

# PD 1367

**Table of Contents**

**03/29/2017 PD Adoption** ..... **2**

    Ordinance ..... 2

    Statements ..... 2

    Bulk Table ..... 5

    Exhibits ..... 6

3/29/2017

## REPORTS OF COMMITTEES

45633

*Reclassification Of Area Shown On Map No. 4-I.*

(As Amended)

(Application No. 18984)

(Common Address: 1701 -- 1849 S. Washtenaw Ave.)

ICPD 1367

[SO2016-7308]

*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, be amended by changing all the Planned Manufacturing District (PMD) Number 7 Subarea A symbols and indications as shown on Map Number 4-I in the area bounded by:

beginning at a line 275.53 feet south of and parallel to West 16<sup>th</sup> Street; a line 261.60 feet east of and parallel to South Washtenaw Avenue; a line 333.77 feet south of and parallel to West 16<sup>th</sup> Street; a line 578.86 feet east of and parallel to South Washtenaw Avenue; a line 735.87 feet south of and parallel to West 16<sup>th</sup> Street; a line 729.91 feet east of and parallel to South Washtenaw Avenue; a line 908.41 feet south of and parallel to West 16<sup>th</sup> Street; a line 864.91 feet east of and parallel to South Washtenaw Avenue; the northerly right-of-way line of the Chicago, Burlington & Quincy Railroad (elevated tracks); and South Washtenaw Avenue north to the point of beginning,

to those of an M2-3 Light Industry District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the M2-3 Light Industry District symbols and indications within the area herein above described to the designation of Industrial-Commercial Planned Development Number 1367 which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

*Industrial-Commercial Planned Development No. 1367.*

*Plan Of Development Statements.*

1. The area delineated herein as Industrial-Commercial Planned Development Number 1367 (the "Planned Development") consists of four hundred ninety-eight thousand and one hundred seventy-five (498,175) square feet or 11.44 acres of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, Lagunitas Brewing Company.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single-ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Chicago Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustments of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assigns or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans. Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.
4. This plan of development consists of fifteen (15) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map/Plan; Site and Landscape Plan; Building Elevations and Rooftop Plan prepared by Forza Design & Consulting, Inc. and dated March 16, 2017 submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are allowed in the area delineated herein as a Commercial-Manufacturing Planned Development: manufacturing, production and industrial services. In addition, the following uses are allowed and permitted up to no more than 20 percent (in the aggregate) of the total gross floor area of the entire subject facility: eating and drinking establishments, such as restaurants and taverns (including rooftop patio uses); industrial private event venues and indoor special events including incidental liquor sales for both uses; small and medium venues, accessory uses and accessory parking and loading.

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 this Planned Development.
7. For purposes of height of any measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the (FAA) Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using the net site area of 498,175 square feet or 11.44 acres of land area.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim review associated with site plan review or Part II Reviews are conditional until final Part II Approval.
11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. The applicant will comply with Rules and Regulations for the Maintenance of Stock-Piles promulgated by the Commissioner of Street and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
14. The applicant acknowledges that is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor

environments, reduces operating costs and conserves energy and natural resources. The project will utilize best efforts to install all new equipment and appliances, including all new lighting, that is Energy-Star Rated.

15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development lapse, the Commissioner of Planning and Development shall initiate a zoning map amendment to rezone the Property to Planned Manufacturing District 7A.

[Land-Use Plan; Existing Zoning Map; Proposed Overall Site Plan and Landscape Plan; Proposed Roof Plan; and Proposed North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 45637 through 45645 of this *Journal*.]

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

*Industrial-Commercial Planned Development No. 1367*

*Bulk Regulations And Data Table.*

Gross Site Area:	510,763 square feet (11.73 acres)
Area in Public R.O.W.:	12,588 square feet (0.29 acre)
Net Site Area:	498,175 square feet (11.44 acres)
Permitted Floor Area Ratio:	3.0
Number of Off-Street Parking Spaces currently provided:	165 spaces
Maximum Number of Bicycle Parking Spaces:	60 spaces
Off-Street Loading Spaces provided:	(4) spaces at 10 feet by 50 feet
Setbacks from Property Line:	In substantial conformance with the attached Site Plan
Maximum Building Height:	79 feet as measured by Section 17-17-0311-A of the Chicago Zoning Ordinance.

3/29/2017

REPORTS OF COMMITTEES

45637



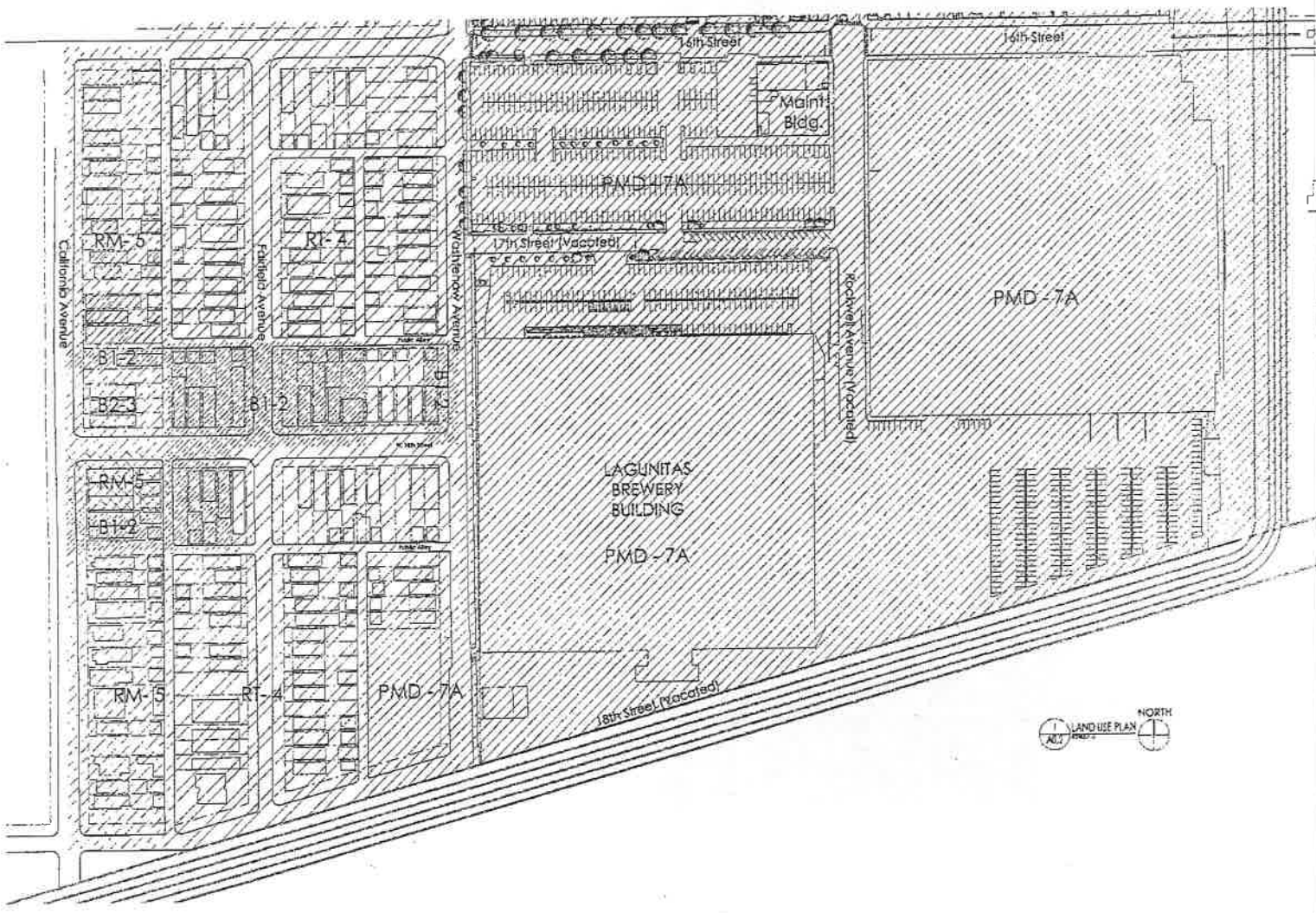
Commercial & Manufacturing  
Planned Development Lagunitas  
Brewing Company  
2607 W. 17th St. Chicago, IL 60608

FORZA DESIGN &  
CONSULTING INC.  
1431 W. 13th Street Chicago, IL 60608  
Tel: 312.467.1111

Applicant: Lagunitas Brewing Company  
Address: 2607 W. 17th Street Chicago, IL 60608  
Date: March 14th, 2017

Sheet Number  
LAND USE PLAN  
A0.2

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Commercial & Manufacturing  
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Brewing Company  
2607 W 17th St Chicago, IL 60608

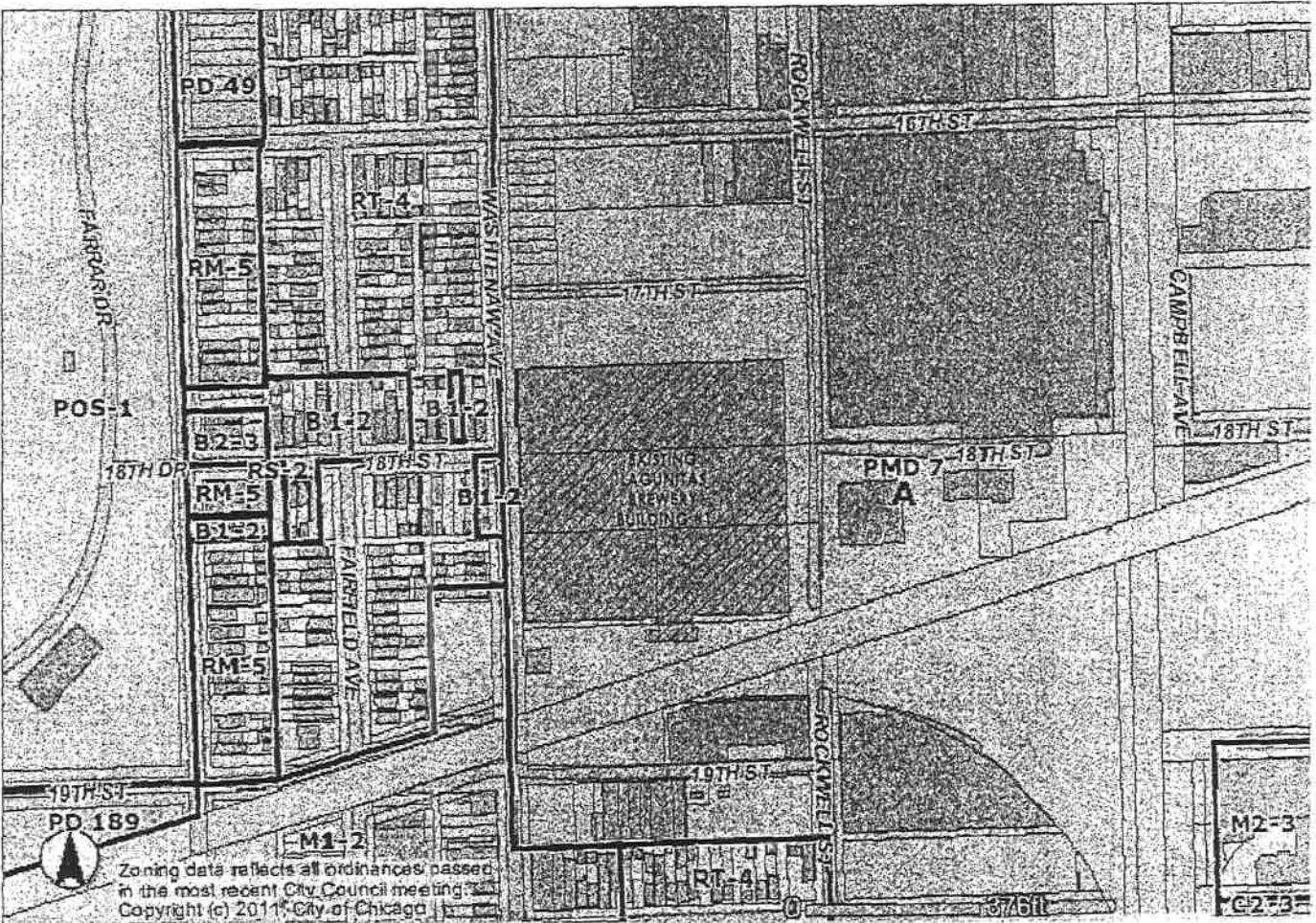
FORZA DESIGN  
& CONSULTING INC  
1000 N. LAKE ST. #200  
CHICAGO, IL 60610  
312.467.1111

2/10/2017  
Date  
2607 W 17th St, Chicago, IL 60608  
Address  
Lagunitas Brewing Company

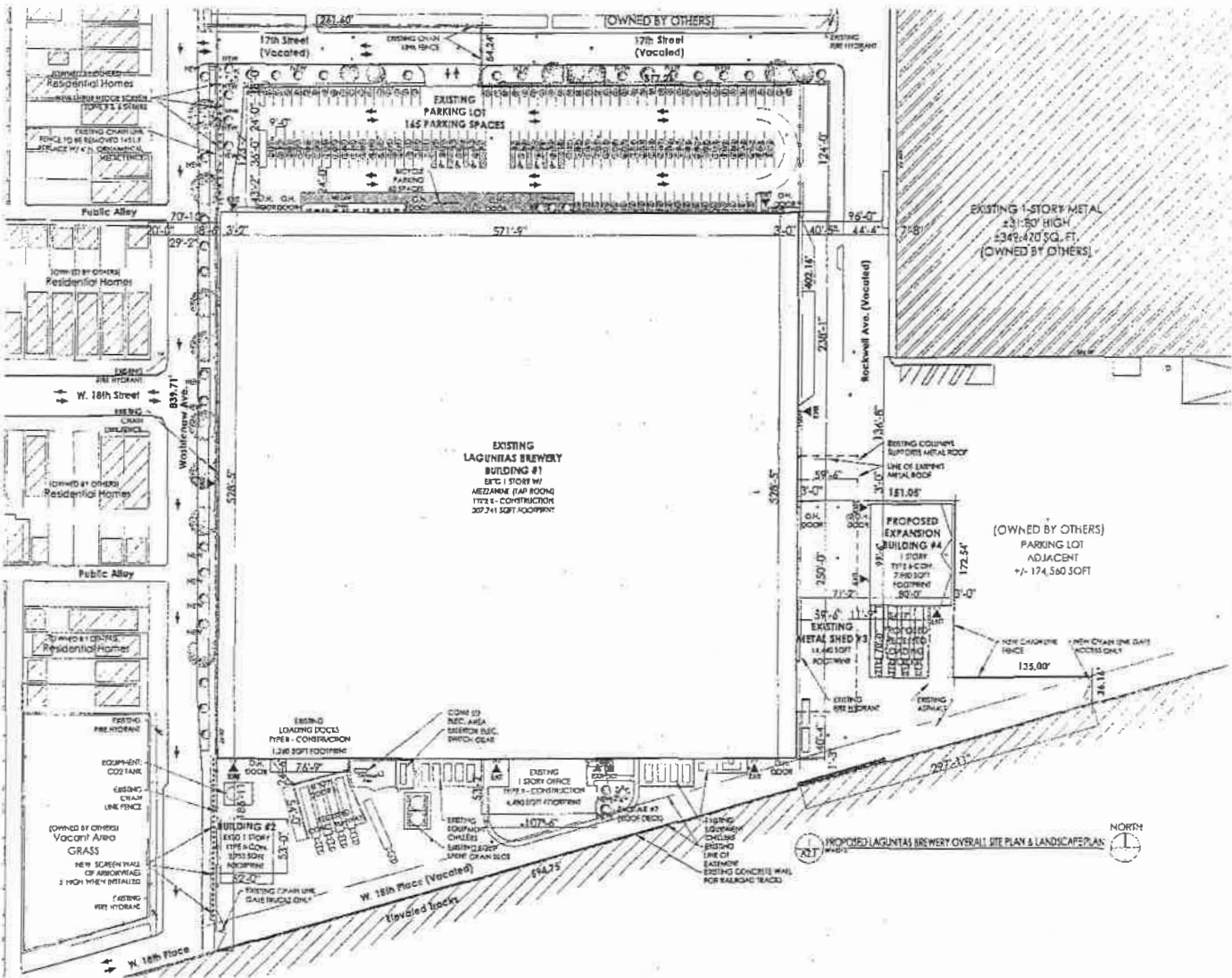
Sheet Number  
EXISTING  
Zoning Map

A0.3

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Planned Development Lagunitas  
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2607 W. 17th ST. Chicago, IL 60608

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CONSULTING INC.  
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Tel: 312.467.1000  
Fax: 312.467.1001  
www.forzadesign.com

Applied Lagunitas Brewing Company  
2607 W. 17th ST. Chicago, IL 60608  
Date: 08/16/2017

Sheet Number  
PROPOSED OVERALL  
LAYOUT & LANDSCAPE PLAN  
A2.1

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3/29/2017

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45639





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Brewing Company  
2607 W. 17th ST. Chicago, IL 60608

FORZA DESIGN &  
CONSULTING INC.  
2601 W. 15th Place Chicago, IL 60608  
OFFICE: 312.326.1200  
CELL: 312.326.1201  
FAX: 312.326.1202

Applicant: Lagunitas Brewing Company  
Address: 2607 W. 17th Street Chicago, IL 60608  
Date: March 16th, 2017

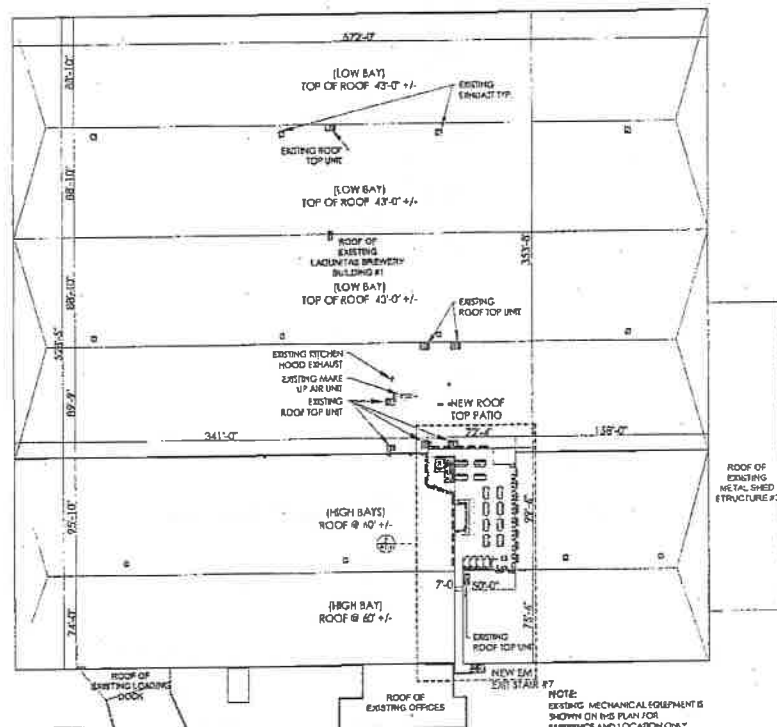
Sheet Number  
PROPOSED  
ARCHITECTURAL  
ROOF TOP PLAN

A2.4

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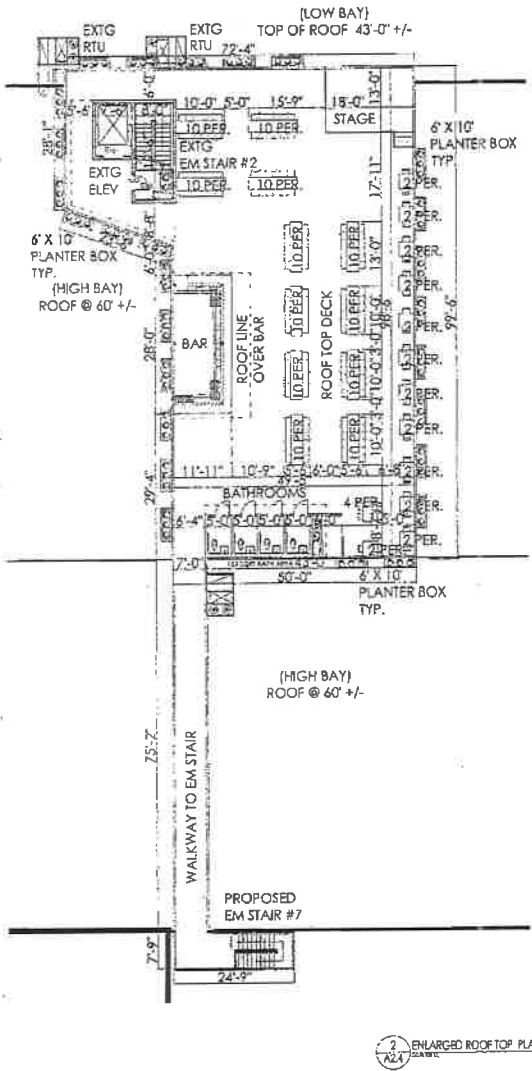
# PROPOSED LAGUNITAS BREWERY OCCUPANCY CALCULATION

ROOF TOP OCCUPANCY	
USED ROOMS	
NEARBY ROOM: 100% TYP.	22' = 60 PEOPLE
12' = 30 PEOPLE	
34' = 10 PEOPLE	
100% IN GARAGE /	
PREMIERED	
10 (13) 140-210	
2 UNITS 122' x 240' PEOPLE	
11' x 4 (2) = 120 PEOPLE	
(2) 34' STOS = 120 PEOPLE	
100% PERSONS 100% PERSONS	180 PERSONS TOTAL



NOTE:  
EXISTING MECHANICAL EQUIPMENT IS  
SHOWN ON THIS PLAN FOR  
REFERENCE AND LOCATION ONLY

PROPOSED ROOF PLAN  
A2.4



ENLARGED ROOF TOP PLAN  
A2.4

ROOF OF  
EXISTING  
BUILDING #2

3/29/2017

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45641



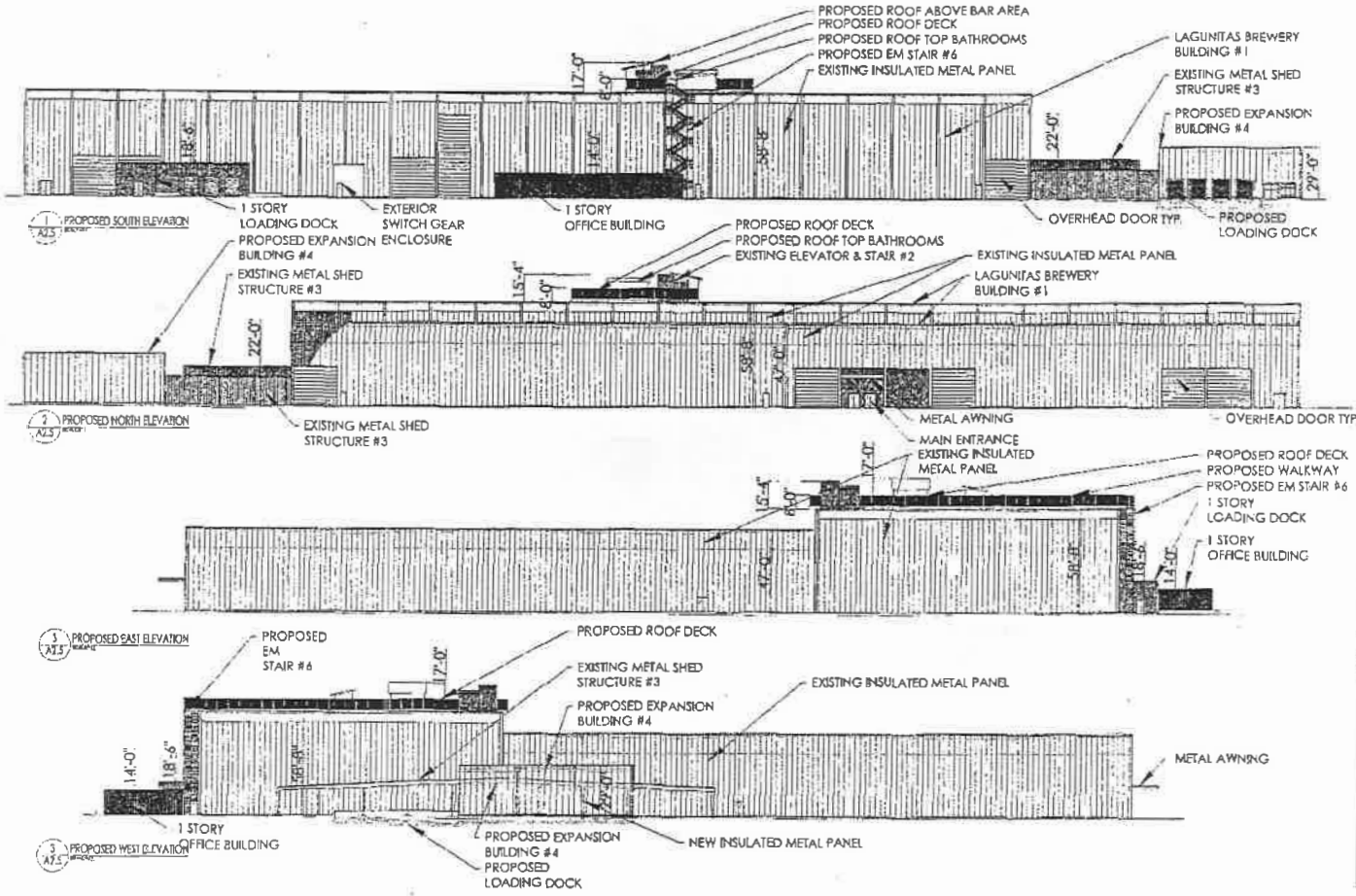
Commercial & Manufacturing  
Planned Development Lagunitas  
Brewing Company  
2607 W. 17th St. Chicago, IL 60608

FORZA DESIGN &  
CONSULTING INC.  
1000 N. LAKE ST. SUITE 200  
CHICAGO, IL 60610  
(773) 344-1111

Architect: Lagunitas Brewing Company  
Address: 2607 W. 17th Street Chicago, IL 60608  
Date: March 14th, 2017

Sheet Number  
SHEET 25 OF 24  
**A2.5**

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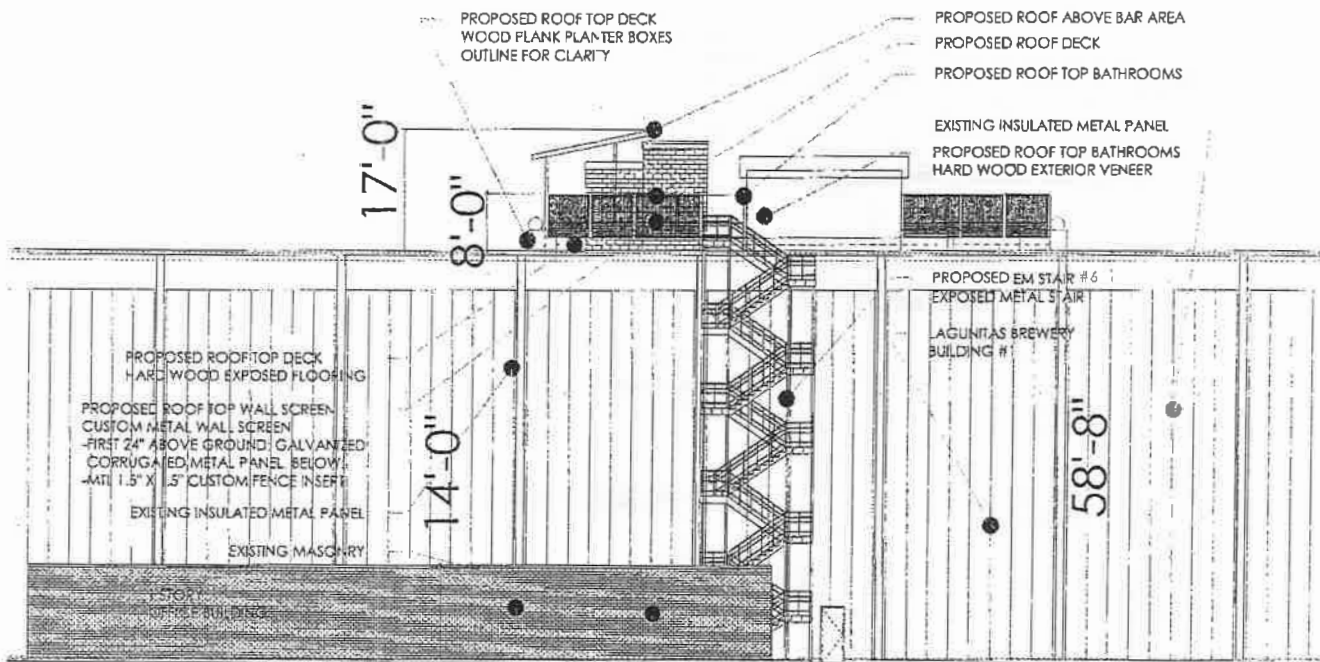
FORZA DESIGN &  
CONSULTING INC.  
1811 N. LAKE ST. CHICAGO, IL 60610  
TEL: 773.327.1111 FAX: 773.327.1112

00000 11 Chicago  
Address: 2607 W. 17th St. Chicago, IL 60608  
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SHEET NUMBER  
PROPOSED ELEVATIONS

A2.6

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1 PROPOSED ENLARGED SOUTH ELEVATION  
A2.6

3/29/2017

# REPORTS OF COMMITTEES

45643



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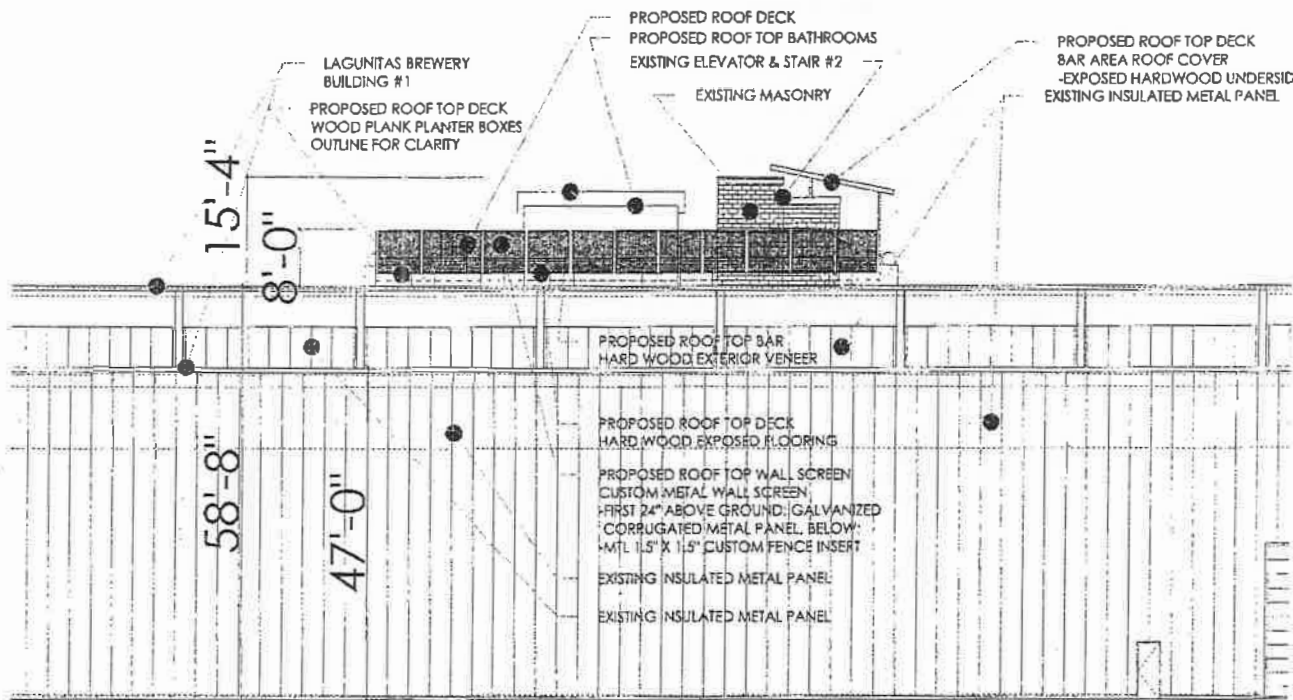
FORZA DESIGN &  
CONSULTING INC.  
1000 N. LaSalle St. Suite 1000  
Chicago, IL 60610

Applicant: Logunitas Brewing Company  
Address: 2607 W. 17th Street Chicago, IL 60608  
Date: March 14th 2017

Sheet Number:  
PROPOSED ELEVATIONS

A2.7

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PROPOSED ENLARGED NORTH ELEVATION  
A2.7



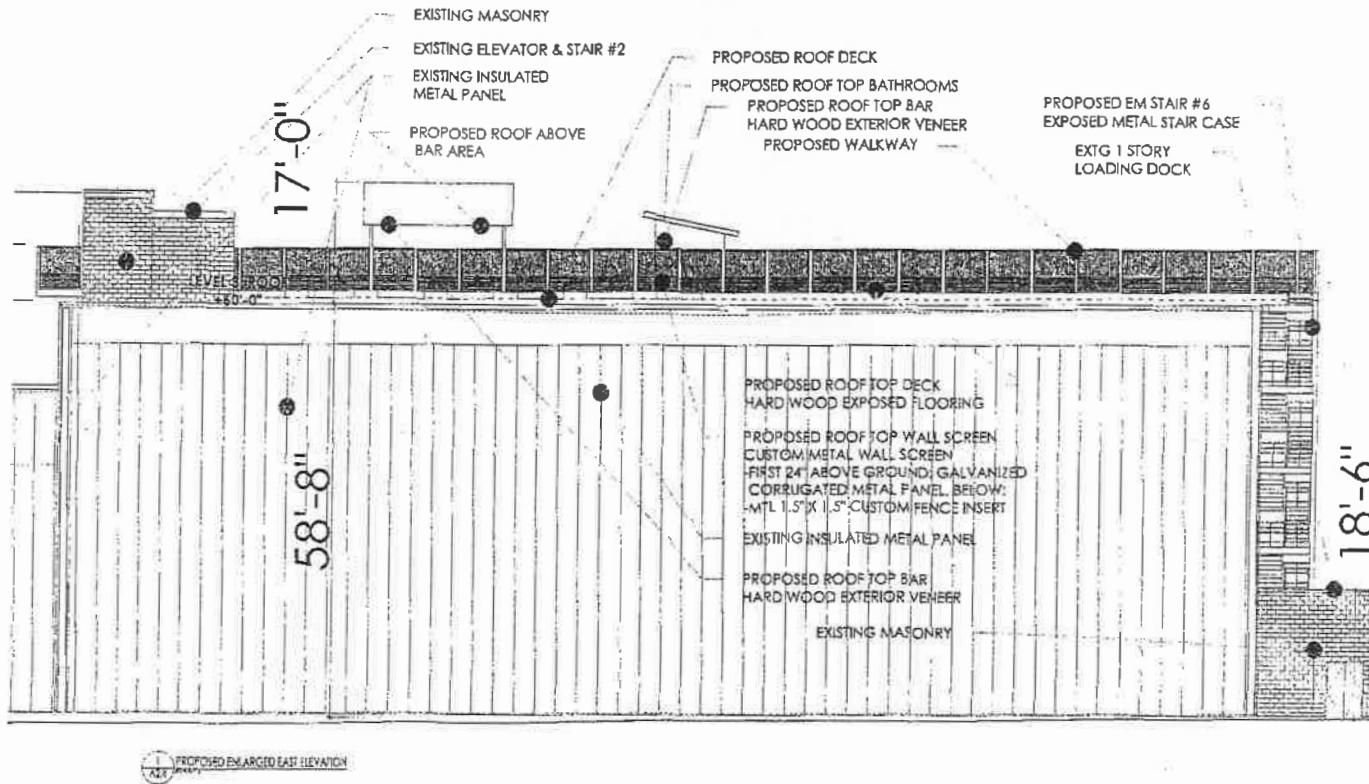
Commercial & Manufacturing  
Planned Development Lagunitas  
Brewing Company  
2607 W. 17th St. Chicago, IL 60608

FORZA DESIGN &  
CONSULTING INC.  
201 W. 17th Street Chicago, IL 60608  
TEL: 773.554.5555  
FAX: 773.554.5556

Associated Lagunitas Brewing Company  
Address: 2607 W 17th Street Chicago, IL 60608  
Date: March 14th, 2017

Sheet Number:  
PROPOSED DIVANCH  
**A2.8**

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3/29/2017

REPORTS OF COMMITTEES

45645



Commercial & Manufacturing  
Planned Development Lagunitas  
Brewing Company  
2607 W. 17th ST. Chicago, IL 60608

FORZA DESIGN &  
CONSULTING INC.  
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Tel: 312.762.1211

Applicant: Lagunitas Brewing Company  
Address: 2607 W. 17th Street Chicago, IL 60608  
Date: March 14th 2017

Sheet Number  
PROPOSED  
A2.9

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