net site area of Subarea B was reduced from 62,607 SF to 31,304 SF. This change allowed the west building in the Innovation Center portion of the site to be located within Subarea A and made it compatible with the permitted uses.

Since action to implement these minor changes did not occur within 12 months from the date of issuance, they have expired, and you are now seeking approval of these modifications once again. Site plan approvals have no such expiration. The Sub-Area Plan and Bulk Regulations

and Data Table from the July 2023 minor change along with the following exhibits from the Feb. 2023 approval are included as part of this request: CDOT Exhibit, Landscape Plan, Landscape Data, Landscape Details (2).

With regard to your request, the Department of Planning and Development has determined that allowing these site area 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, 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 1352, 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

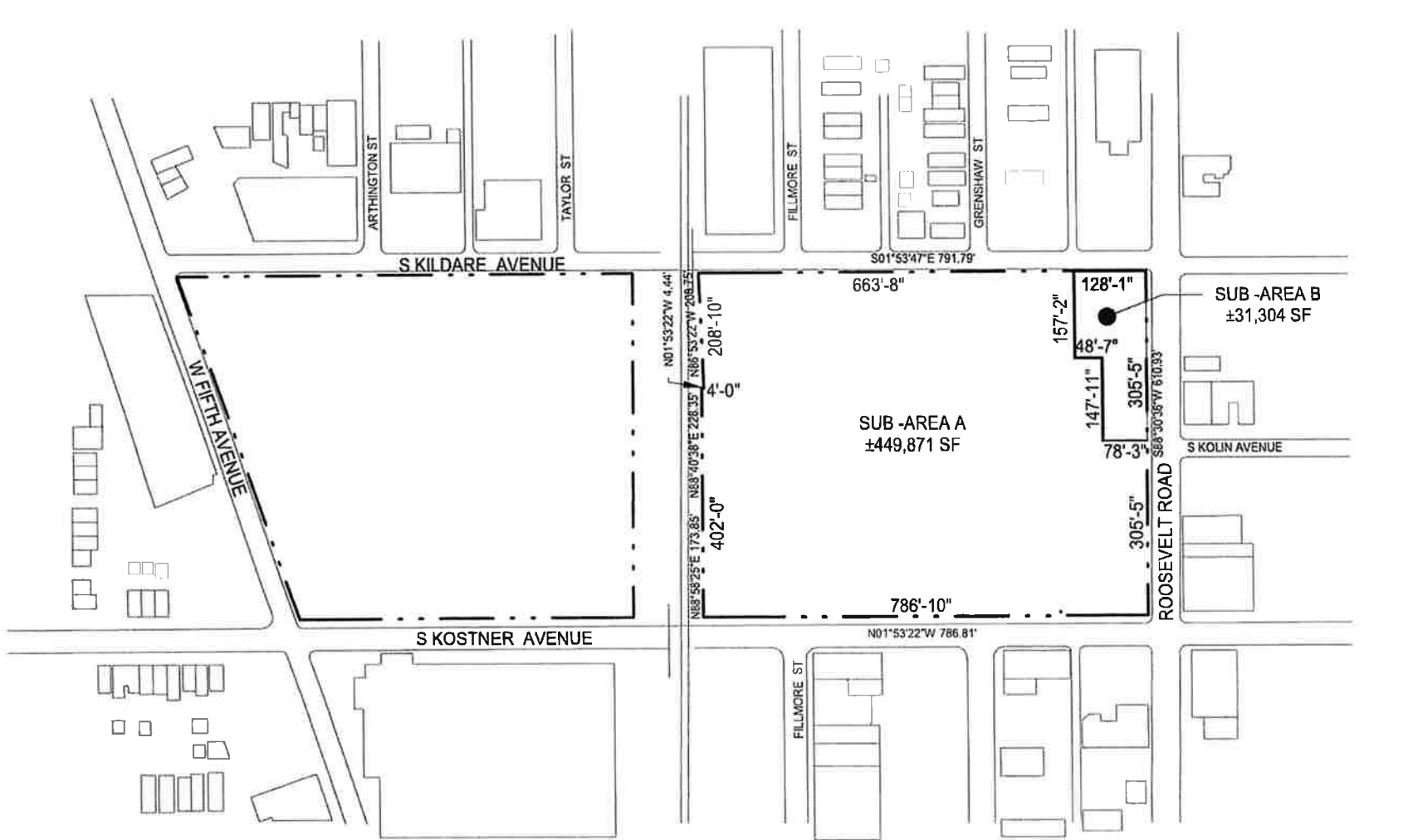
NS:tm

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

**INDUSTRIAL/COMMERCIAL PLANNED DEVELOPMENT NO. 1352
BULK REGULATIONS AND DATA TABLE
MINOR CHANGE DATED JUNE 21, 2023**

Gross Site Area:	555,465 square feet
Subarea A:	
Gross Site Area:	508,766 square feet
Net Site Area:	449,871 square feet
Maximum FAR:	1.2
Maximum Building Height:	40 feet
Minimum Parking Spaces:	155 auto spaces which includes 9 accessible spaces 41 truck trailer stalls
Minimum Bicycle Stalls:	24 bicycle stalls
Minimum Loading Berths:	Per Site Plan Review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance
Setbacks:	Per Site Plan Review and in substantial conformance with Chapter 17-3 of the Chicago Zoning Ordinance
Allowed Uses:	All uses identified in Statement Number 5
Subarea B:	
Gross Site Area:	46,699 square feet
Net Site Area:	31,304 square feet
Maximum FAR:	1.2
Maximum Building Height:	40 feet

Minimum Parking Spaces:	5 auto spaces which includes 1 accessible space
Minimum Bicycle Stalls:	4 bicycle stalls
Minimum Loading Berths:	Per Site Plan Review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance
Setbacks:	Per Site Plan Review and in substantial compliance with Chapter 17-3 of the Chicago Zoning Ordinance
Allowed Uses:	All uses identified in Statement Number 5



SUB-AREA PLAN 1

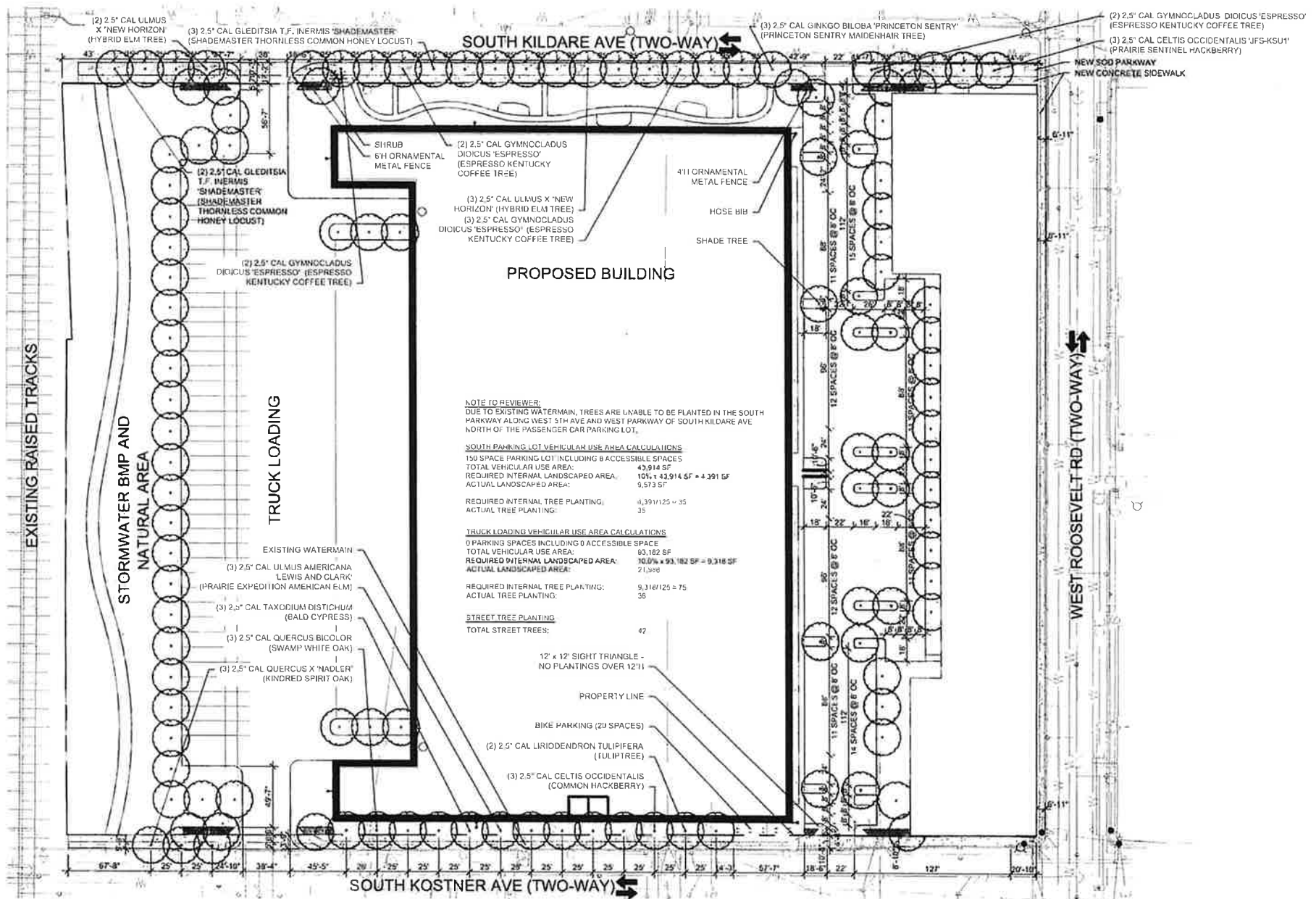


SUB-AREA PLAN
 1153 S. KOSTNER AVE.
 CHICAGO, ILLINOIS 60624

WARE MALCOMB

CHD22-0005-00
 06/07/2023

SHEET
A1.1



(2) 2.5" CAL ULMUS X 'NEW HORIZON' (HYBRID ELM TREE)
 (3) 2.5" CAL GLEDITSIA T.F. INERMIS 'SHADEMASTER' (SHADEMASTER THORNLESS COMMON HONEY LOCUST)
 (3) 2.5" CAL GINKGO BILOBA 'PRINCETON SENTRY' (PRINCETON SENTRY MAIDENHAIR TREE)
 (2) 2.5" CAL GYMNOCLADUS DIDICUS 'ESPRESSO' (ESPRESSO KENTUCKY COFFEE TREE)
 (3) 2.5" CAL CELTIS OCCIDENTALIS 'JFS-KSU1' (PRAIRIE SENTINEL HACKBERRY)

(2) 2.5" CAL GLEDITSIA T.F. INERMIS 'SHADEMASTER' (SHADEMASTER THORNLESS COMMON HONEY LOCUST)
 (2) 2.5" CAL GYMNOCLADUS DIDICUS 'ESPRESSO' (ESPRESSO KENTUCKY COFFEE TREE)

(2) 2.5" CAL GYMNOCLADUS DIDICUS 'ESPRESSO' (ESPRESSO KENTUCKY COFFEE TREE)
 (3) 2.5" CAL ULMUS X 'NEW HORIZON' (HYBRID ELM TREE)
 (3) 2.5" CAL GYMNOCLADUS DIDICUS 'ESPRESSO' (ESPRESSO KENTUCKY COFFEE TREE)

(2) 2.5" CAL GYMNOCLADUS DIDICUS 'ESPRESSO' (ESPRESSO KENTUCKY COFFEE TREE)

(3) 2.5" CAL ULMUS AMERICANA LEWIS AND CLARK' (PRAIRIE EXPEDITION AMERICAN ELM)
 (3) 2.5" CAL TAXODIUM DISTICHUM (BALD CYPRESS)
 (3) 2.5" CAL QUERCUS BICOLOR (SWAMP WHITE OAK)
 (3) 2.5" CAL QUERCUS X 'MADLER' (KINDRED SPIRIT OAK)

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.

SOUTH PARKING LOT VEHICULAR USE AREA CALCULATIONS
 150 SPACE PARKING LOT INCLUDING 8 ACCESSIBLE SPACES
 TOTAL VEHICULAR USE AREA: 43,914 SF
 REQUIRED INTERNAL LANDSCAPED AREA: 10% x 43,914 SF = 4,391 SF
 ACTUAL LANDSCAPED AREA: 9,573 SF

REQUIRED INTERNAL TREE PLANTING: 4,391/125 = 35
 ACTUAL TREE PLANTING: 35

TRUCK LOADING VEHICULAR USE AREA CALCULATIONS
 0 PARKING SPACES INCLUDING 0 ACCESSIBLE SPACE
 TOTAL VEHICULAR USE AREA: 63,182 SF
 REQUIRED INTERNAL LANDSCAPED AREA: 30.0% x 63,182 SF = 19,318 SF
 ACTUAL LANDSCAPED AREA: 21,998

REQUIRED INTERNAL TREE PLANTING: 19,318/125 = 75
 ACTUAL TREE PLANTING: 38

STREET TREE PLANTING
 TOTAL STREET TREES: 47

12' x 12' SIGHT TRIANGLE - NO PLANTINGS OVER 12' H

PROPERTY LINE
 BIKE PARKING (20 SPACES)
 (2) 2.5" CAL LIRIODENDRON TULIPIFERA (TULIP TREE)
 (3) 2.5" CAL CELTIS OCCIDENTALIS (COMMON HACKBERRY)

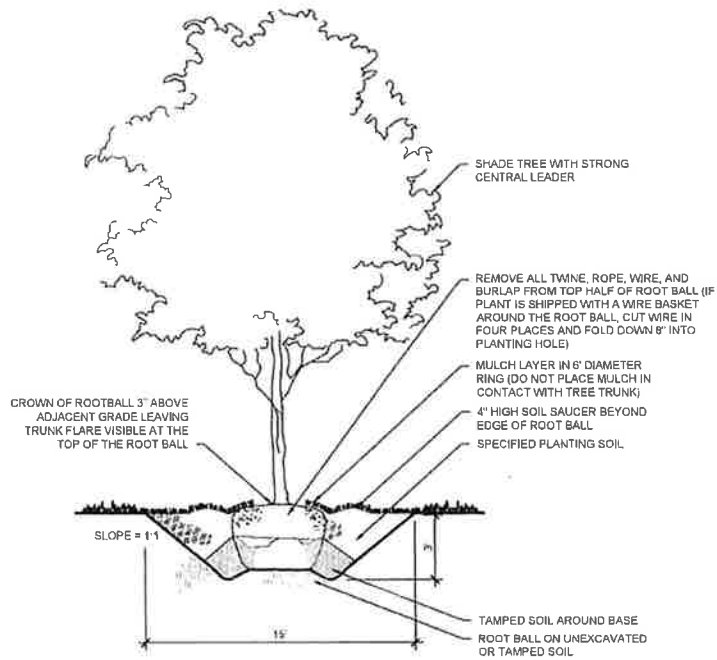
1 **LANDSCAPE PLAN**
 1" = 100'-0"



BUILDING 2 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								
CE OC	3	<i>Celtis occidentalis</i>	Common Hackberry	B&B	2.5" cal	6' T clear branch height	Y	T
GL TR	5	<i>Gleditsia triacanthos</i> var. <i>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	9	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	B&B	2.5" cal	6' T clear branch height	Y	T
LL TU	2	<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
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	5	<i>Ulmus</i> x 'New Horizon'	New Horizon Hybrid Elm	B&B	2.5" cal	6' T clear branch height	N	T
FASTIGIATE TREES								
CE PS	3	<i>Celtis occidentalis</i> 'JFS-KSU1'	Prairie Sentinel® Hackberry	B&B	2.5" cal	6' T clear branch height	Y	T
GI PS	3	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	B&B	2.5" cal	6' T clear branch height	N	T
QU KS	3	<i>Quercus</i> x 'Nadler' KINDRED SPIRIT	Kindred Spirit® Hybrid Oak	B&B	2.5" cal	6' T clear branch height	Y	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>Belula 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</i> var. <i>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> 'Woraine'	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
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</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> 'Crimschmid' 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
TADI		<i>Taxodium distichum</i> 'Skyward' PP #22,B12	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</i> var. <i>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 VS		<i>Maclura pomifera inermis</i> 'White Shield'	White Shield Osage Orange	B&B	2.5" cal	6' T clear branch height	Y	T
MA RJ		<i>Melus</i> 'Red Jewel'	Red Jewel Crabapple	B&B	2.5" cal	6' T clear branch height	Y	T
SY IS		<i>Syringa reliculata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B&B	2.5" cal	6' T clear branch height	N	T

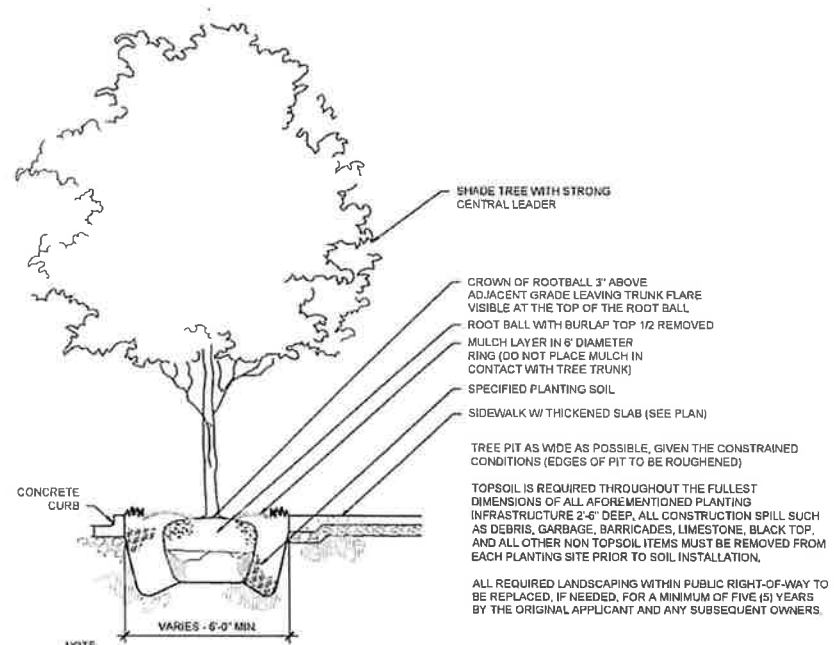
10 - BIKE RACKS - 20 BIKE PARKING SPACES



1

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

NOT TO SCALE

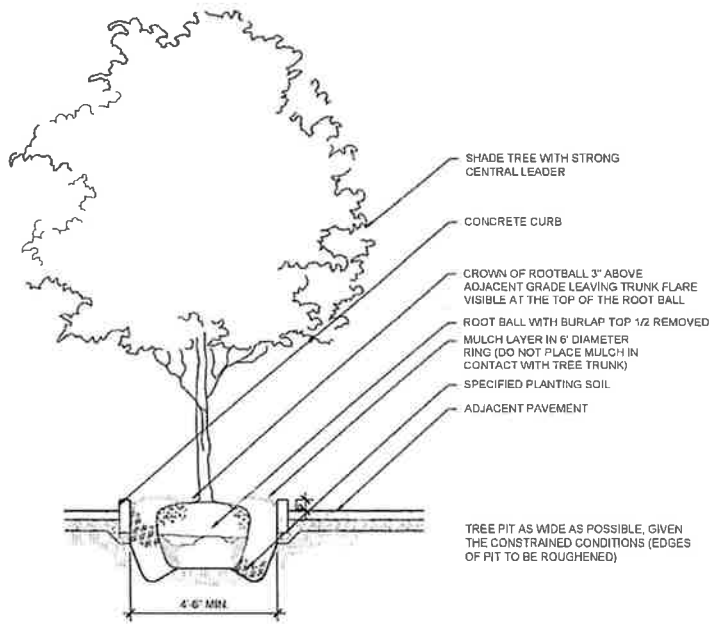


2

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

NOT TO SCALE

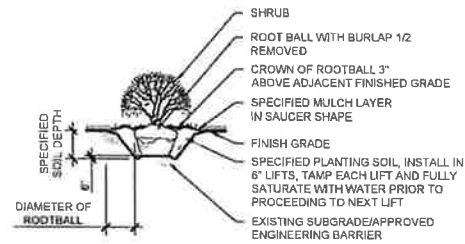
NOTE
1 REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE).



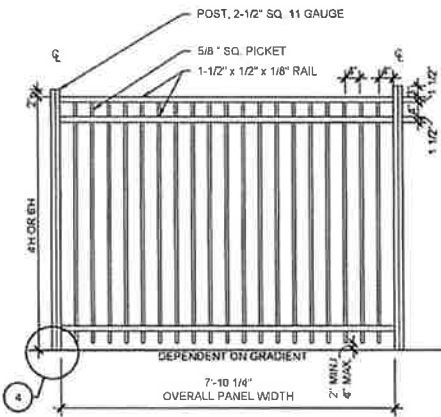
NOTE

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)

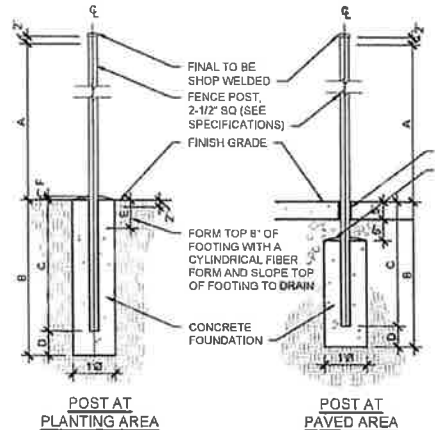
1 SHADE TREE IN RAISED PLANTER SECTION
NOT TO SCALE



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.

ISOLATION JOINT
SEAL & WATERPROOF TOP OF CONG FOOTING

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'-0"
C	3'-0"	3'-5"	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



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 06, 2023

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

Re: Minor Change and Site Plan Approval for Industrial Planned Development No. 1352

To Mr. Grady,

Please be advised that your request for a minor change for the property generally located at 4300-4358 W. Roosevelt Rd. and 1012-1156 S. Kildare in Industrial Planned Development No. 1352 (“PD #1352”) 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 Nos. 10 and 11 of PD #1352.

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 #1352. The applicant is requesting a minor change to revise the approved subarea map to increase the gross site area of Sub-Area A from 462,366 square feet to 508,766 square feet and the net site area of Sub-Area A from 418,421 square feet to 449,871 square feet and decrease the gross site area in Sub-Area B from 93,099 square feet to 46,699 square feet and the net site area of Sub-Area B from 62,607 square feet to 31,304 square feet. The Bulk and Regulations Table will be revised to reflect the above changes and will be included with this letter along with revised exhibits.

The purpose of this revision to the subarea boundaries is to include the west building in the Innovation Center portion of the site (to be occupied by Black Men United) in Subarea A of the planned development so it is compatible with the permitted uses. The primary use of the building will be warehousing, which is already included as a permitted use within Subarea A, to accommodate the Mobile Food Pantry operated by Black Men United.

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 #1352. Regarding your request, DPD has determined that allowing these modifications will not create an adverse impact on PD #1352 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: sub-area plan, site plan, building elevations for Innovation West and for Innovation East, landscape plan and detail sheets, rendered views, and a revised bulk table.

PD No. 1352
Minor Change
July 06, 2023
Page 2

Accordingly, pursuant to the authority granted by the zoning ordinance and PD #1352, 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.

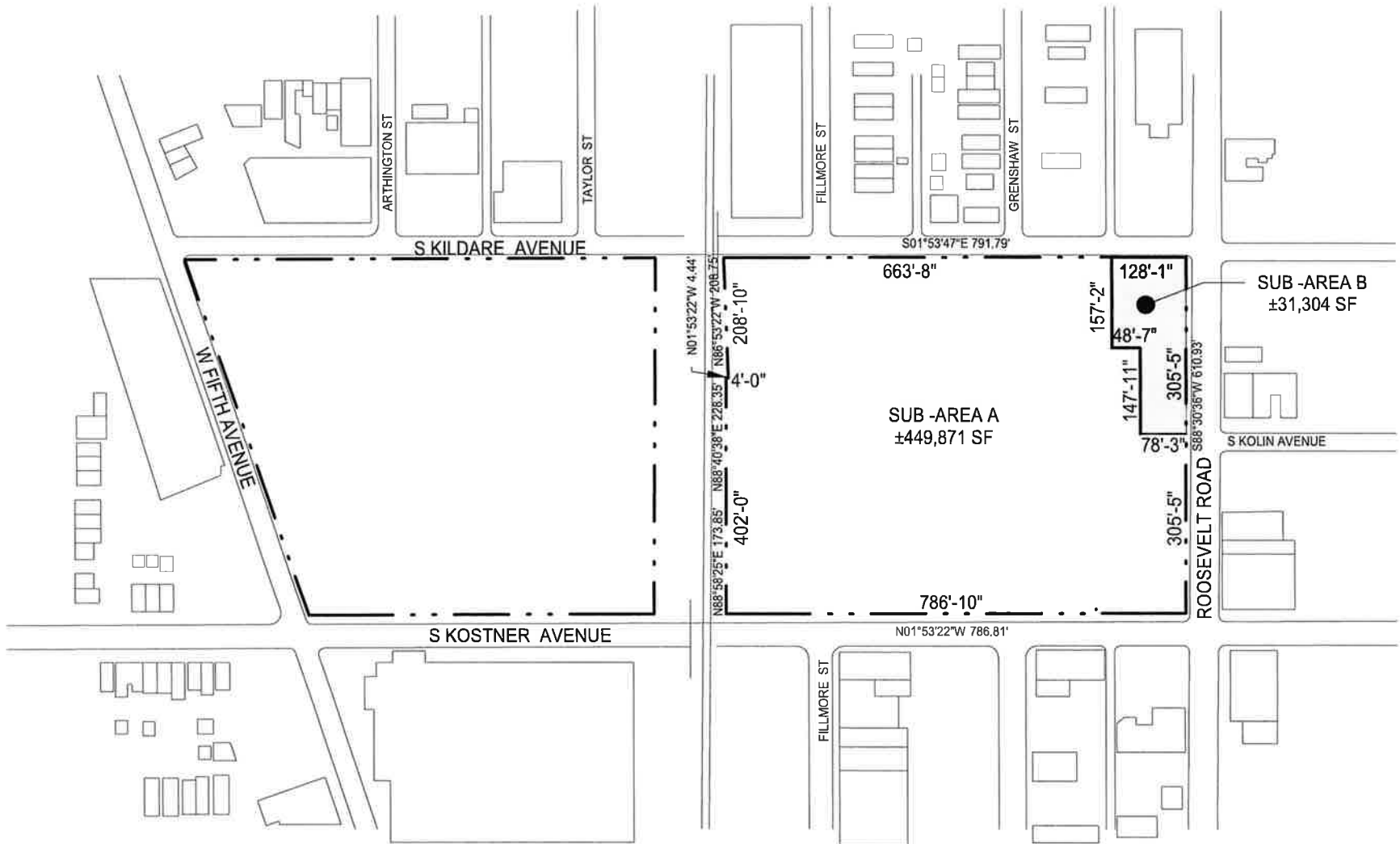
Additionally, the applicant has requested site plan approval for a one-story building in Subarea A with a gross floor area of 4,987 square feet, five vehicular parking spaces and one loading dock and a one-story building in Subarea B with a gross floor area of 4,955 square feet, five vehicular parking spaces and one loading dock. DPD confirms the attached plan exhibits are in accordance with and satisfy the requirements of the zoning ordinance and PD #1352. Accordingly, this site plan approval request is hereby approved.

Sincerely,

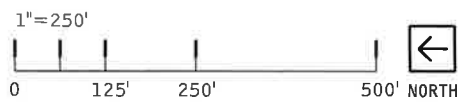


Noah Szafraniec
Assistant Commissioner, Planned Developments and Plan Commission
Department of Planning and Development
121 LaSalle St., Suite 1101
Chicago, IL 60602

Cc: Brian Hacker, Patrick Murphey, PD Main File



SUB-AREA PLAN 1

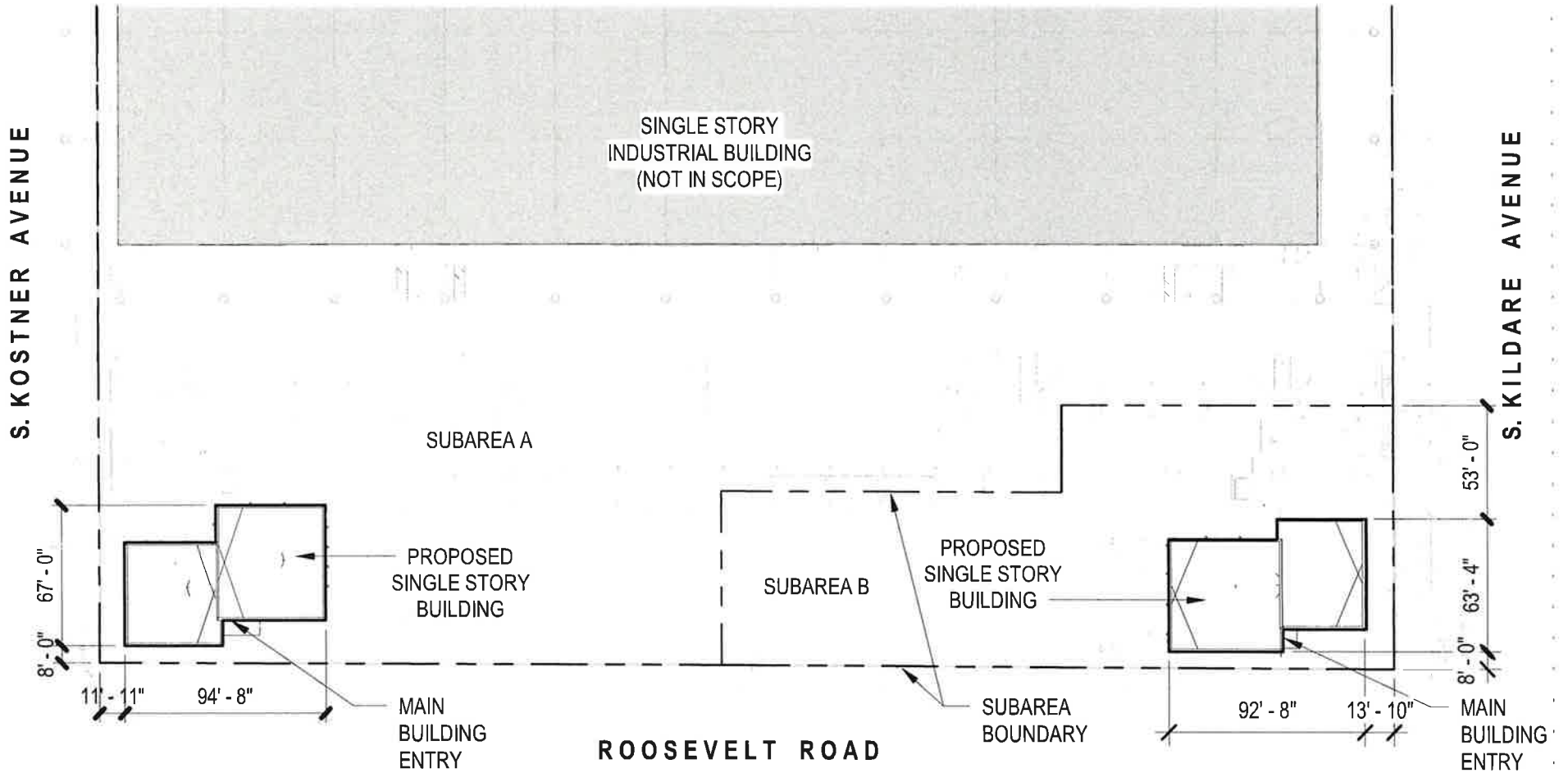


SUB-AREA PLAN
 1153 S. KOSTNER AVE.
 CHICAGO, ILLINOIS 60624

WARE MALCOMB

CHD22-0005-00
 06/07/2023

SHEET
A1.1

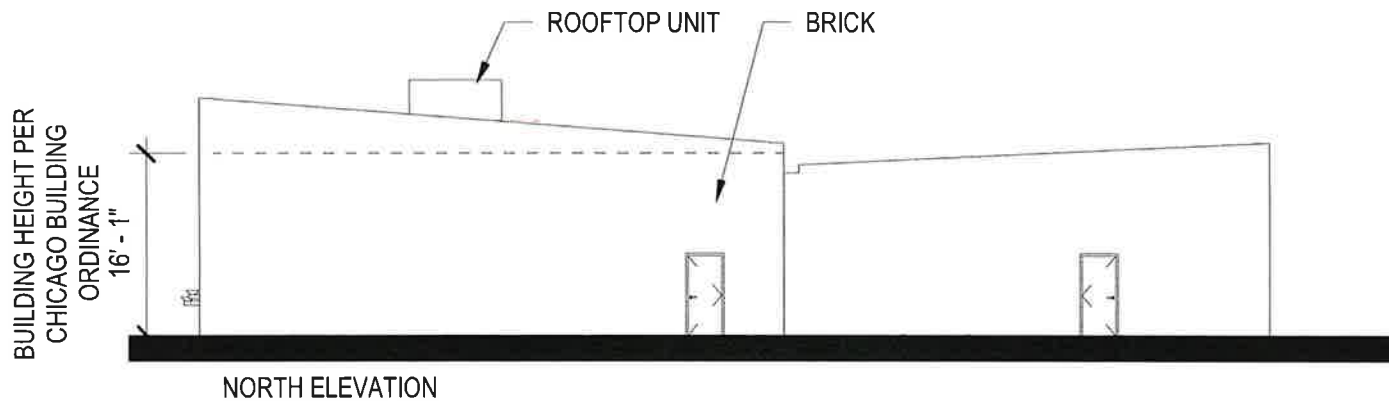
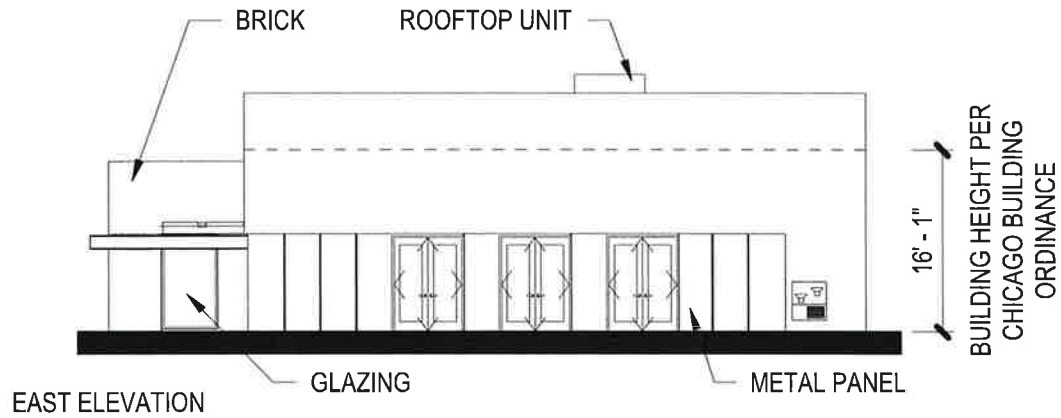


Proposed Site Plan

Applicant: Roosevelt & Kostner Innovations Buildings
 Address: 4300-4358 West Roosevelt Road, Chicago, IL
 CPC Date: 03/27/23



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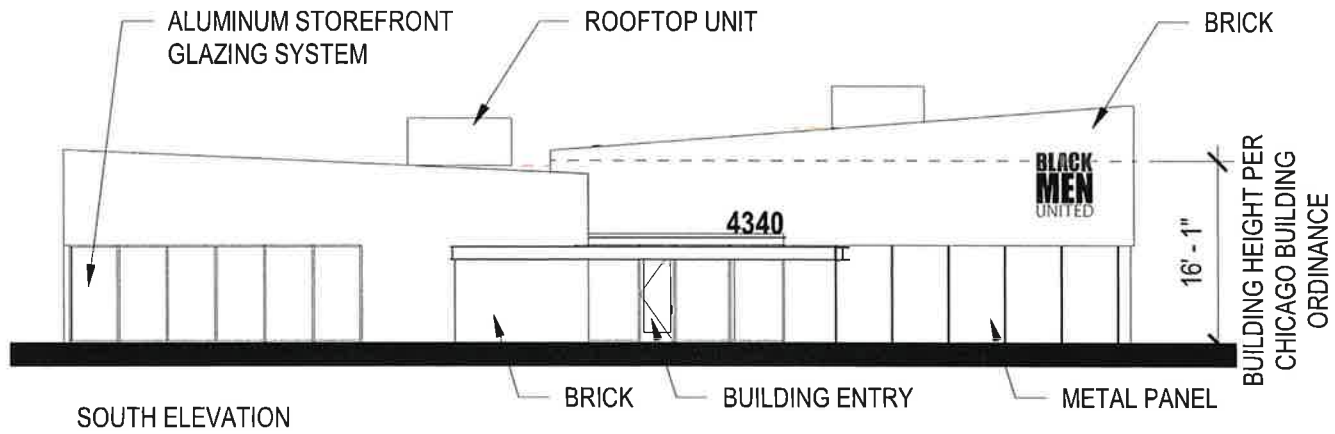
Proposed Building Elevations - Innovation West



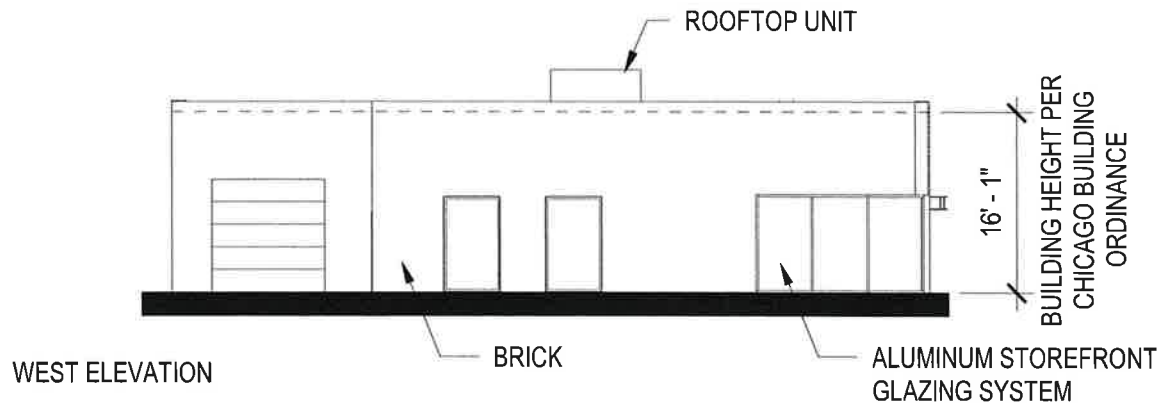
Applicant: Roosevelt & Kostner Innovations Buildings
 Address: 4300-4358 West Roosevelt Road, Chicago, IL
 CPC Date: 03/27/23



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SOUTH ELEVATION



WEST ELEVATION

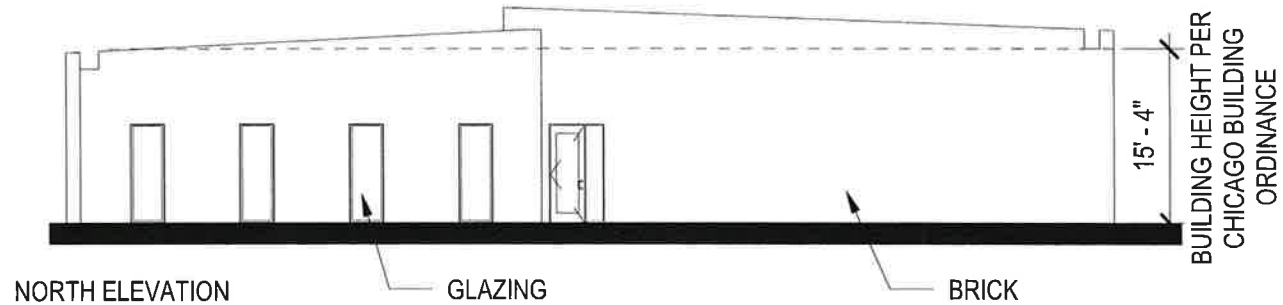
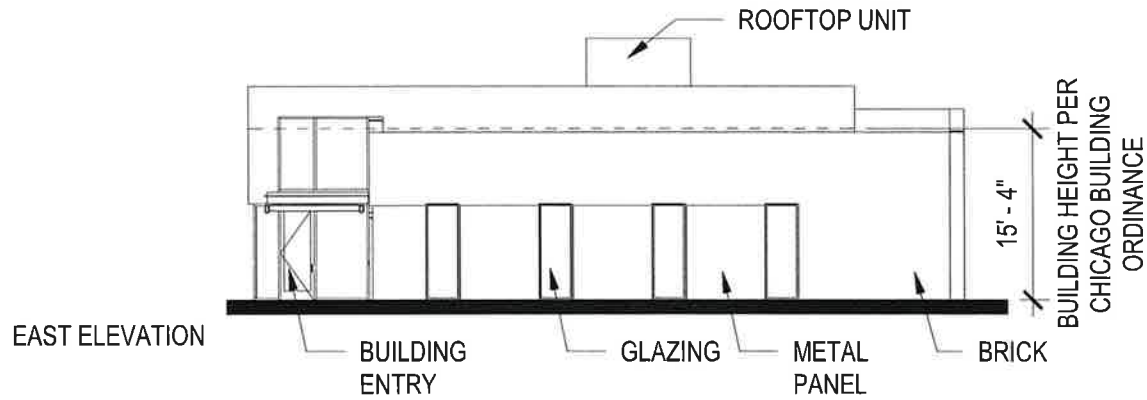
Proposed Building Elevations - Innovation West



Applicant: Roosevelt & Kostner Innovations Buildings
 Address: 4300-4358 West Roosevelt Road, Chicago, IL
 CPC Date: 03/27/23



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Proposed Building Elevations - Innovation East



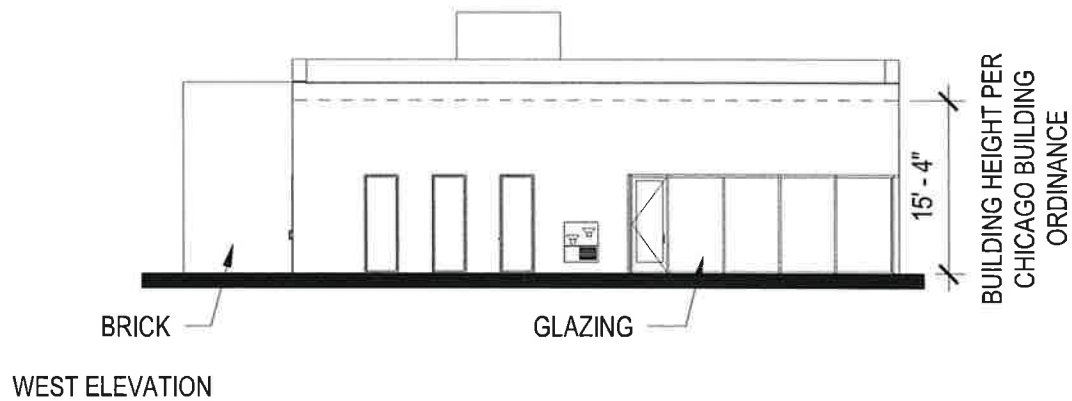
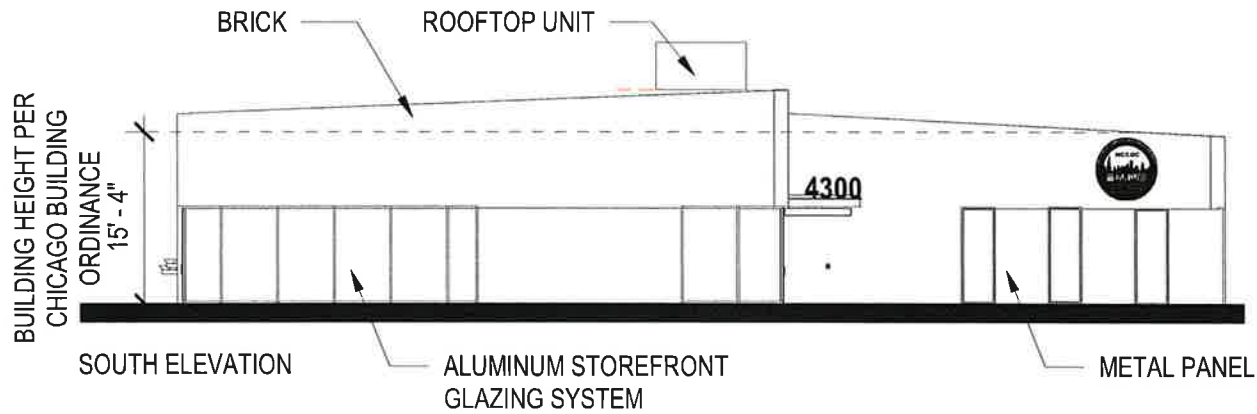
Applicant: Roosevelt & Kostner Innovations Buildings
 Address: 4300-4358 West Roosevelt Road, Chicago, IL
 CPC Date: 03/27/23

RELATED

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Proposed Building Elevations - Innovation East



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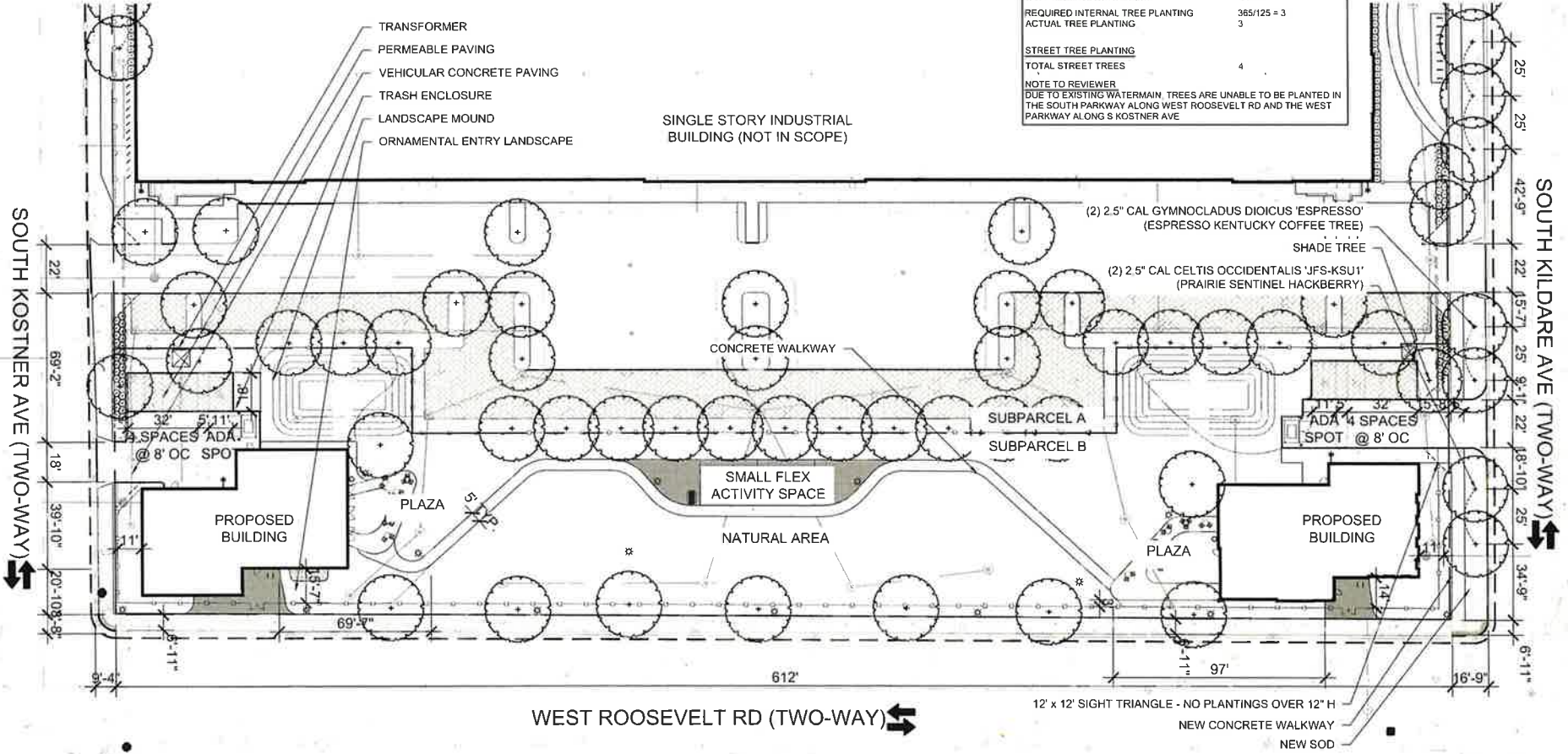
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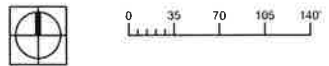
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SOUTH PARKING LOT VEHICULAR USE AREA CALCULATIONS	
10 SPACE PARKING LOT INCLUDING 2 ACCESSIBLE SPACES	
TOTAL VEHICULAR USE AREA	4 860 SF
REQUIRED INTERNAL LANDSCAPED AREA	7.5% x 4 860 SF = 365 SF
ACTUAL LANDSCAPED AREA	1 440 SF
REQUIRED INTERNAL TREE PLANTING	365/125 = 3
ACTUAL TREE PLANTING	3
STREET TREE PLANTING	
TOTAL STREET TREES	4
NOTE TO REVIEWER	
DUE TO EXISTING WATERMAIN TREES ARE UNABLE TO BE PLANTED IN THE SOUTH PARKWAY ALONG WEST ROOSEVELT RD AND THE WEST PARKWAY ALONG S KOSTNER AVE	



1 LANDSCAPE PLAN
1" = 70'-0"



Applicant: Roosevelt & Kostner Innovations Buildings
 Address: 4300-4358 West Roosevelt Road, Chicago, IL
 CPC Date: 03/27/23



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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								
CE OC	3	<i>Celtis occidentalis</i>	Common Hackberry	B&B	2.5" cal	6'T clear branch height	Y	T
GL TR	5	<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	9	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	B&B	2.5" cal	6'T clear branch height	Y	T
LI TU	2	<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
TA DI	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	5	<i>Ulmus x 'New Horizon'</i>	New Horizon Hybrid Elm	B&B	2.5" cal	6'T clear branch height	N	T

FASTIGIATE TREES								
CE PS	3	<i>Celtis occidentalis</i> 'JFS-KSU1'	Prairie Sentinel® Hackberry	B&B	2.5" cal	6'T clear branch height	Y	T
GI PS	3	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	B&B	2.5" cal	6'T clear branch height	N	T
QU KS	3	<i>Quercus x 'Nadler'</i> KINDRED SPIRIT	Kindred Spirit® Hybrid Oak	B&B	2.5" cal	6'T clear branch height	Y	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
CA SP		<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 acenifolia</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
TA DI		<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
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> 'Crimschmid' 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
TA DI		<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

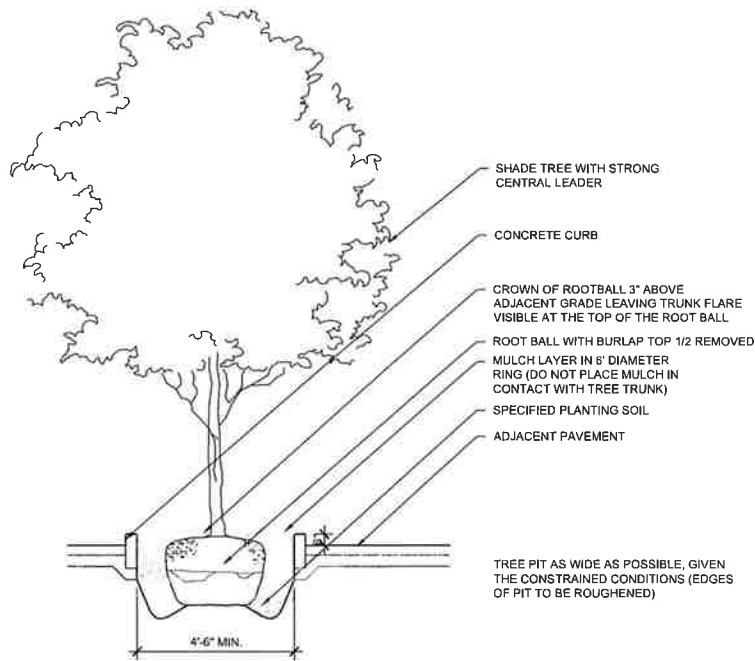
ORNAMENTAL / FLOWERING TREES / UNDERSTORY								
AM AB		<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	2.5" cal	6'T clear branch height	Y	T
CA CA		<i>Carpinus caroliniana</i>	American Hornbeam	B&B	2.5" cal	6'T clear branch height	Y	T
CR CG		<i>Crataegus crus galli var. inermis</i>	Thornless Cockspur Hawthorn	B&B	2.5" cal	6'T clear branch height	Y	T
CR WK		<i>Crataegus 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
MA RJ		<i>Malus</i> 'Red Jewel'	Red Jewel Crabapple	B&B	2.5" cal	6'T clear branch height	Y	T
SY IS		<i>Syngia reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B&B	2.5" cal	6'T clear branch height	N	T

1 LANDSCAPE DATA

Applicant: Roosevelt & Kostner Innovations Buildings
 Address: 4300-4358 West Roosevelt Road, Chicago, IL
 CPC Date: 03/27/23

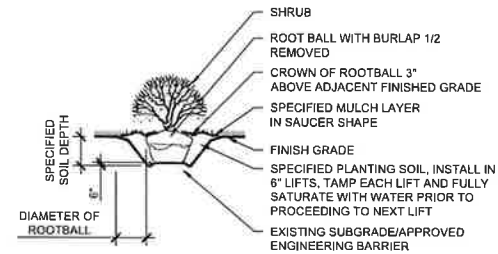


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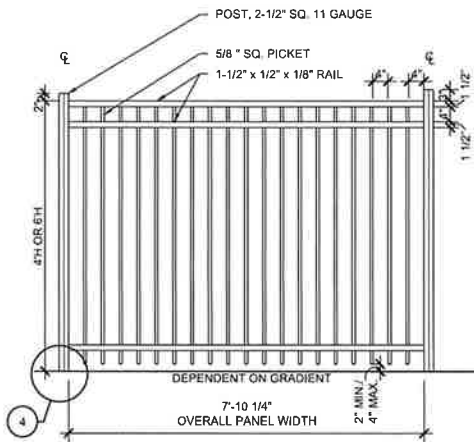


NOTE:
 1. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE).

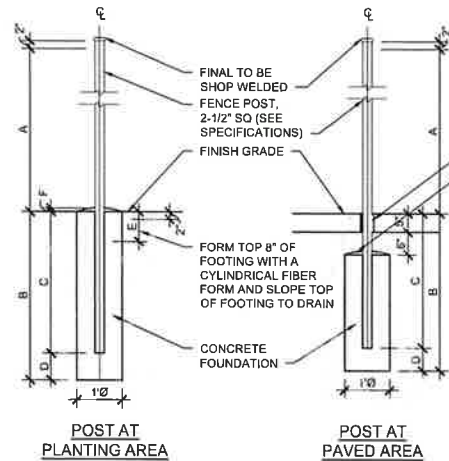
1 **SHADE TREE IN RAISED PLANTER SECTION**
 NOT TO SCALE



2 **SHRUB PLANTING SECTION**
 NOT TO SCALE



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

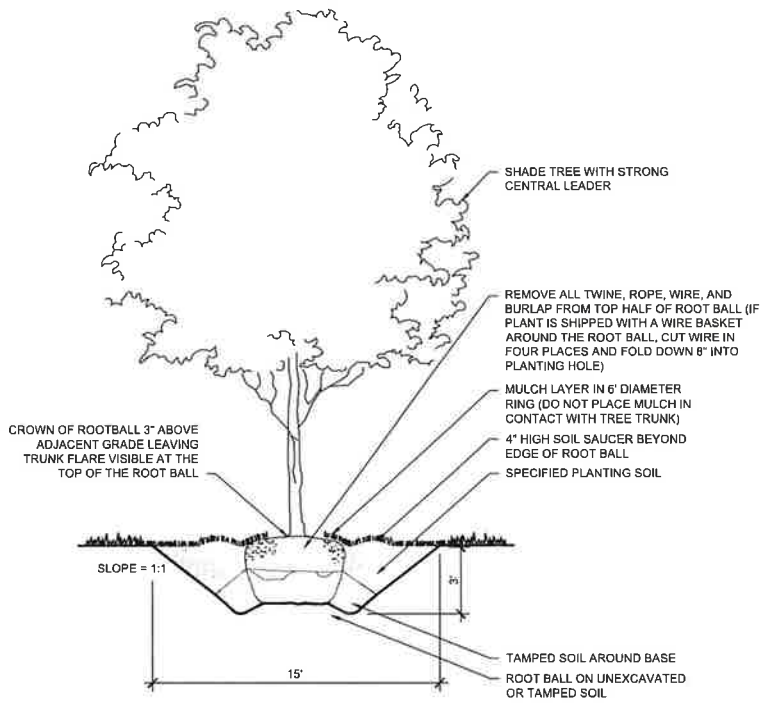


NOTE:
 1. IF POST IS LESS THAN 3" FROM EDGE OF CONCRETE FOUNDATION, THE CONTRACTOR SHALL BE REQUIRED TO REMOVE AND RECONSTRUCT THAT POST FOUNDATION.

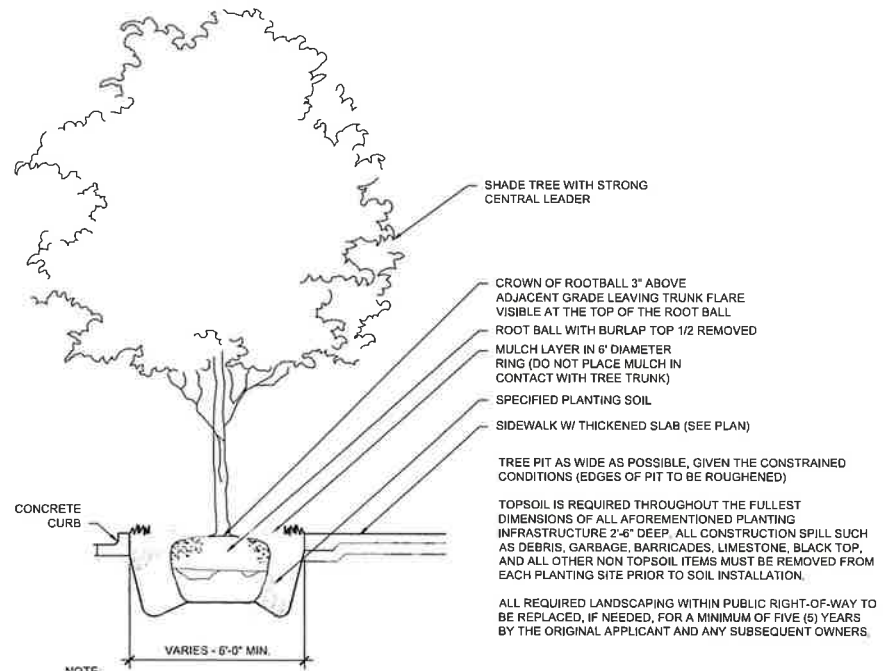
POST DIMENSION / FOOTING DEPTH				
	POST DIMENSIONS / FOOTING DEPTH			
A	4' - 0"	5' - 0"	6' - 0"	8' - 0"
B	3' - 6"	4' - 0"	4' - 6"	5' - 6"
C	3' - 0"	3' - 6"	4' - 0"	5' - 0"
D	6"	6"	6"	6"
E	8"	8"	8"	8"
F	1"	1"	1"	1"

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

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



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\"/>



STREET VIEW FROM ROOSEVELT STREET



STREET VIEW FROM ROOSEVELT STREET

Lamar Johnson
Collaborative 1

MARKING SWOT STUDY
2024.05.01
P.10/10

PROGRESS
PRINT

ROOSEVELT AND KOSTNER

RELATED & 948 DEVELOPMENT
Roosevelt Road, Chicago, IL

DRAWING DATE
DESCRIPTION

BUILDING WP

REVISIONS / NOTES
INNOVATION WEST

A3.100w

ASX 20 000



STREET VIEW FROM ROOSEVELT STREET



STREET VIEW FROM ROOSEVELT STREET

Lamar Johnson Collaborative
 250 W. WASHINGTON ST. SUITE 100
 CHICAGO, IL 60601

PROGRESS PRINT

ROOSEVELT AND KOSTNER
 RELATED & 548 DEVELOPMENT
 Roosevelt Road, Chicago, IL

DRAWING ISSUE
 DESCRIPTION

SUBDING MAP

RENDERINGS / EXHIBITS
 INNOVATION EAST

A3.100e

DATE 20 050

**INDUSTRIAL/COMMERCIAL PLANNED DEVELOPMENT NO. 1352
BULK REGULATIONS AND DATA TABLE
MINOR CHANGE DATED JUNE 21, 2023**

Gross Site Area:	555,465 square feet
Subarea A:	
Gross Site Area:	508,766 square feet
Net Site Area:	449,871 square feet
Maximum FAR:	1.2
Maximum Building Height:	40 feet
Minimum Parking Spaces:	155 auto spaces which includes 9 accessible spaces 41 truck trailer stalls
Minimum Bicycle Stalls:	24 bicycle stalls
Minimum Loading Berths:	Per Site Plan Review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance
Setbacks:	Per Site Plan Review and in substantial conformance with Chapter 17-3 of the Chicago Zoning Ordinance
Allowed Uses:	All uses identified in Statement Number 5
Subarea B:	
Gross Site Area:	46,699 square feet
Net Site Area:	31,304 square feet
Maximum FAR:	1.2
Maximum Building Height:	40 feet

Minimum Parking Spaces:	5 auto spaces which includes 1 accessible space
Minimum Bicycle Stalls:	4 bicycle stalls
Minimum Loading Berths:	Per Site Plan Review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance
Setbacks:	Per Site Plan Review and in substantial compliance with Chapter 17-3 of the Chicago Zoning Ordinance
Allowed Uses:	All uses identified in Statement Number 5



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 and Site Plan Approval for Industrial Planned Development No. 1352

Dear Mr. Grady,

Please be advised that your request for a minor change for the property generally located at 4300-4358 W. Roosevelt Rd. in Industrial Planned Development No. 1352 (“PD #1352”) 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 Nos. 10 and 11 of PD #1352.

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. 1352. The applicant is requesting a minor change to revise the approved subarea map to increase the net site area of Subarea A from 308,405 square feet to 418,412 square feet and decrease the net site area of Subarea B from 172,614 square feet to 62,607 square feet and to amend the Bulk Regulations Table to reflect the above changes.

The applicant is also requesting a waiver from the landscape requirements established in Section 17-11-0200 of the zoning ordinance to reduce the number of required internal tree plantings from 110 to 73 to accommodate the circulation of semi-trucks in the truck-loading area. Consistent with Section 17-11-0604, the requested reduction in internal tree plantings will be offset by increasing the landscaped setback at the eastern elevation of the proposed building from the required seven feet to 35 feet and incorporating a fitness path, and by providing over 17,000 square feet of internal landscaped area in addition to the 13,709 square feet required by the zoning ordinance.

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.1352. Regarding your request, DPD has determined that allowing these modifications will not create an adverse impact on PD No. 1352 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 zoning ordinance and PD No. 1352, 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.

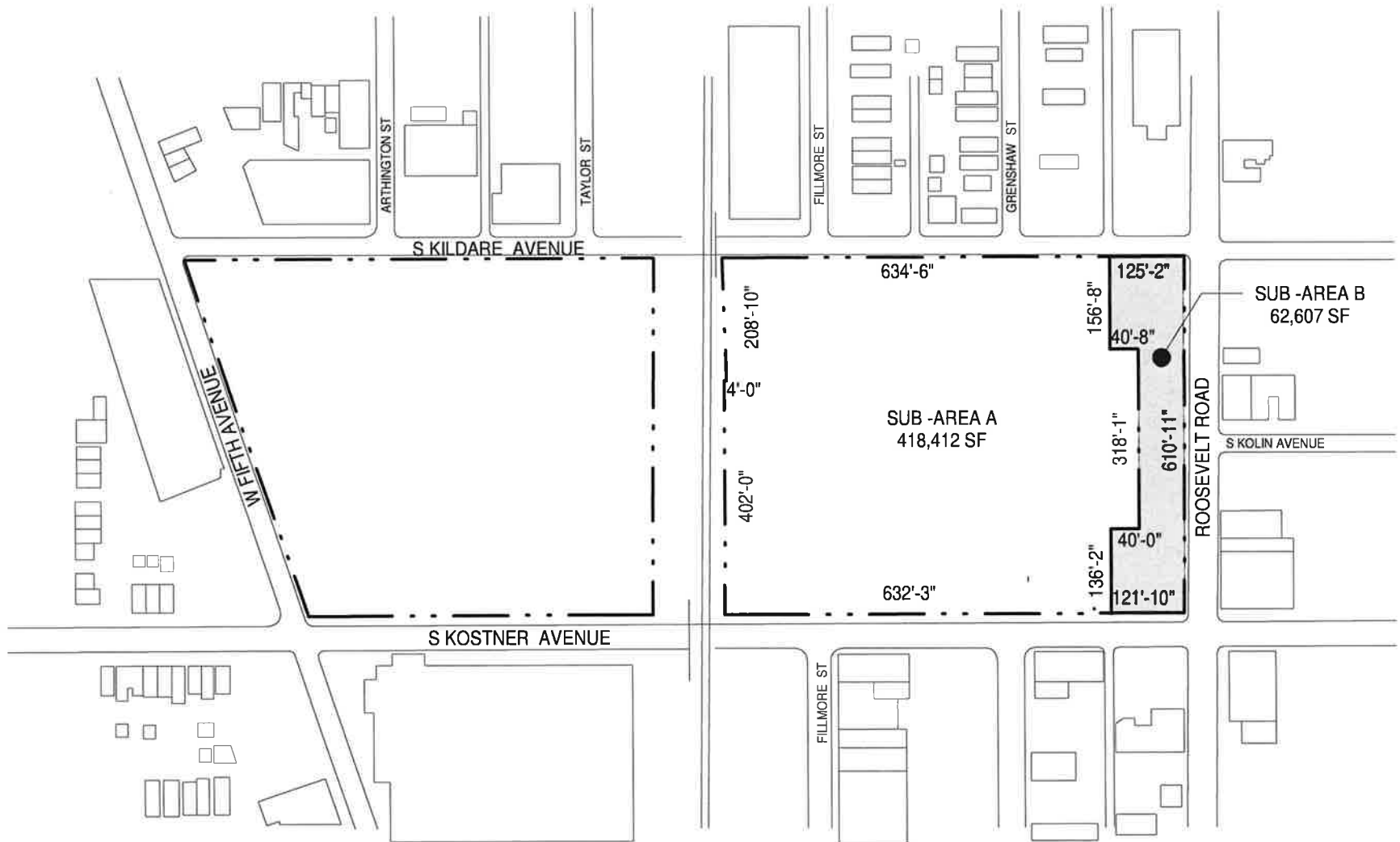
Additionally, the applicant has requested site plan approval for a one-story building with 181,760 square feet of gross floor area, 150 vehicular parking spaces, 41 truck trailer parking spaces, 20 bike parking spaces and 27 loading docks. DPD confirms the attached plan exhibits are in accordance with and satisfy the requirements of the zoning ordinance and PD No. 1352. Accordingly, this site plan approval request is hereby approved.

Sincerely,

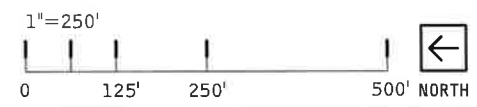


Noah Szafraniec
Assistant Commissioner, Planned Developments
Department of Planning and Development
121 LaSalle St., Suite 1006
Chicago, IL 60602

Industrial/Commercial Planned Development 1352 Bulk Regulations and Data Table Minor Change Application 4/21/2022				
Item	Sub-Area A as approved 10/5/2016	Sub-Area A Minor Change Application	Sub-Area B as approved 10/5/2016	Sub-Area B Minor Change Application
Gross Site Area of Entire PD: 555,465 SF				
Gross Site Area	338,090 s.f.	462,366	210,770 s.f.	93,099
Net Site Area	308,405 s.f.	418,412	172,614 s.f.	62,607
Maximum FAR	1.2	No change	1.2	No change
Maximum Building Height	40 feet	No change	40 feet	No change
Minimum Parking Spaces	Per Site Plan Review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance	150 auto spaces which includes 8 accessible spaces 41 truck trailer stalls	Per Site Plan Review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance	No change: To be provided at time of Site Plan Review pursuant to Statement 10 of I/CPD1352
Minimum Bicycle Stalls	Per Site Plan Review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance	20 bicycle stalls	Per Site Plan Review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance	No change: To be provided at time of Site Plan Review pursuant to Statement 10 of I/CPD1352
Minimum Loading Berths	Per Site Plan Review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance	No change	Per Site Plan Review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance	No change: To be provided at time of Site Plan Review pursuant to Statement 10 of I/CPD1352
Setbacks	Per Site Plan Review and in substantial conformance with Chapter 17-3 of the Chicago Zoning Ordinance	No Change	Per Site Plan Review and in substantial conformance with Chapter 17-3 of the Chicago Zoning Ordinance	No change: To be provided at time of Site Plan Review pursuant to Statement 10 of I/CPD1352



SUB-AREA PLAN 1

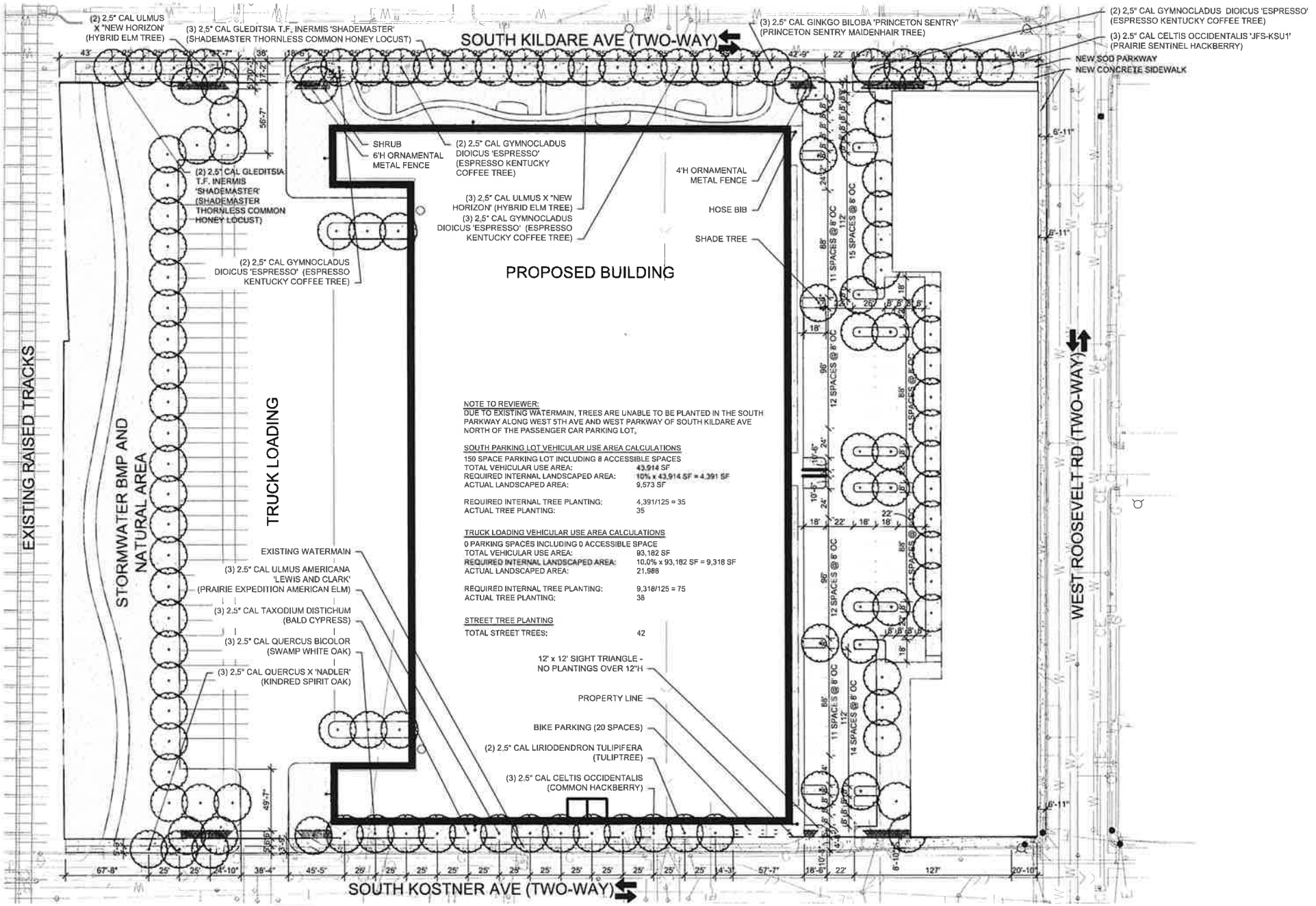


SUB-AREA PLAN
 4300 ROOSEVELT
 S. KOSTNER AVE
 CHICAGO, IL

WARE MALCOMB

CHD22-0005-00
 09/01/22

SHEET
A1.1



SOUTH KILDARE AVE (TWO-WAY)

PROPOSED BUILDING

WEST ROOSEVELT RD (TWO-WAY)

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.

SOUTH PARKING LOT VEHICULAR USE AREA CALCULATIONS

150 SPACE PARKING LOT INCLUDING 8 ACCESSIBLE SPACES

TOTAL VEHICULAR USE AREA:	43,914 SF
REQUIRED INTERNAL LANDSCAPED AREA:	10% x 43,914 SF = 4,391 SF
ACTUAL LANDSCAPED AREA:	9,573 SF
REQUIRED INTERNAL TREE PLANTING:	4,391/125 = 35
ACTUAL TREE PLANTING:	35

TRUCK LOADING VEHICULAR USE AREA CALCULATIONS

0 PARKING SPACES INCLUDING 0 ACCESSIBLE SPACE

TOTAL VEHICULAR USE AREA:	83,182 SF
REQUIRED INTERNAL LANDSCAPED AREA:	10.0% x 83,182 SF = 9,318 SF
ACTUAL LANDSCAPED AREA:	21,988
REQUIRED INTERNAL TREE PLANTING:	9,318/125 = 75
ACTUAL TREE PLANTING:	38

STREET TREE PLANTING

TOTAL STREET TREES:	42
---------------------	----

12' x 12' SIGHT TRIANGLE - NO PLANTINGS OVER 12'H

PROPERTY LINE

BIKE PARKING (20 SPACES)

(2) 2.5' CAL LIRIODENDRON TULIPIFERA (TULIP TREE)

(3) 2.5' CAL CELTIS OCCIDENTALIS (COMMON HACKBERRY)

EXISTING RAISED TRACKS

STORMWATER BMP AND NATURAL AREA

TRUCK LOADING

EXISTING WATERMAIN

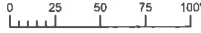
(3) 2.5' CAL ULMUS AMERICANA 'LEWIS AND CLARK' (PRAIRIE EXPEDITION AMERICAN ELM)

(3) 2.5' CAL TAXODIUM DISTICHUM (BALD CYPRESS)

(3) 2.5' CAL QUERCUS BICOLOR (SWAMP WHITE OAK)

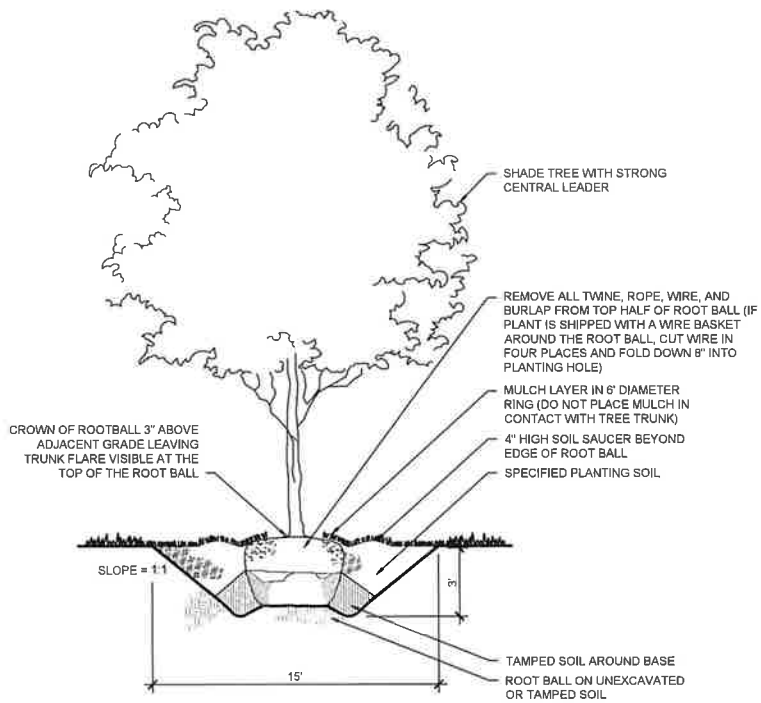
(3) 2.5' CAL QUERCUS X 'NADLER' (KINDRED SPIRIT OAK)

1 LANDSCAPE PLAN
1" = 100'-0"



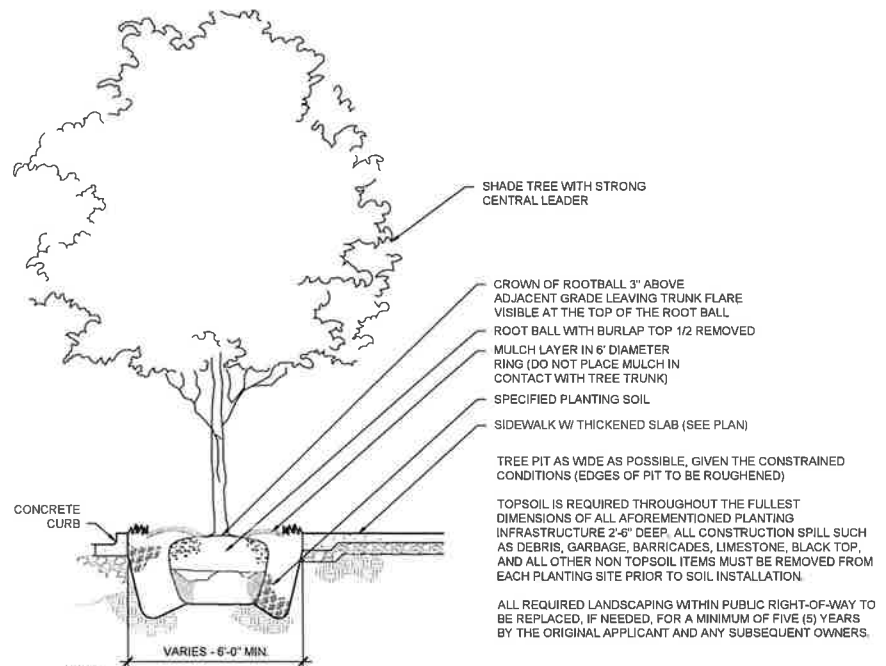
BUILDING 2 PLANT SCHEDULE - RIGHT OF WAY							CSDP 4.1 WORKING LANDSCAPES	
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	NATIVE (Y/N)	PLANT TYPE (T/S/F/G/B)
SHADE TREES								
CE.OC	3	<i>Celtis occidentalis</i>	Common Hackberry	B&B	2.5" cal	6'T clear branch height	Y	T
GL.TR	5	<i>Gleditsia triacanthos</i> var. <i>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	9	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	B&B	2.5" cal	6'T clear branch height	Y	T
LITU	2	<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
T.A.DI	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	5	<i>Ulmus</i> x 'New Horizon'	New Horizon Hybrid Elm	B&B	2.5" cal	6'T clear branch height	N	T
FASTIGIATE TREES								
CE.PS	3	<i>Celtis occidentalis</i> 'JFS-KSU1'	Prairie Sentinel® Hackberry	B&B	2.5" cal	6'T clear branch height	Y	T
GI.PS	3	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	B&B	2.5" cal	6'T clear branch height	N	T
QU.KS	3	<i>Quercus</i> x 'Nadler' KINDRED SPIRIT	Kindred Spirit® Hybrid Oak	B&B	2.5" cal	6'T clear branch height	Y	T
PLANT SCHEDULE - PARKING LOT PALETTE								
BUILDING 2 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
CA.SP		<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</i> var. <i>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
LITU		<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</i> x <i>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.A.DI		<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</i> x <i>bimundorum</i> 'Crimson Spire™' 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.A.DI		<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</i> x <i>grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	2.5" cal	6'T clear branch height	Y	T
C.A.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</i> var. <i>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>Meclura 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

10 - BIKE RACKS - 20 BIKE PARKING SPACES



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

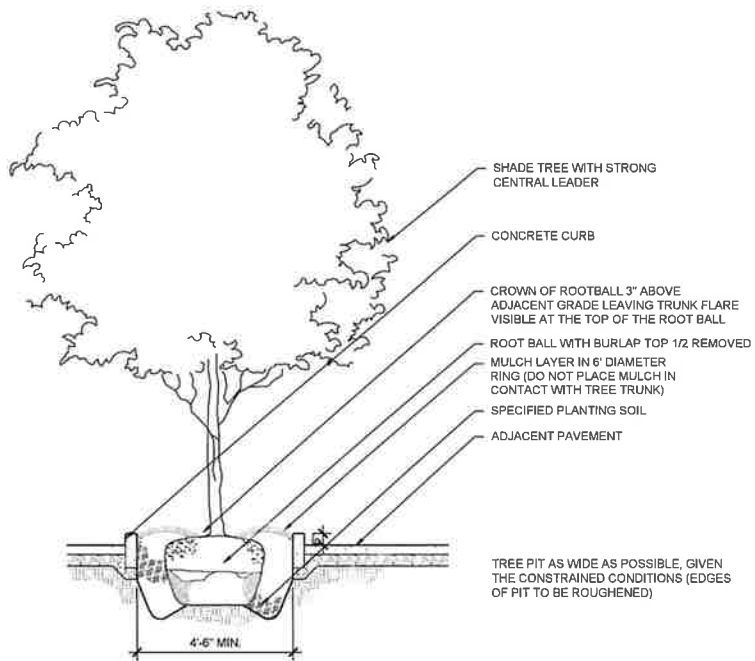
NOT TO SCALE



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).

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

NOT TO SCALE

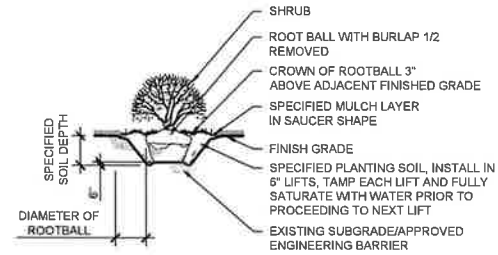


TREE PIT AS WIDE AS POSSIBLE, GIVEN THE CONSTRAINED CONDITIONS (EDGES OF PIT TO BE ROUGHENED)

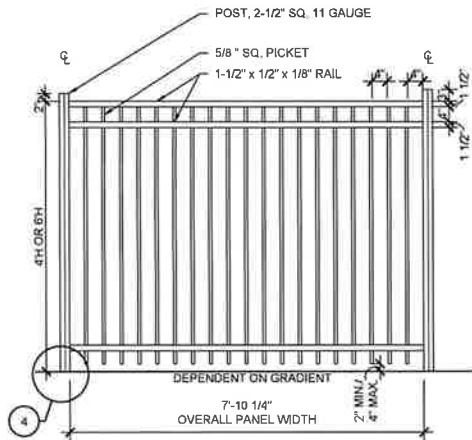
NOTE

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).

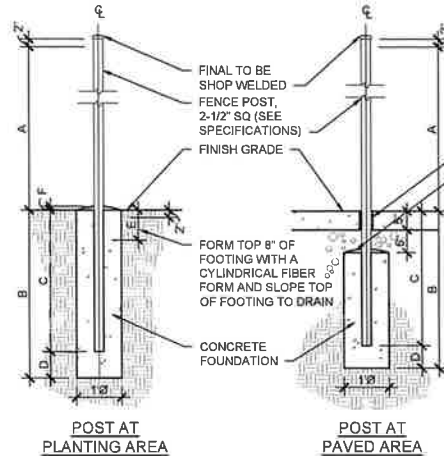
1 SHADE TREE IN RAISED PLANTER SECTION
NOT TO SCALE



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:

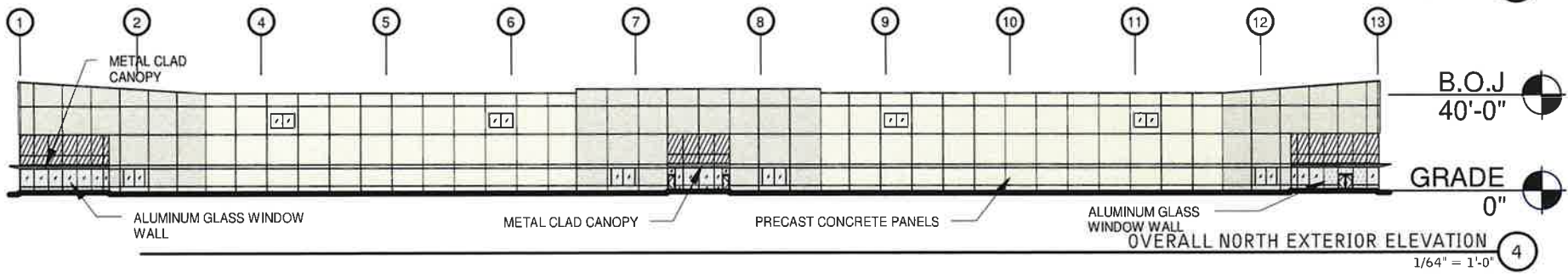
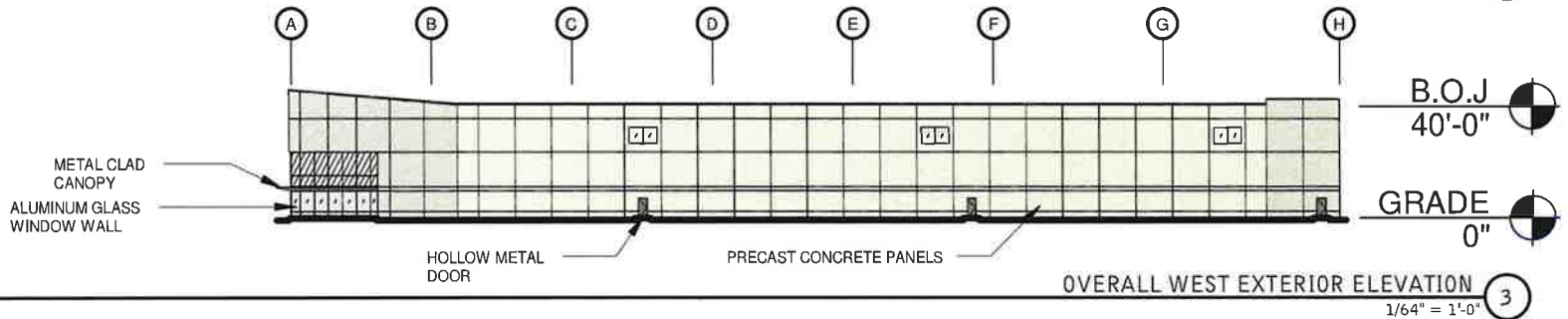
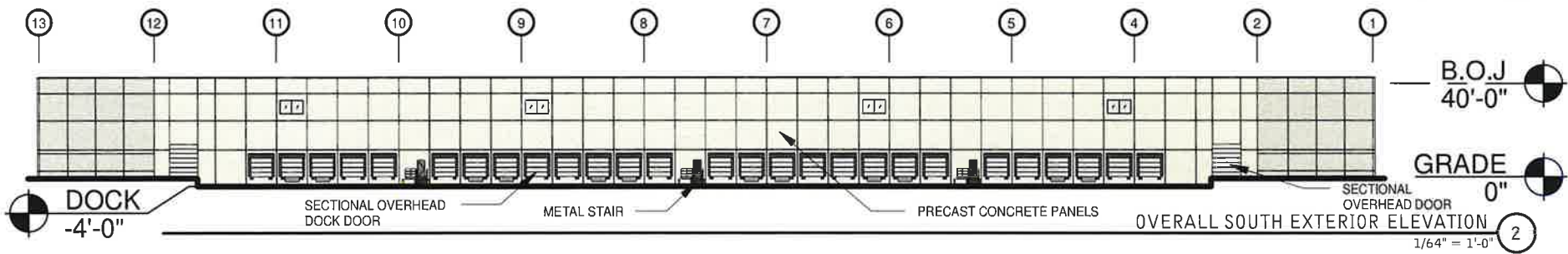
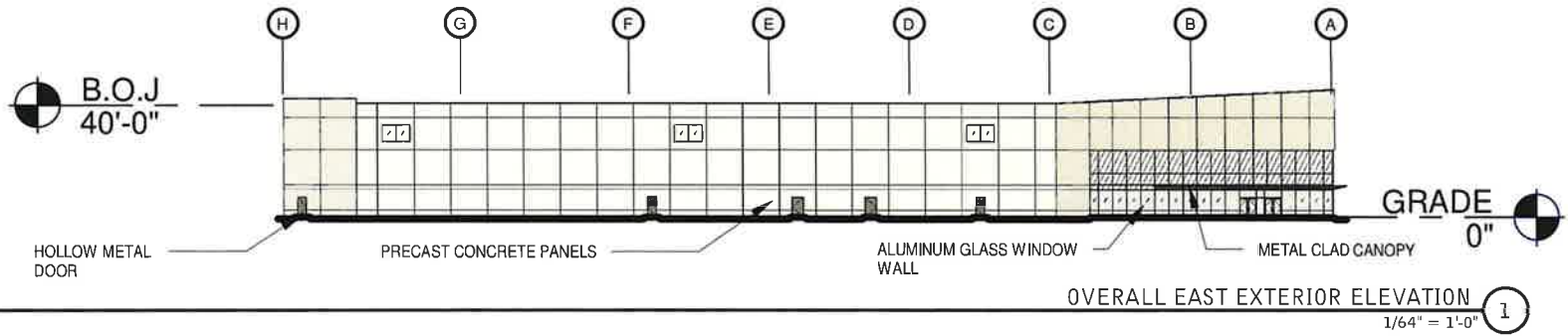
1. IF POST IS LESS THAN 3" FROM EDGE OF CONCRETE FOUNDATION, THE CONTRACTOR SHALL BE REQUIRED TO REMOVE AND RECONSTRUCT THAT POST FOUNDATION.

ISOLATION JOINT
SEAL & WATERPROOF TOP OF CONC FOOTING

POST DIMENSION / FOOTING DEPTH				
	POST DIMENSIONS / FOOTING DEPTH			
A	4'-0"	5'-0"	6'-0"	6'-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

*Reclassification Of Area Shown On Map No. 2-K.
(As Amended)
(Application No. 18986)*

ICPD 1352

(Common Address: 1027 -- 1171 S. Kostner Ave./1012 -- 1156 S. Kildare Ave./
4300 -- 4358 W. Roosevelt Rd.)

[SO2016-7310]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Planned Development Number 941 District symbols and indications as shown on Map Number 2-K in the area bounded by:

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

to those of a C3-1 Commercial, Manufacturing and Employment District.

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

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

to those of an Industrial Commercial Planned Development.

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

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

Industrial/Commercial Planned Development No. 1352

Planned Development Statements.

1. The area delineated herein as Industrial/Commercial Planned Development Number 1352 (the "Planned Development") consists of approximately 481,019 square feet (11.04 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 sixteen statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map and a Subarea Map, 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/Commercial Planned Development:

Subarea A:

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); 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); food and beverage retail sales excluding liquor stores and liquor sales; and vehicle sales and service.

Subarea B:

Artist work or sales space; building maintenance services; business equipment sales and service; business support services: day labor employment agency, employment agencies; communication services establishments; construction sales and service: building material sales, contractor/construction storage yard; drive-through facility; eating and drinking establishments: restaurant, limited, restaurant, general, outdoor patio (if located on a rooftop), outdoor patio (if located at grade level); financial services: bank, savings bank, savings and loan association, currency exchange, and credit union; automated teller machine facility; food and beverage retail sales; gas stations; medical service; office: high technology office; electronic data storage center; retail sales, general; vehicle sales and service: auto supply/accessory sales; heavy equipment sales/rental; light equipment sales/rental, indoor; motor vehicle repair shop, not including body work, painting or commercial vehicle repairs.

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 308,405 square feet for Subarea A and 172,614 square feet for Subarea B.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) in Subarea A or B, the applicant shall submit a site plan, landscape plan and building elevations for the specific subarea(s) for review and approval by the Department of Planning and Development. Review and approval by the Department of Planning and Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals 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 Subarea B shall be granted until Site Plan approval has been granted for Subarea B. Following approval by the Department of Planning and Development, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 2. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

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

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

11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
12. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environment, reduces operating costs, conserves energy and maximizes the preservation of natural resources. At the time of submittal for Site Plan Review Approval pursuant to Statement 10, or any other approval, the project shall comply with the City of Chicago Sustainability Policy in effect at the time.

16. It is acknowledged that this Planned Development (Planned Development Number 2 for purposes of this Statement 16) is intended to be developed in conjunction and in coordination with the proposed Industrial Planned Development located immediately to the north and bounded by West Fifth Avenue, South Kildare Avenue, South Kostner Avenue and certain railroad property (Planned Development Number 1 for purposes of this Statement 16). The applicant, at the time of the submission of Planned Development Number 1 and Planned Development Number 2, is the same entity. This Planned Development (Planned Development Number 2) shall be governed by Section 17-13-0612. However, the Commissioner of the Department of Planning and Development may review the construction progress made on Planned Development Number 1 to determine if this Planned Development ordinance shall be considered lapsed, pursuant to 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 C3-1.

[Boundary Plan; South Parcel Existing Land-Use Map; Existing Zoning Map and Subarea Plan referred to in these Plan of Development Statements printed on pages 40593 through 40596 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.

Subarea A:

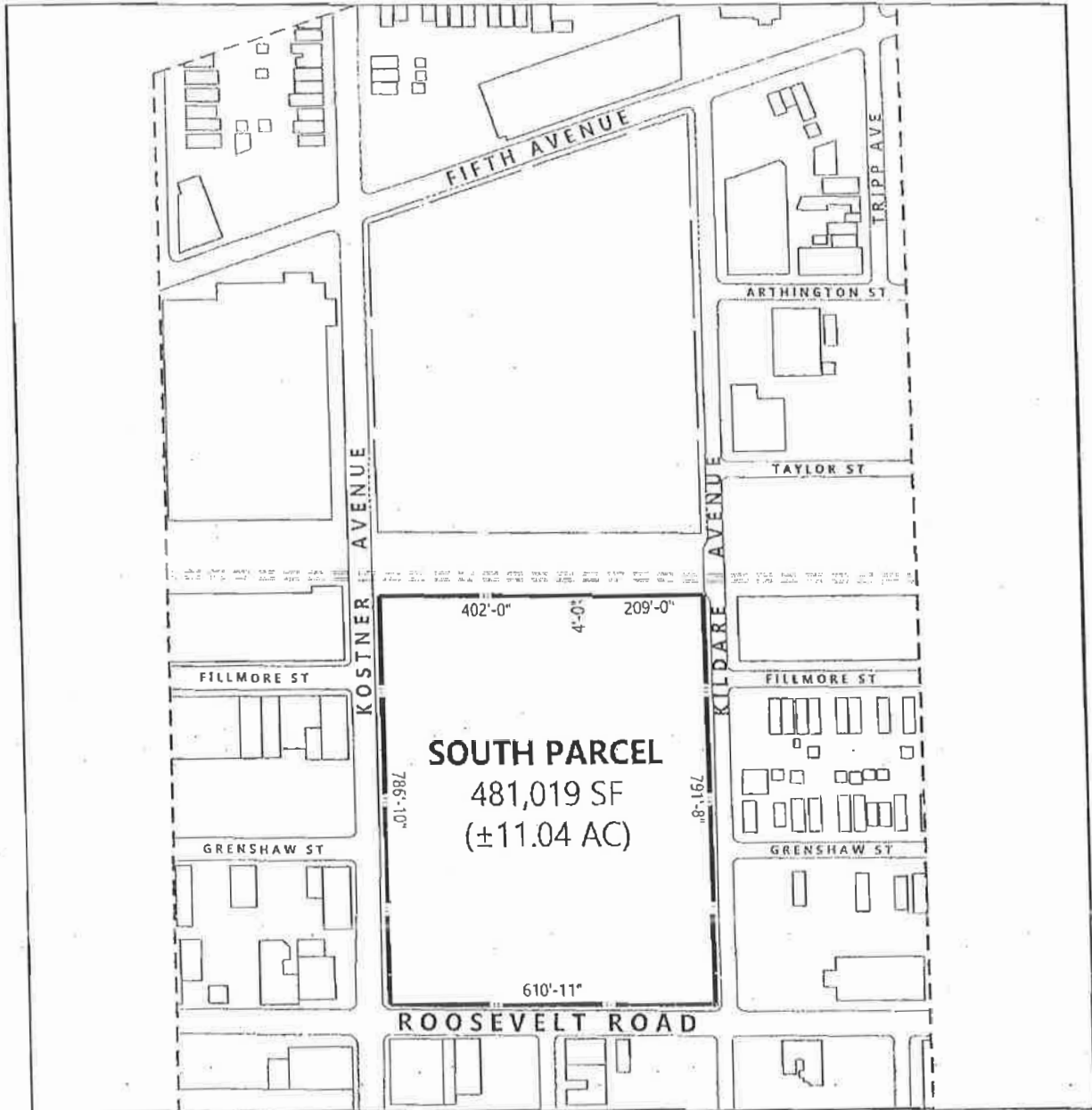
Gross Site Area:	338,090 square feet (approximately)
Net Site Area:	308,405 square feet
Maximum FAR:	1.2
Maximum Building Height:	40 feet
Minimum Parking Spaces:	Per site plan review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance

Minimum Bicycle Stalls:	Per site plan review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance
Minimum Loading Berths:	Per site plan review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance
Setbacks:	Per site plan review and in substantial conformance with Chapter 17-3 of the Chicago Zoning Ordinance

Subarea B:

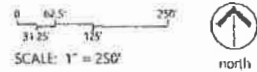
Gross Site Area:	210,770 square feet (approximately)
Net Site Area:	172,614 square feet
Maximum FAR:	1.2
Maximum Building Height:	40 feet
Minimum Parking Spaces:	Per site plan review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance
Minimum Bicycle Stalls:	Per site plan review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance
Minimum Loading Berths:	Per site plan review and in substantial conformance with Chapter 17-10 of the Chicago Zoning Ordinance
Setbacks:	Per site plan review and in substantial conformance with Chapter 17-3 of the Chicago Zoning Ordinance

FINAL PLAN FOR SUBMITTAL

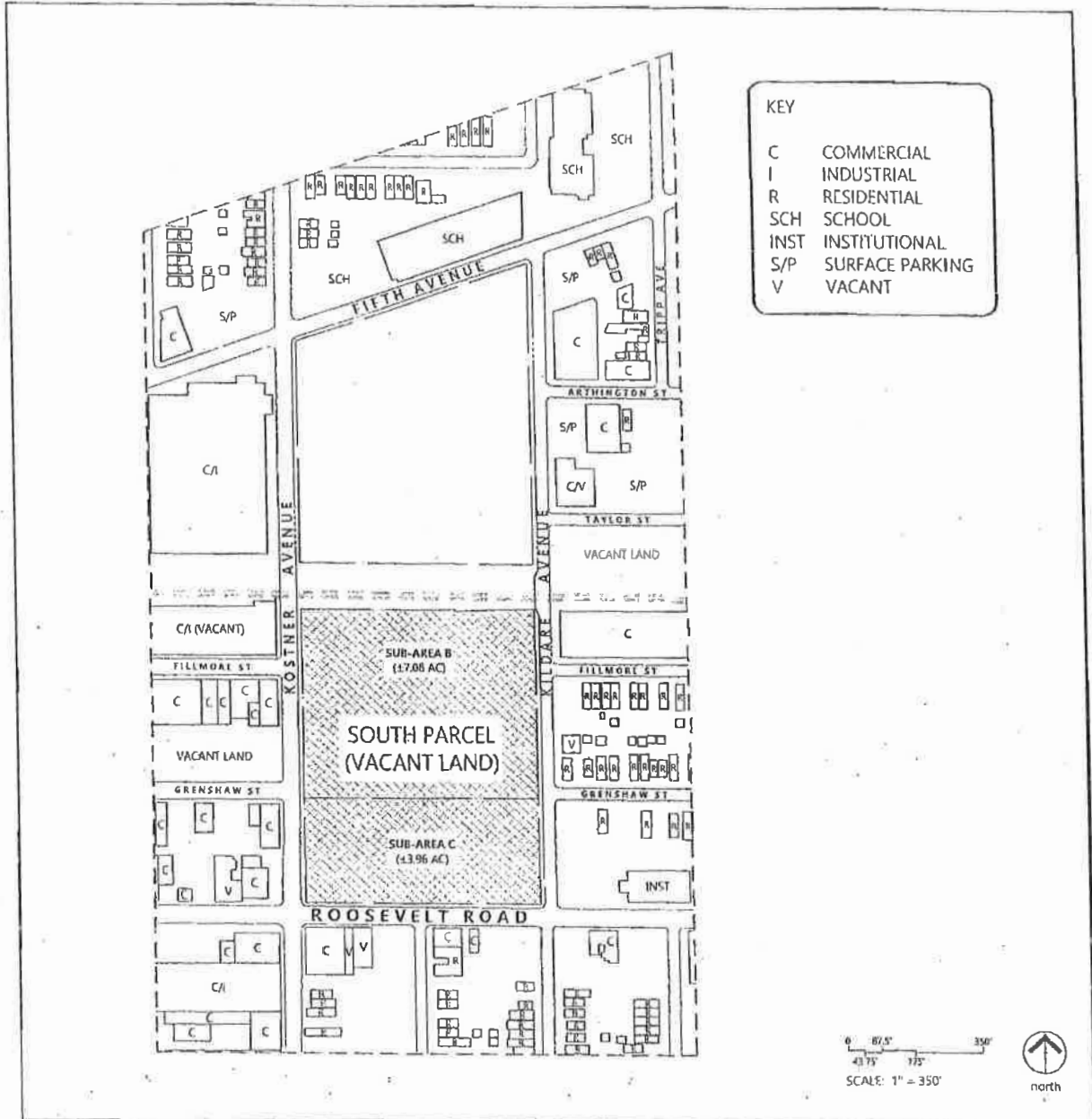


APPLICANT: CP WESTSIDE, LLC
 ADDRESS: 1027-1171 SOUTH KOSTNER AVENUE
 1012-1156 SOUTH KILDARE AVENUE
 4300-4358 WEST ROOSEVELT ROAD

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



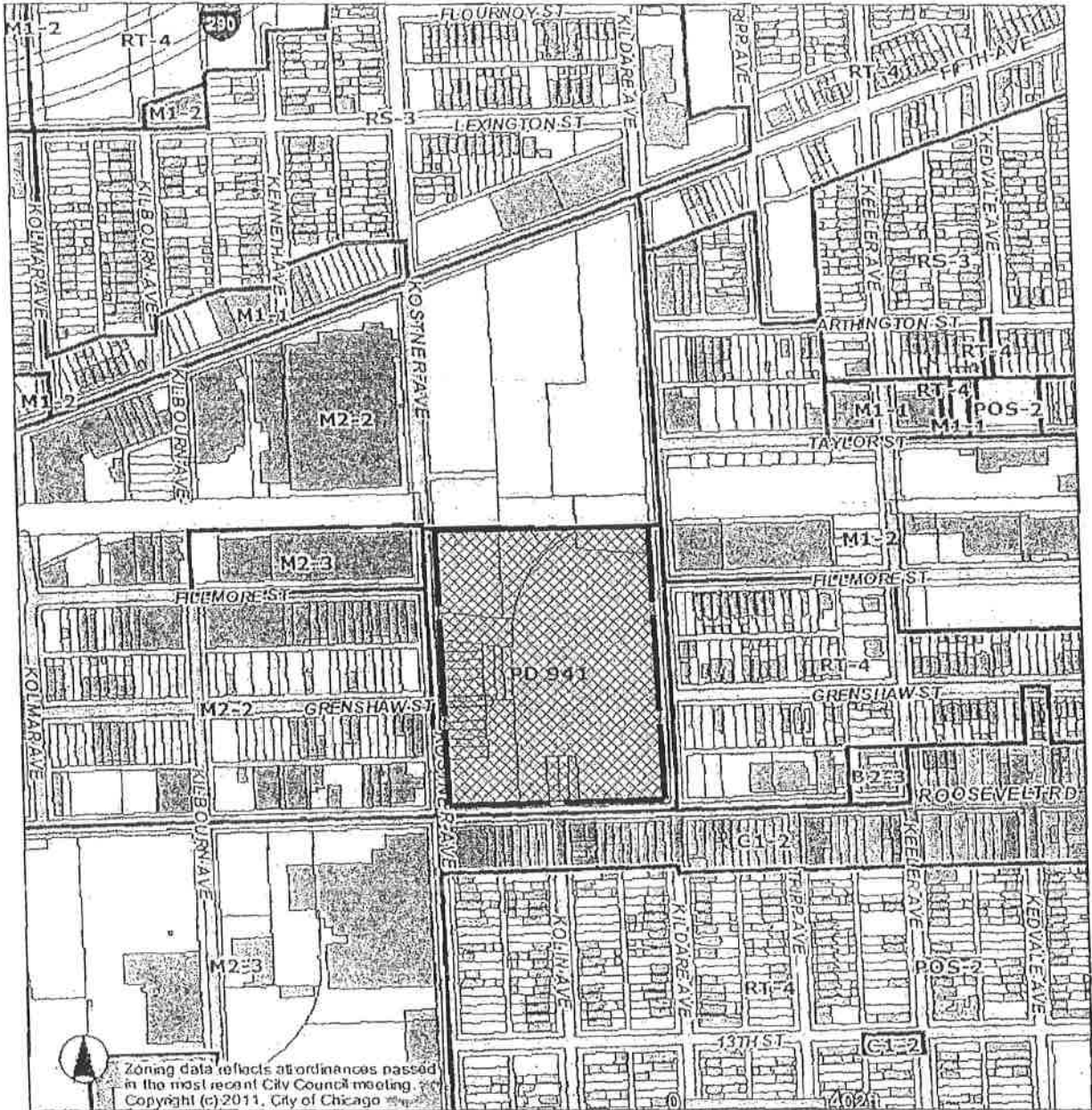
BOUNDARY PLAN



APPLICANT: CP WESTSIDE, LLC
 ADDRESS: 819-1171 SOUTH KOSTNER AVENUE
 4303-4365 WEST 5TH AVENUE
 802-1156 SOUTH KILDARE AVENUE
 4300-4358 WEST ROOSEVELL ROAD
 PLAN DATE: 11-08-2016
 PLAN COMMISSION: 11-17-2016

SOUTH PARCEL EXISTING LAND USE MAP

EXISTING ZONING MAP

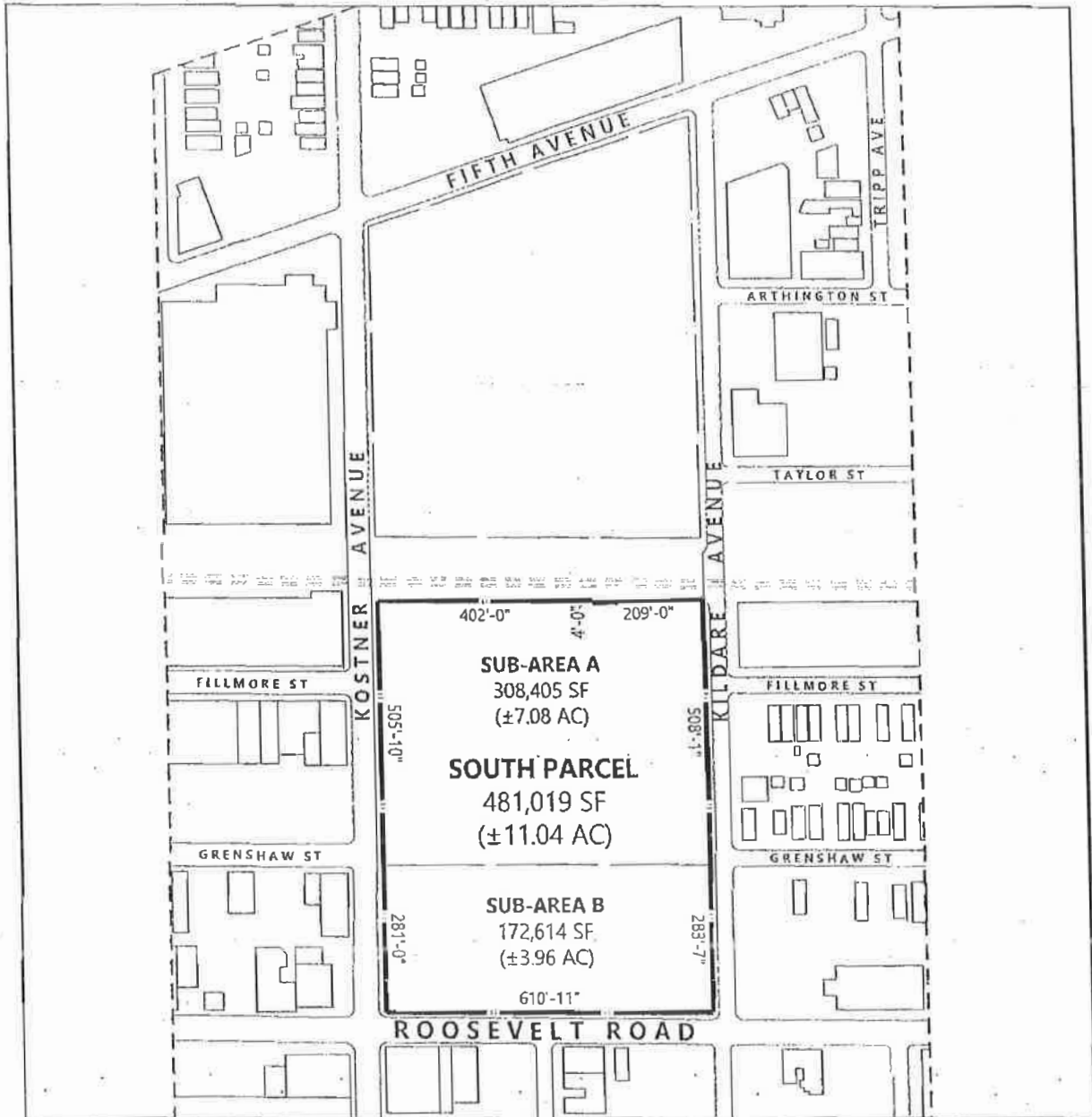


Zoning data reflects all ordinances passed in the most recent City Council meeting.
 Copyright (c) 2011, City of Chicago

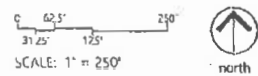
APPLICANT: CP WESTSIDE, LLC
 ADDRESS: 1027-1171 SOUTH KOSTNER AVENUE
 1012-1156 SOUTH KILDARE AVENUE
 4300-4358 WEST ROOSEVELT ROAD
 PLAN DATE: 11-15-2016
 PLAN COMMISSION: 11-17-2016



EXISTING ZONING MAP



APPLICANT: CP WESTSIDE, LLC
 ADDRESS: 1027-1171 SOUTH KOSTNER AVENUE
 1012-1156 SOUTH KILDARE AVENUE
 4300-4358 WEST ROOSEVELT ROAD
 PLAN DATE: 11-15-2016
 PLAN COMMISSION: 11-17-2016



SUB-AREA PLAN