

PD 1371

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19616

Reclassification Of Area Shown On Map No. 13-L.
(As Amended)
(Application No. 19616)
(Common Address: 5150 N. Northwest Hwy.)

PD 1371,09

[SO2018-3178]

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 1371 symbols and indications as shown on Map Number 13-L in the area bounded by:

that part of Block 4 in the Village of Jefferson (according to the map thereof recorded March 29, 1855 in Book 85 of Maps, page 101) lying south and west of Norwood Park Avenue (as dedicated by instrument recorded March 4, 1910 as Document Number 4518811) westerly of the westerly line of Milwaukee Avenue as shown on said map and of a strip of land formerly Norwood Park Avenue or West Wharf Street (now vacated) lying northeasterly of and adjoining the right-of-way of the Chicago and Northwestern Railway and south and west of and adjoining Block 4 aforesaid, bounded and described as follows: beginning at a point on the northeasterly line of the right-of-way of the Chicago and Northwestern Railway Company 250 feet southeasterly from the intersection of said line with the west line of Section 9, Township 40 North, Range 13, East of the Third Principal Meridian; thence at right angles in a northeasterly direction 167.10 feet, more or less, extending to the southwesterly line of Norwood Park Avenue; thence at right angles in a southeasterly direction along the southwesterly line of Norwood Park Avenue 379.5 feet to the southeasterly line of Milwaukee Avenue; thence southeasterly along the southwesterly line of Milwaukee Avenue 50 feet; thence southwesterly 60 feet at right angles to said southwesterly line of Milwaukee Avenue; thence southwesterly 97.1 feet at right angles to the northeasterly line of the right-of-way of the Chicago and Northwestern Railway to said right-of-way line; thence northwesterly along said right-of-way line 406.08 feet to the point of beginning (excepting that part between the southwesterly line of Milwaukee Avenue and a line 21 feet southwesterly of and parallel with the southwesterly line of Milwaukee Avenue which was deeded to City of Chicago); all in the southwest quarter of Section 9, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois,

to those of Planned Development Number 1371, as amended, and a corresponding use District is hereby established in the area above described.

SECTION 2. This ordinance takes effect after its passage and due publication.

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

Planned Development No. 1371, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1371, as amended ("Planned Development") consists of approximately 67,336 square feet of Net Site Area ("Property") which is depicted on the Planned Development Boundary and Property Line Map attached to the original Planned Development Number 1371 approved by the City Council of the City of Chicago on May 24, 2017 ("Original P.D.") and is controlled by LSC Development LLC. FCC NW Highway, L.P. is the contract purchaser of Subarea B, the Applicant of the Planned Development and will develop Subarea B.
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. Provided, however, because this Planned Development is delineated into subareas, each having its own bulk and density standards, or similar subarea specific development controls or requirements, the owners of or designated controlling party for each subarea may seek amendments, changes, or modifications for that subarea without the consent of the owners or designated controlling party of the other subareas. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide

improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of seventeen (17) Statements; a Bulk Regulations Table; an Existing Zoning Map from the Original P.D.; an Existing Land-Use Map from the Original P.D.; a Planned Development Boundary and Property Line Map from the Original P.D.; Site Plan and Subarea Map from the Original P.D.; Floor Plans from the Original P.D.; a Green Roof Plan from the Original P.D.; and Building Elevations (North, South, East and West) from the Original P.D. prepared by Sullivan, Goulet & Wilson Architects (all such documents from the Original P.D. are hereby incorporated by this reference), and a Site Plan -- Subarea B; Landscape Plan -- Subarea B; East Elevation -- Subarea B; South and North Elevations -- Subarea B; and West Elevation -- Subarea B, prepared by Cordogan, Clark & Associates Architects submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations for Subarea B are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the

Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. In each of the following subareas, the following uses shall be permitted in this Planned Development (P.D.):

Subarea A:

Residential storage warehouse, accessory and related uses, accessory parking.

Subarea B:

Multi-unit residential, accessory and related uses, accessory parking. In addition, the following uses are allowed on the ground floor only and are limited to an aggregate total of 6,000 square feet: religious assembly; cultural exhibits and libraries; community centers; postal service; animal services, sales and grooming (excluding kenneling); artist work or sales space; business support services, including employment agencies; restaurants (limited and general); outdoor patio (if located at grade level); bank, savings bank, savings and loan association, and credit union (excluding drive-throughs); automated teller machine facility (walk-up only); food and beverage retail sales; medical service; office; personal service, including hair salon, nail salon or barbershop; repair or laundry service, consumer, including dry-cleaning drop-off or pick-up (no on-premises plant) and coin-operated laundromat; retail sales, general; wireless communication facilities (co-located).

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 67,336 square feet and a base FAR of 5.0.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated. All compliance documentation will be provided at the time of Part II Review.
15. The Applicant acknowledges and agrees that the rezoning of the Property to this amended Planned Development triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO") with respect to Subarea B. Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing

project (the "Required Units") as affordable units, or provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site. The Property is located in a low-moderate income area within the meaning of the ARO. As a result, the Applicant's affordable housing obligation in Subarea B is 8 affordable units (10 percent of 75 units rounded up), 2 of which are Required Units (25 percent of 8). The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 15, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits, tax increment financing or other financial assistance whose affordability requirements exceed those of the Affordable Housing Ordinance from the City to develop affordable housing in any portion of the Planned Development, the regulatory, redevelopment, loan or other agreement(s) to be executed by the City and the Applicant in connection with such tax credits or other financial assistance shall govern and control the Applicant's obligation to provide affordable housing for such subsidized portion of the Planned Development.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for

planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II Permit Review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor, associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to original Planned Development Number 1371.

[Existing Zoning Map; Existing Land-Use Map; Property Line and Boundary Map; Site Plans; Green Roof Plan; North, South, East and West Building Elevations; and Landscape Plans referred to in these Plan of Development Statements printed on pages 85151 through 85166 of this *Journal*.]

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

9/20/2018

REPORTS OF COMMITTEES

85149

Planned Development No. 1371, As Amended.

Bulk Regulations And Data Table.

Net Site Area:	67,336 square feet
Subarea A:	33,556 square feet
Subarea B:	33,780 square feet
Area in the Public Right-of-Way:	14,812 square feet
Subarea A:	5,961 square feet
Subarea B:	8,851 square feet
Gross Site Area:	82,148 square feet
Subarea A:	39,517 square feet
Subarea B:	42,631 square feet
Maximum Floor Area Ratio:	
Subarea A:	5.0
Subarea B:	5.0

Maximum Number of Dwelling
Units:

Subarea A:	0
Subarea B:	75

Maximum Building Height of the
top floor per Section 17-17-0311
of the Zoning Ordinance:

Subarea A:	80 feet
Subarea B:	76 feet, 8 inches

Minimum Number of Parking Spaces:

Subarea A:	7
Subarea B:	40

Minimum Number of Loading Berths:

Subarea A:	2--10 by 25
Subarea B:	1--10 by 25

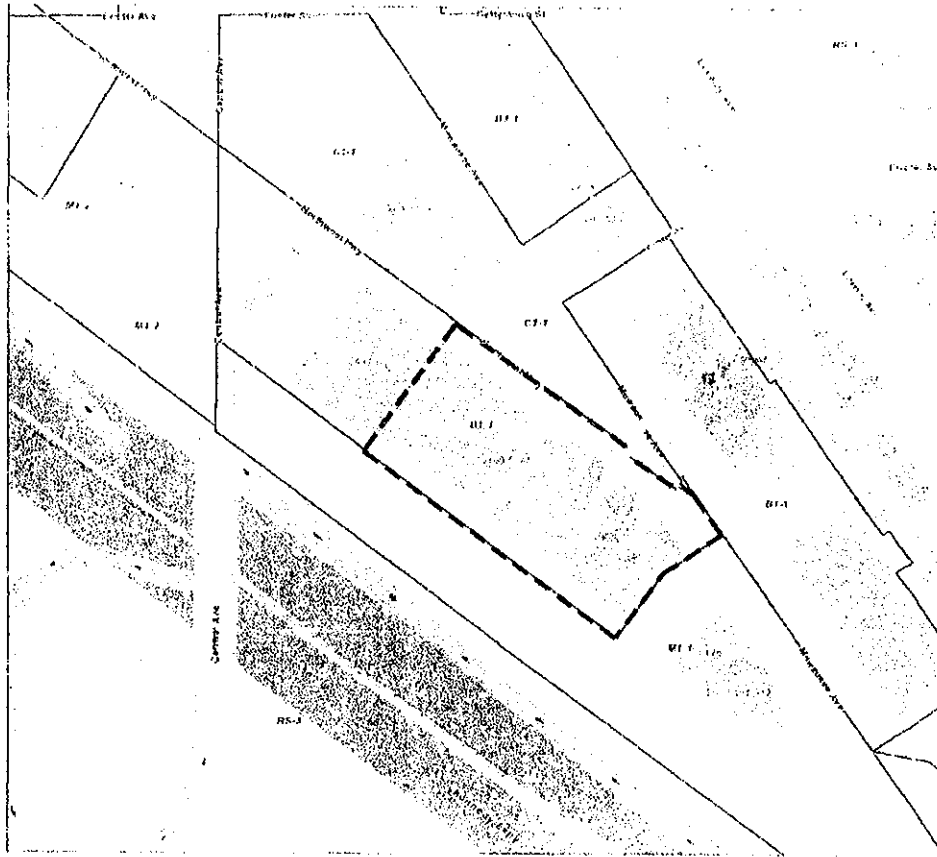
Minimum Number of Bicycle Parking:

Subarea A:	0
Subarea B:	75

Minimum Setbacks:

In accordance with the Site Plan

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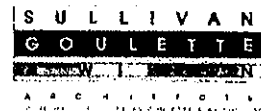
LEGEND

----- PLANNED DEVELOPMENT BOUNDARY



EXISTING ZONING MAP

APPLICANT: LSC DEVELOPMENT
 ADDRESS: 5150 & 5154 NORTHWEST HWY
 PLAN COMMISSION DATE: MARCH 16, 2017



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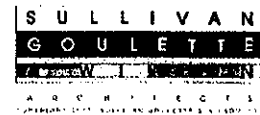


- LEGEND**
- PLANNED DEVELOPMENT BOUNDARY
 - R RESIDENTIAL
 - B BUSINESS
 - C COMMERCIAL

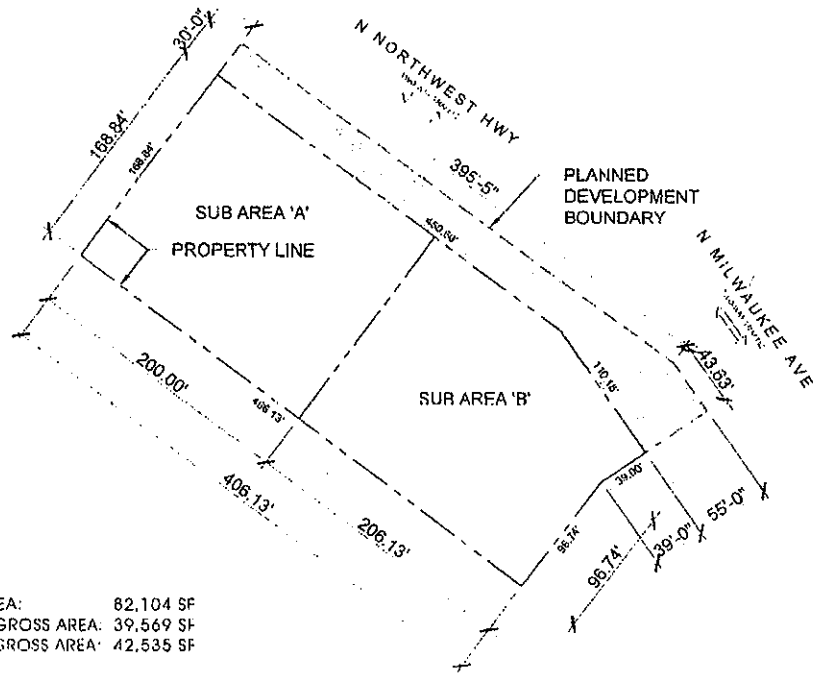


EXISTING LAND-USE MAP

APPLICANT: LSC DEVELOPMENT
 ADDRESS: 5150 & 5154 NORTHWEST HWY
 PLAN COMMISSION DATE: MARCH 16, 2017



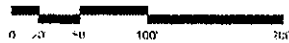
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PD GROSS AREA: 82,104 SF
 SUB AREA 'A' GROSS AREA: 39,569 SF
 SUB AREA 'B' GROSS AREA: 42,535 SF

 SUB AREA 'A' NET AREA: 33,768 SF
 SUB AREA 'B' NET AREA: 33,667 SF
 TOTAL NET AREA: 67,435 SF

PLANNED DEVELOPMENT BOUNDARY/
PROPERTY LINE MAP

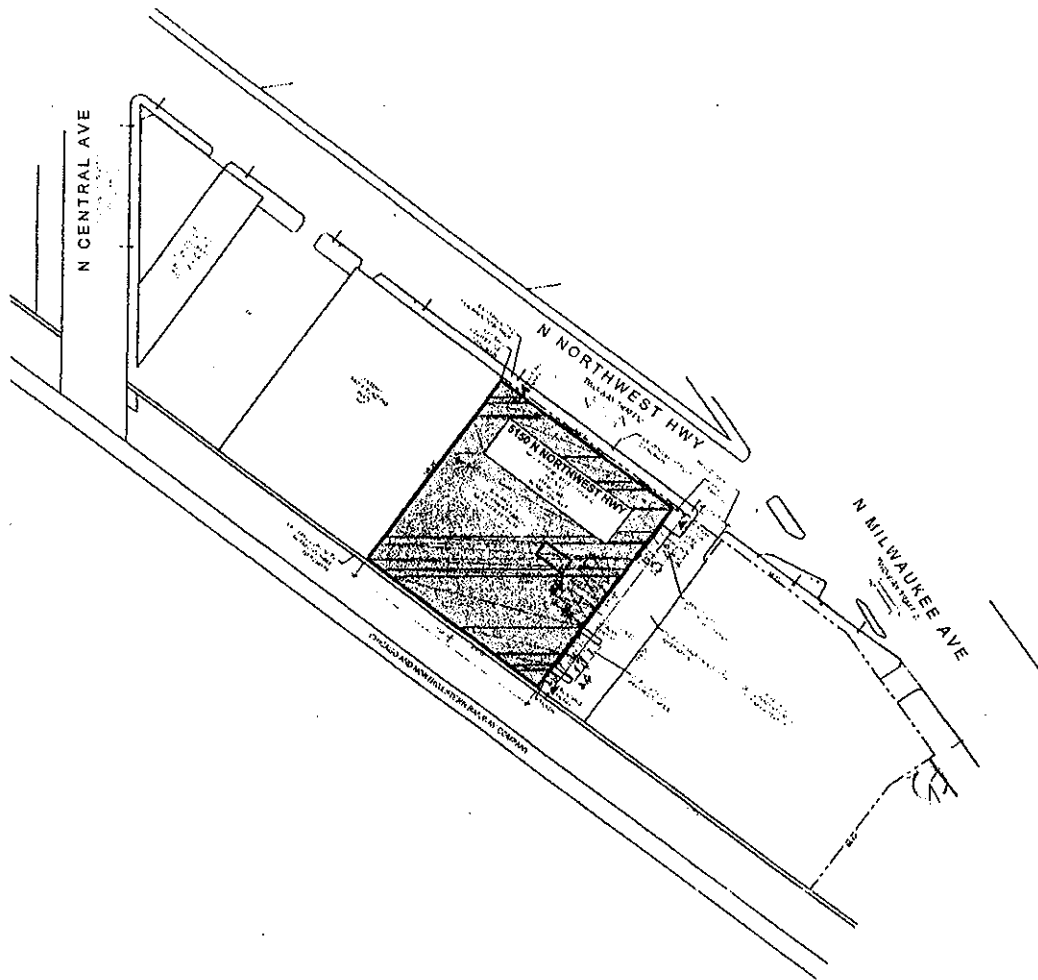


APPLICANT: LSC DEVELOPMENT
 ADDRESS: 5150 & 5154 NORTHWEST HWY
 PLAN COMMISSION DATE: MARCH 16, 2017

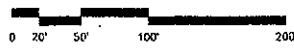


ARCHITECTS

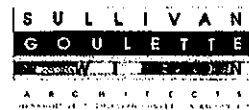
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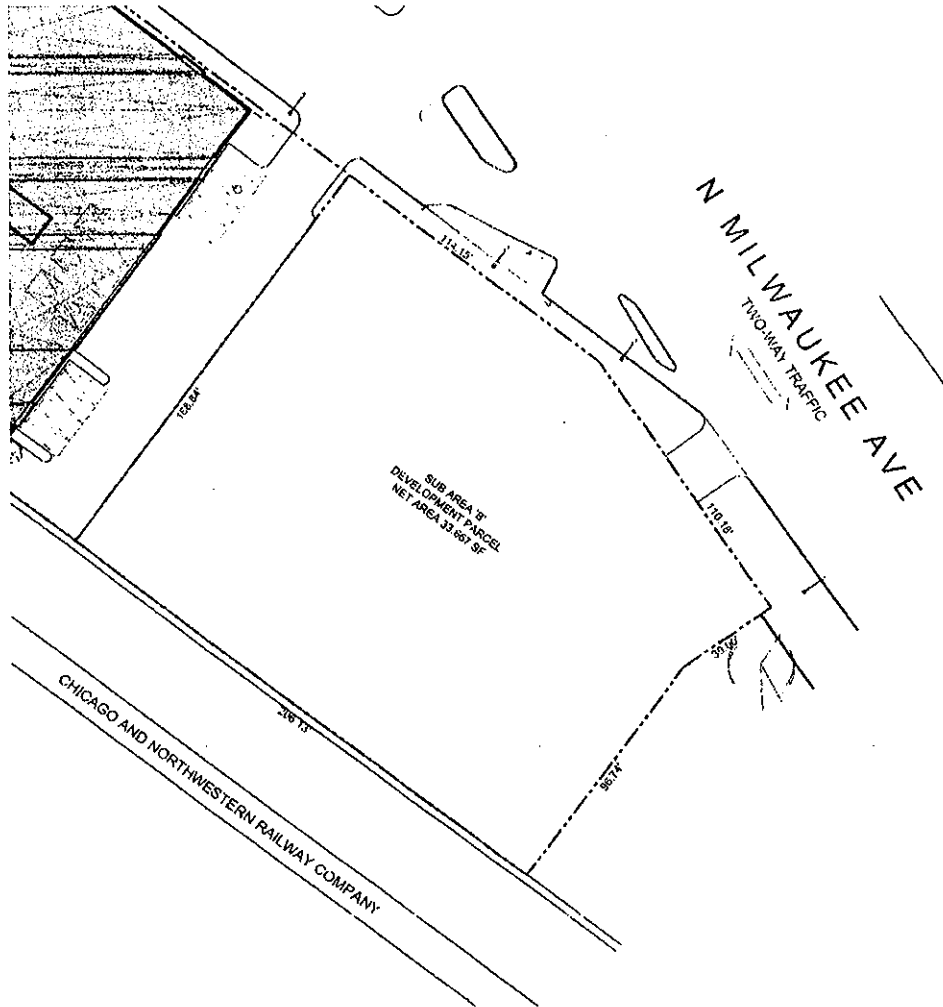
SITE PLAN



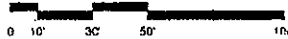
APPLICANT: LSC DEVELOPMENT
ADDRESS: 5150 & 5154 NORTHWEST HWY
PLAN COMMISSION DATE: MARCH 16, 2017



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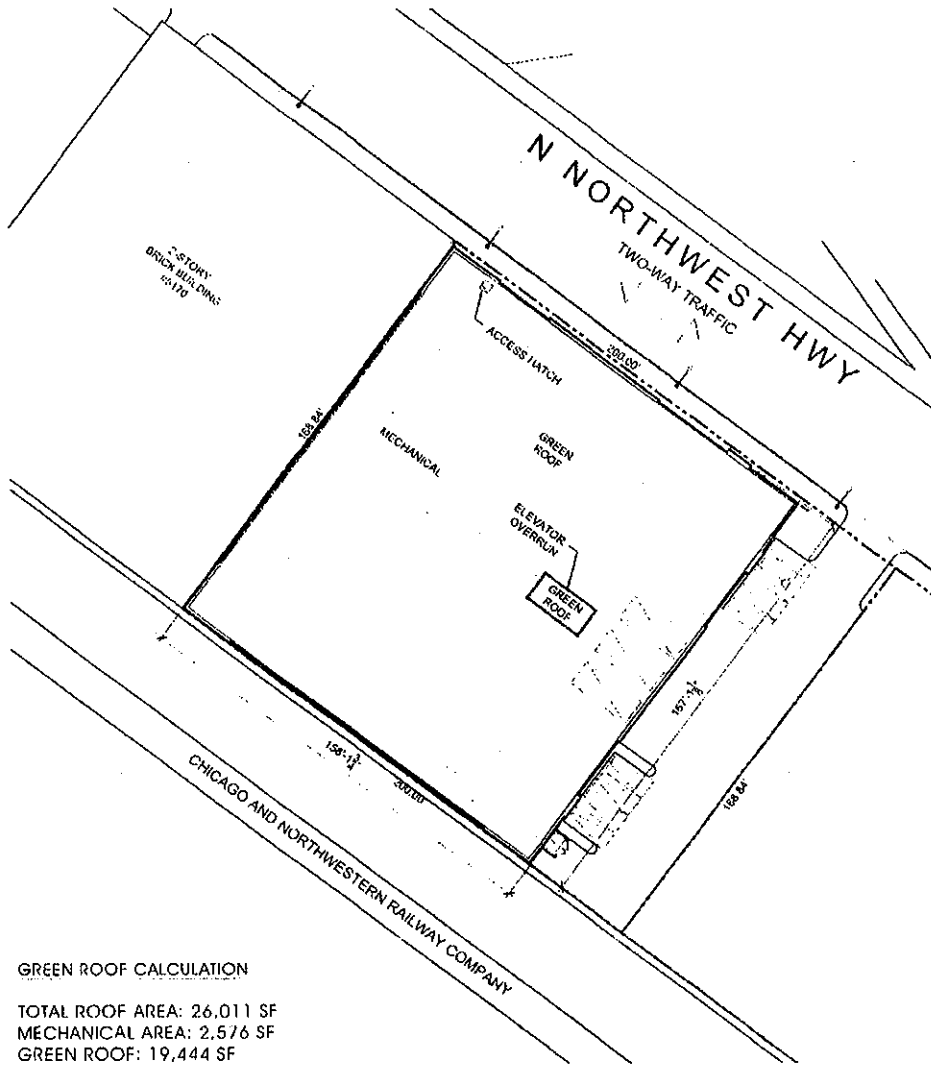
SITE PLAN
SUB AREA 'B'



APPLICANT: LSC DEVELOPMENT
 ADDRESS: 5150 & 5154 NORTHWEST HWY
 PLAN COMMISSION DATE: MARCH 16, 2017



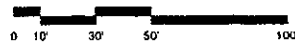
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GREEN ROOF CALCULATION

TOTAL ROOF AREA: 26,011 SF
 MECHANICAL AREA: 2,576 SF
 GREEN ROOF: 19,444 SF

GREEN ROOF PLAN



APPLICANT: LSC DEVELOPMENT
 ADDRESS: 5150 & 5154 NORTHWEST HWY
 PLAN COMMISSION DATE: MARCH 16, 2017

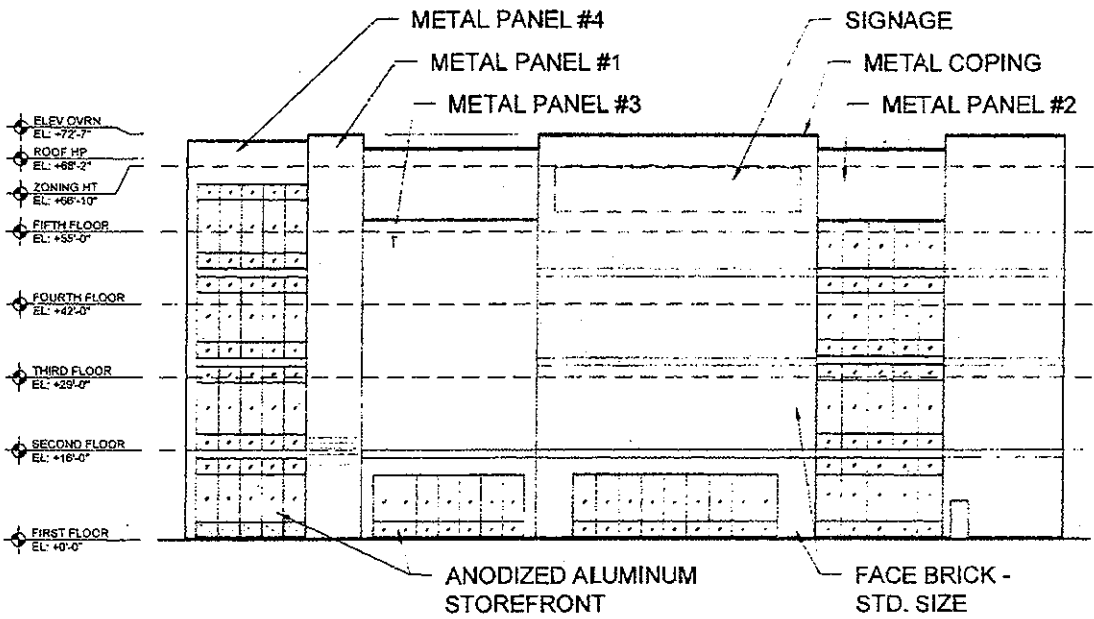


9/20/2018

REPORTS OF COMMITTEES

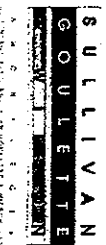
85159

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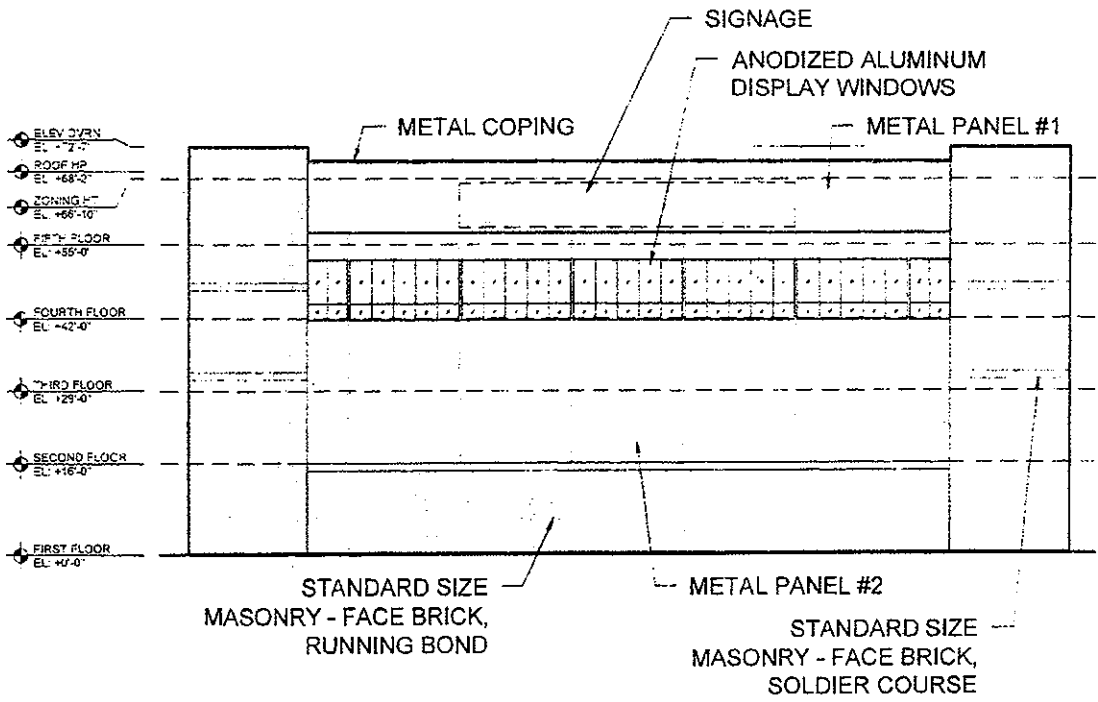


NORTH ELEVATION

APPLICANT: LSC DEVELOPMENT
ADDRESS: 5150 & 5154 NORTHWEST HWY
PLAN COMMISSION DATE: MARCH 16, 2017

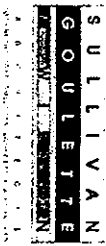


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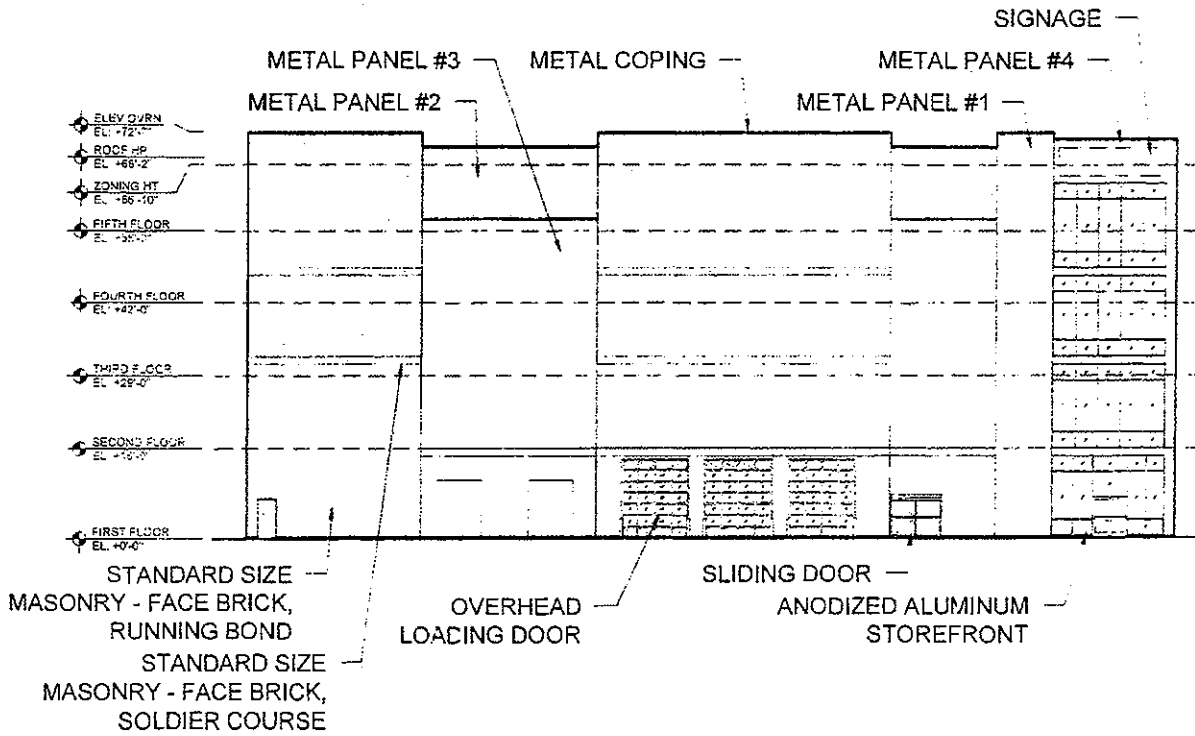
SOUTH ELEVATION

APPLICANT: LSC DEVELOPMENT
ADDRESS: 5150 & 5154 NORTHWEST HWY
PLAN COMMISSION DATE: MARCH 16, 2017



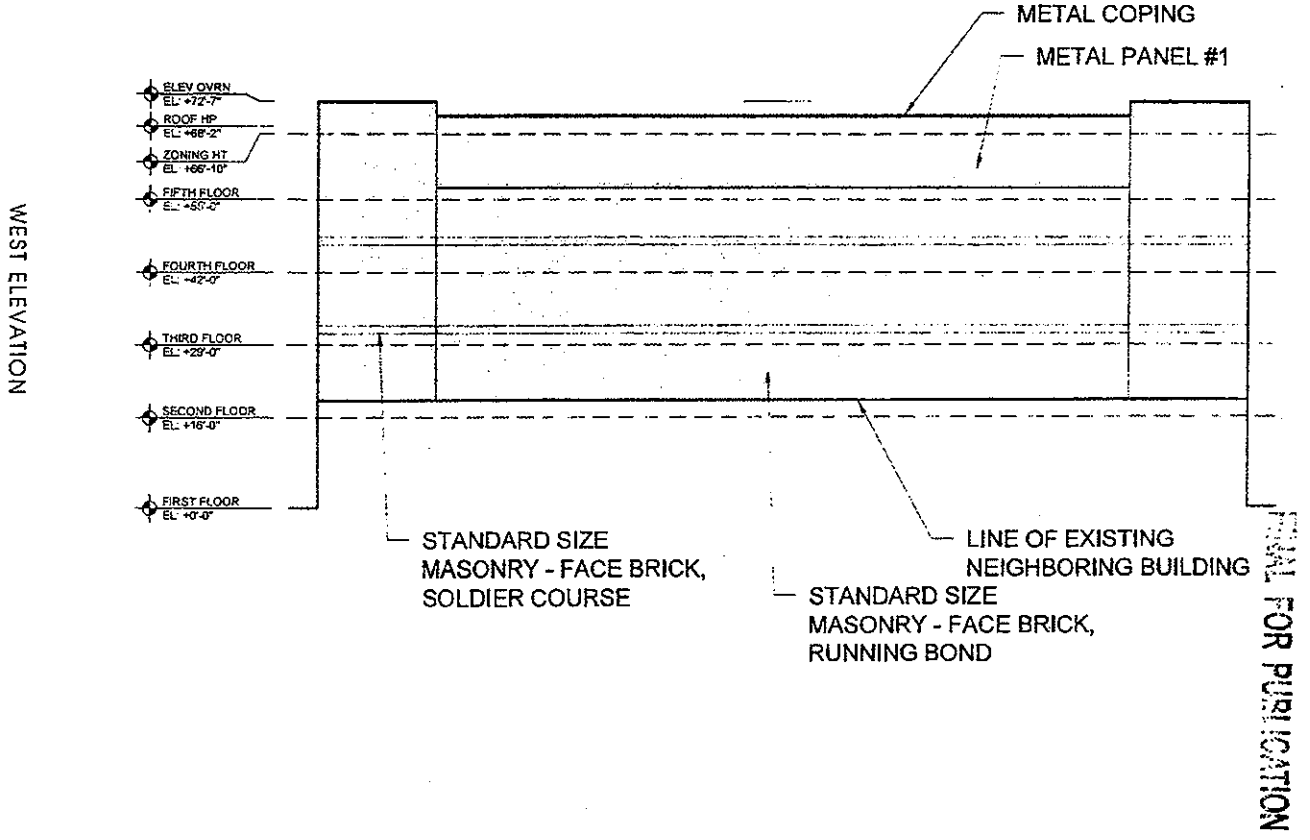
APPLICANT: LSC DEVELOPMENT
ADDRESS: 5150 & 5154 NORTHWEST HWY
PLAN COMMISSION DATE: MARCH 16, 2017

EAST ELEVATION



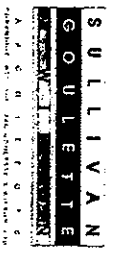
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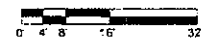
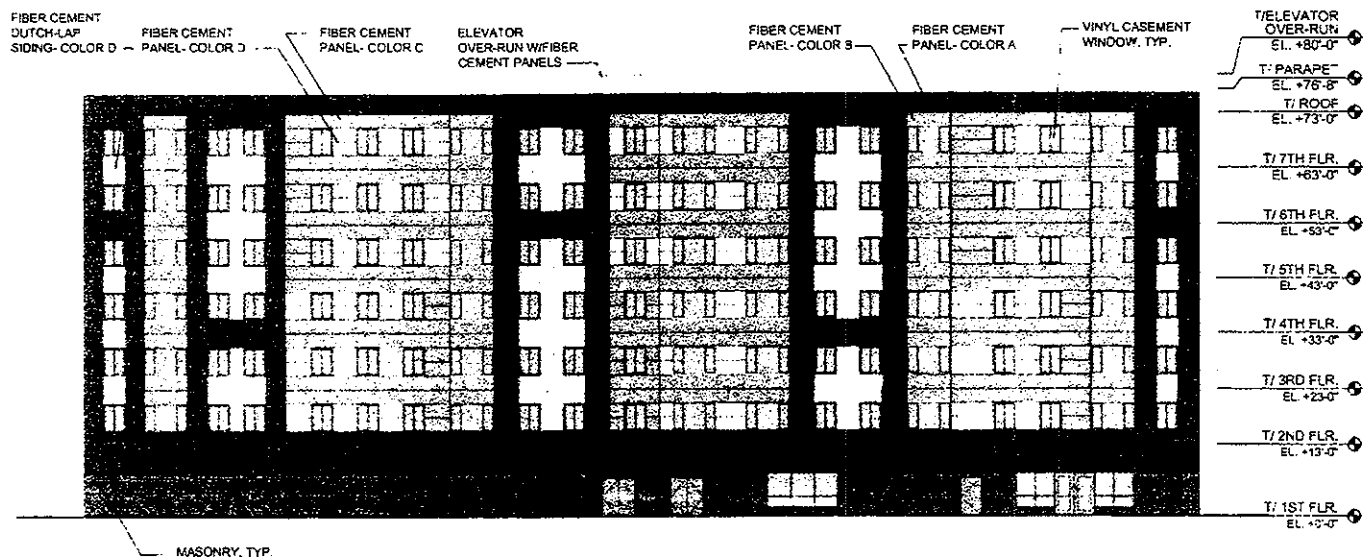




APPLICANT: LSC DEVELOPMENT
 ADDRESS: 5150 & 5154 NORTHWEST HWY
 PLAN COMMISSION DATE: MARCH 16, 2017

WEST ELEVATION

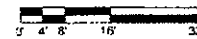
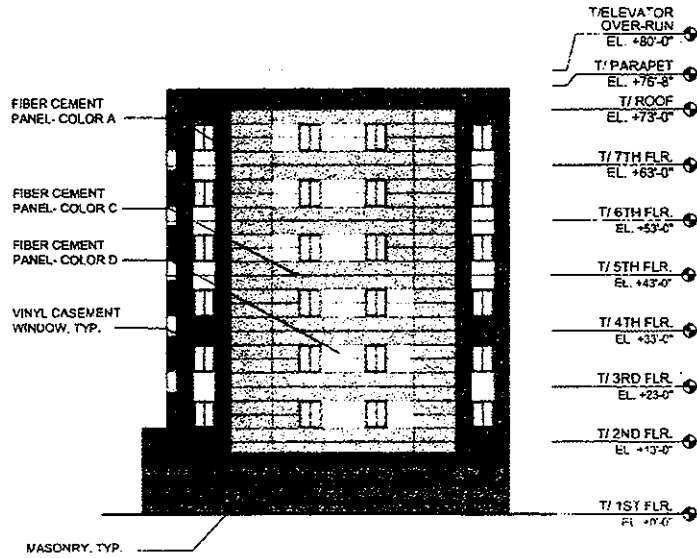
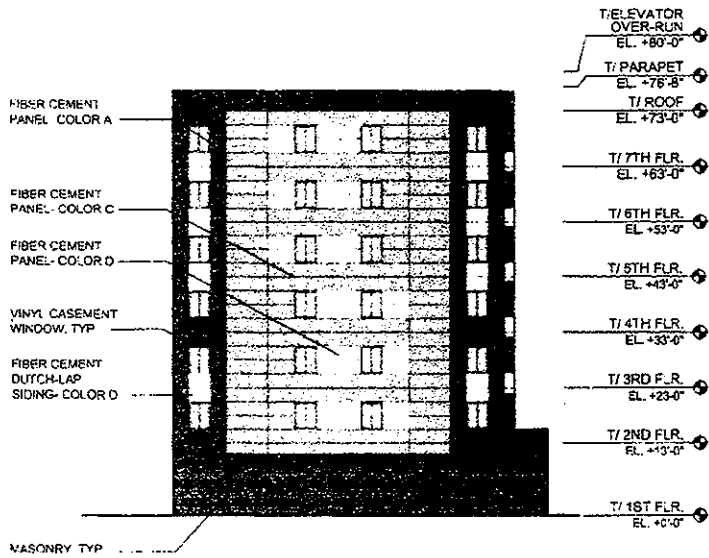




WEST ELEVATION - SUBAREA B

APPLICANT: FCC NW HIGHWAY, LP
 ADDRESS: 5150 & 5154 N. NORTHWEST HIGHWAY
 INTRODUCED: APRIL 18, 2018
 PLAN COMMISSION: SEPTEMBER 13, 2018

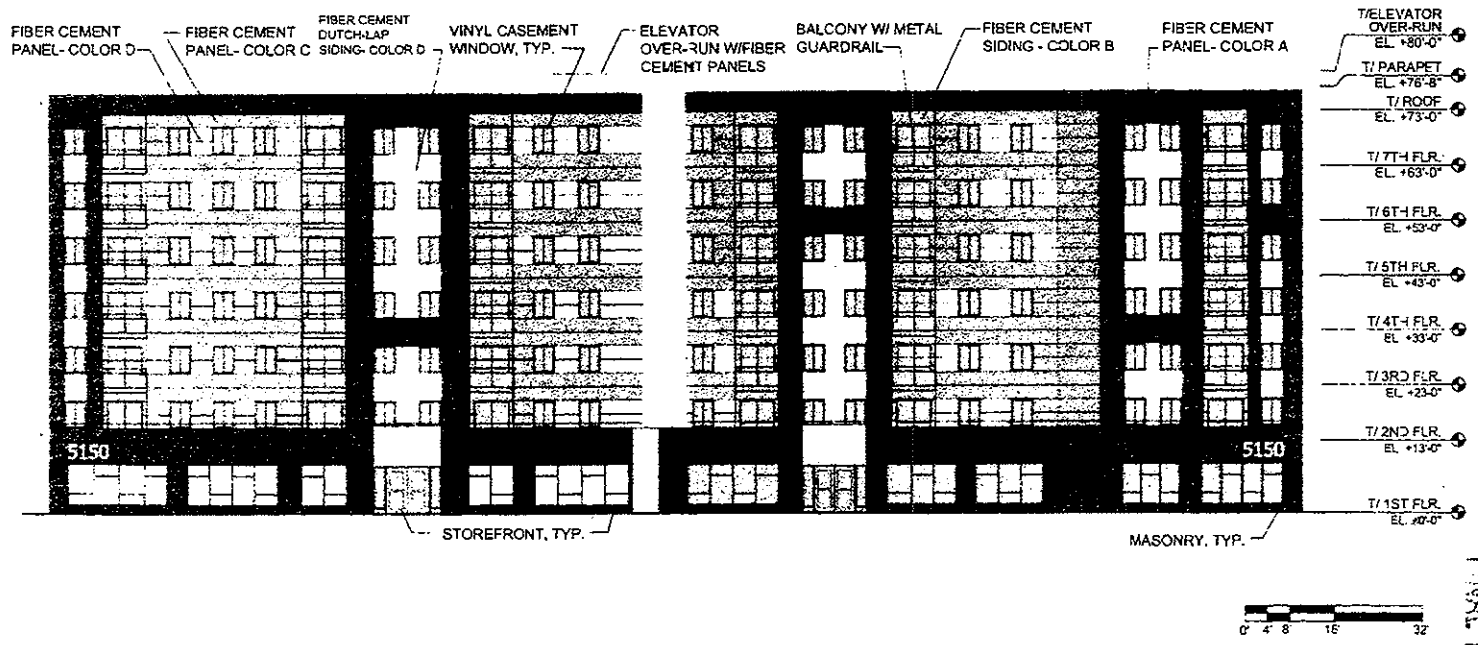
FLOOR PLAN



NORTH & SOUTH ELEVATIONS - SUBAREA B

APPLICANT: FCC NW HIGHWAY, LP
 ADDRESS: 5150 & 5154 N. NORTHWEST HIGHWAY
 INTRODUCED: APRIL 18, 2018
 PLAN COMMISSION: SEPTEMBER 13, 2018

NORTH & SOUTH ELEVATIONS - SUBAREA B



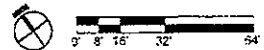
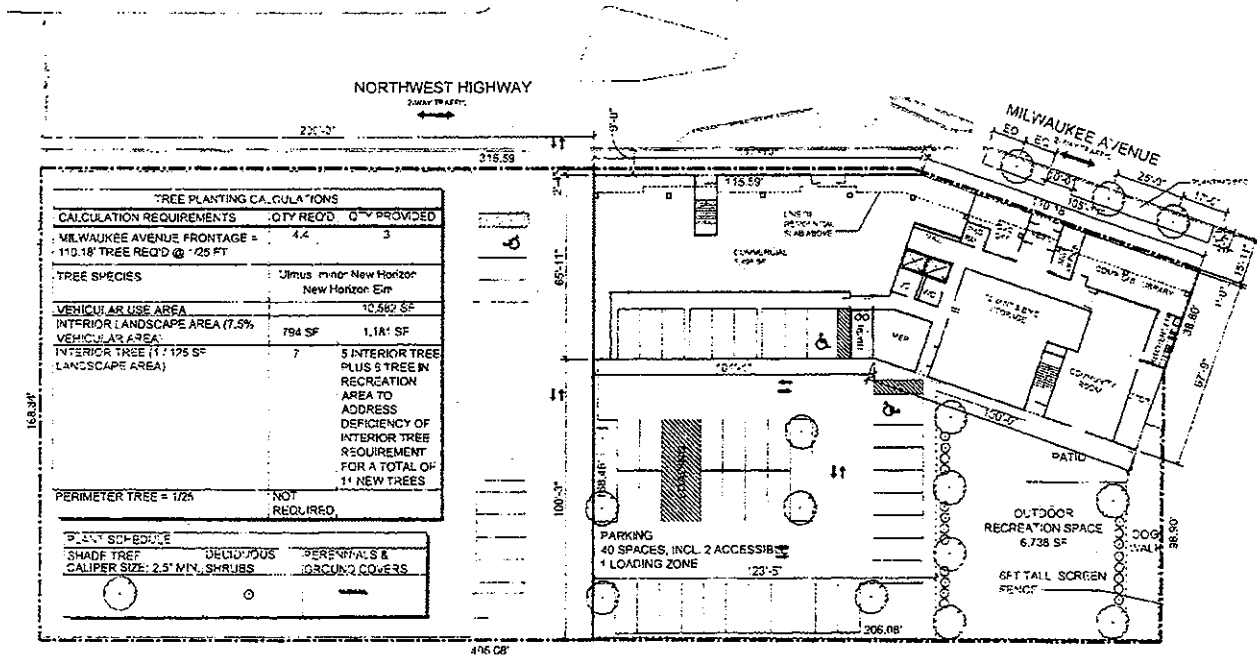
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APPLICANT: FCC NW HIGHWAY, LP
 ADDRESS: 5150 & 5154 N. NORTHWEST HIGHWAY
 INTRODUCED: APRIL 18, 2018
 PLAN COMMISSION: SEPTEMBER 13, 2018

EAST ELEVATION - SUBAREA B

HERRINGTON SPANGLER ASSOCIATES
 ARCHITECTS & INTERIORS

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LANDSCAPE PLAN- SUBAREA B

CORDOBA, CLARK & ASSOCIATES
ARCHITECTS/ENGINEERS

19084

5/24/2017

REPORTS OF COMMITTEES

49801

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

(As Amended)
(Application No. 19084)
(Common Address: 5150 N. Northwest Hwy.)

RPD 1371

[SO2017-134]

(Committee Meeting Held May 22, 2017)

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

CHICAGO, May 24, 2017.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on May 22, 2017, the following items were passed by a majority of the members present:

Page 1 contains one map amendment regarding land use.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Solis, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- Alderman Napolitano -- 1.

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

The following is said ordinance as passed:

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 13-L in the area bounded by:

that part of Block 4 in the Village of Jefferson (according to the map thereof recorded March 29, 1855 in Book 85 of Maps, page 101) lying south and west of Norwood Park Avenue (as dedicated by instrument recorded March 4, 1910 as Document Number 4518811) westerly of the westerly line of Milwaukee Avenue as shown on said map and of a strip of land formerly Norwood Park Avenue or West Wharf Street (now vacated) lying northeasterly of and adjoining the right-of-way of the Chicago and Northwestern Railway and south and west of and adjoining Block 4 aforesaid, bounded and described as follows: beginning at a point on the northeasterly line of the right-of-way of the Chicago and Northwestern Railway Company 250 feet southeasterly from the intersection of said line with the west line of Section 9, Township 40 North, Range 13, East of the Third Principal Meridian; thence at right angles in a northeasterly direction 167.10 feet, more or less, extending to the southwesterly line of Norwood Park Avenue; thence at right angles in a southeasterly direction along the southwesterly line of Norwood Park Avenue 379.5 feet to the southwesterly line of Milwaukee Avenue; thence southeasterly along the southwesterly line of Milwaukee Avenue 50 feet; thence southwesterly 60 feet at right angles to said southwesterly line of Milwaukee Avenue; thence southwesterly 97.1 feet at right angles to the northeasterly line of the right-of-way of the Chicago and Northwestern Railway to said right-of-way line; thence northwesterly along said right-of-way line 406.08 feet to the point of beginning (excepting that part between the southwesterly line of Milwaukee Avenue and a line 21 feet southwesterly of and parallel with the southwesterly line of Milwaukee Avenue which was deeded to City of Chicago); all in the southwest quarter of Section 9, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. Containing 67,224 square feet or 1.54 acres, more or less,

to those of a B3-5 Community Shopping District and a corresponding use District is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-5 Community Shopping District symbols shown on Map Number 13-L in the area bounded by:

that part of Block 4 in the Village of Jefferson (according to the map thereof recorded March 29, 1855 in Book 85 of Maps, page 101) lying south and west of Norwood Park Avenue (as dedicated by instrument recorded March 4, 1910 as Document Number 4518811) westerly of the westerly line of Milwaukee Avenue as shown on said map and of a strip of land formerly Norwood Park Avenue or West Wharf Street (now vacated) lying northeasterly of and adjoining the right-of-way of the Chicago and Northwestern Railway and south and west of and adjoining Block 4 aforesaid, bounded

and described as follows: beginning at a point on the northeasterly line of the right-of-way of the Chicago and Northwestern Railway Company 250 feet southeasterly from the intersection of said line with the west line of Section 9, Township 40 North, Range 13, East of the Third Principal Meridian; thence at right angles in a northeasterly direction 167.10 feet, more or less, extending to the southwesterly line of Norwood Park Avenue; thence at right angles in a southeasterly direction along the southwesterly line of Norwood Park Avenue 379.5 feet to the southwesterly line of Milwaukee Avenue; thence southeasterly along the southwesterly line of Milwaukee Avenue 50 feet; thence southwesterly 60 feet at right angles to said southwesterly line of Milwaukee Avenue; thence southwesterly 97.1 feet at right angles to the northeasterly line of the right-of-way of the Chicago and Northwestern Railway to said right-of-way line; thence northwesterly along said right-of-way line 406.08 feet to the point of beginning (excepting that part between the southwesterly line of Milwaukee Avenue and a line 21 feet southwesterly of and parallel with the southwesterly line of Milwaukee Avenue which was deeded to City of Chicago); all in the southwest quarter of Section 9, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. Containing 67,224 square feet or 1.54 acres, more or less,

to those of a Planned Development, which is hereby established in the area above described, subject to use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance takes effect after its passage and due publication.

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

Planned Development Statements.

1. The area delineated herein as Planned Development Number 19084 ("Planned Development") consists of approximately 67,224 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is controlled by the Applicant, LSC Development LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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 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 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan and Subarea Map; Floor Plans; a Green Roof Plan; and Building Elevations (North, South, East and West) prepared by Sullivan, Goulet & Wilson Architects, and dated March 16, 2017, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. In each of the following subareas, the following uses shall be permitted in this Planned Development (PD):
 - Subarea A:

residential storage warehouse, accessory and related uses, accessory parking.
 - Subarea B:

multi-unit residential, accessory and related uses, accessory parking.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 67,224 square feet and a base FAR of 5.0.
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.
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 13-32-085, 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 environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

- 16. If the Applicant seeks development within Subarea B, the Applicant must submit an application to amend the planned development which is in place at the time of the proposal. An application to amend the Planned Development shall be reviewed in accordance with review and approval procedures delineated under Section 17-13-0600 of the Chicago Zoning Ordinance.
- 17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to B3-5.

[Existing Zoning Map; Existing Land-Use Map; Boundary/Property Line Map; Site Plan; Subareas A and B Site Plans; Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 49808 through 49818 of this *Journal*.]

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

Bulk Regulations Table.

Net Site Area:	67,224 square feet
Subarea A:	33,556 square feet
Subarea B:	33,668 square feet
Area in the Public Right-of-Way:	14,812 square feet
Subarea A:	5,961 square feet
Subarea B:	8,851 square feet
Gross Site Area:	82,036 square feet
Subarea A:	39,517 square feet
Subarea B:	42,519 square feet

Maximum Floor Area Ratio:

Subarea A:	5.0
Subarea B:	5.0

Maximum Number of Dwelling Units:

Subarea A:	0
Subarea B:	TBD

Maximum Building Height:

Subarea A:	80 feet
Subarea B:	TBD

Minimum Number of Parking Spaces:

Subarea A:	7
Subarea B:	TBD

Minimum Number of Loading Berths:

Subarea A:	2 -- 10x25
Subarea B:	TBD

Minimum Number of Bicycle Parking:

Subarea A:	0
Subarea B:	TBD

Minimum Setbacks:

In accordance with the Site Plan

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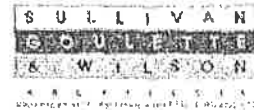
LEGEND

----- PLANNED DEVELOPMENT BOUNDARY

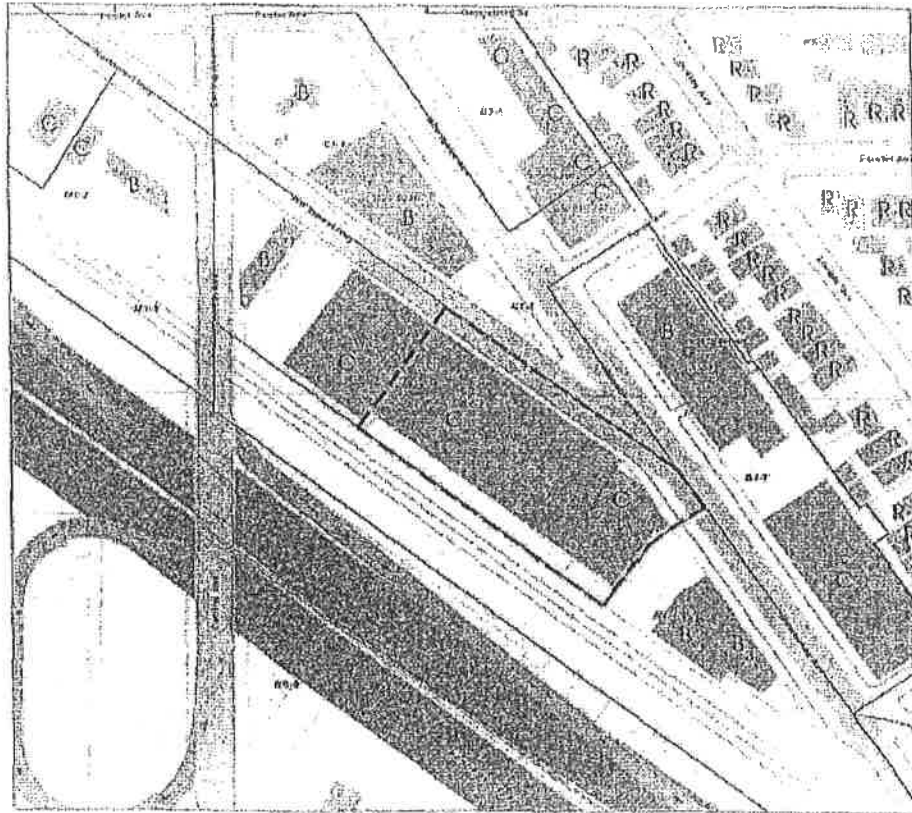


EXISTING ZONING MAP

APPLICANT: LSC DEVELOPMENT
ADDRESS: 5150 & 5154 NORTHWEST HWY
PLAN COMMISSION DATE: MARCH 16, 2017



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LEGEND

- - - - - PLANNED DEVELOPMENT BOUNDARY
- R RESIDENTIAL
- B BUSINESS
- C COMMERCIAL

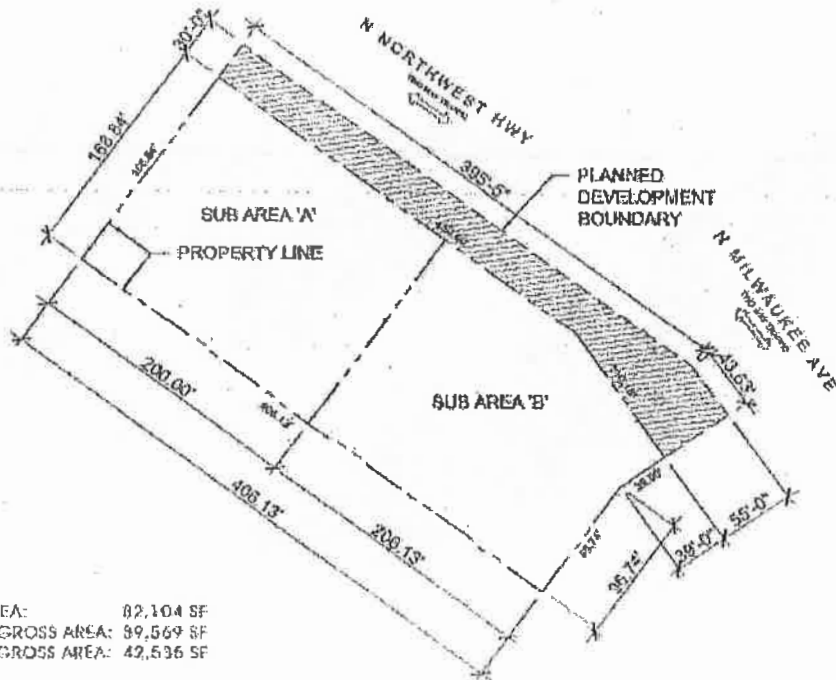


EXISTING LAND USE MAP

APPLICANT: LSC DEVELOPMENT
ADDRESS: 5150 & 5154 NORTHWEST HWY
PLAN COMMISSION DATE: MARCH 16, 2017



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PD GROSS AREA: 82,104 SF
 SUB AREA 'A' GROSS AREA: 39,569 SF
 SUB AREA 'B' GROSS AREA: 42,535 SF

 SUB AREA 'A' NET AREA: 33,768 SF
 SUB AREA 'B' NET AREA: 33,667 SF
 TOTAL NET AREA: 67,435 SF

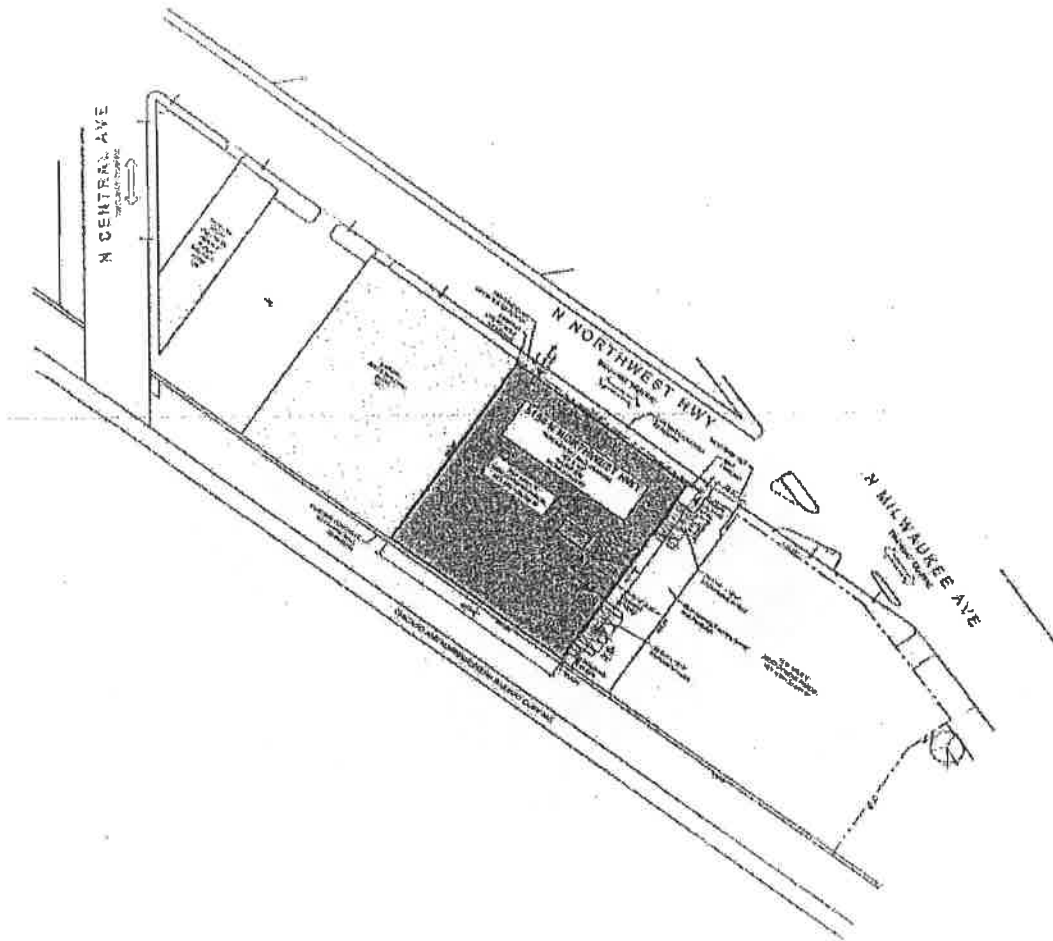
PLANNED DEVELOPMENT BOUNDARY/
PROPERTY LINE MAP



APPLICANT: LSC DEVELOPMENT
 ADDRESS: 5150 & 5154 NORTHWEST HWY
 PLAN COMMISSION DATE: MARCH 10, 2017



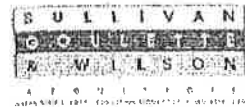
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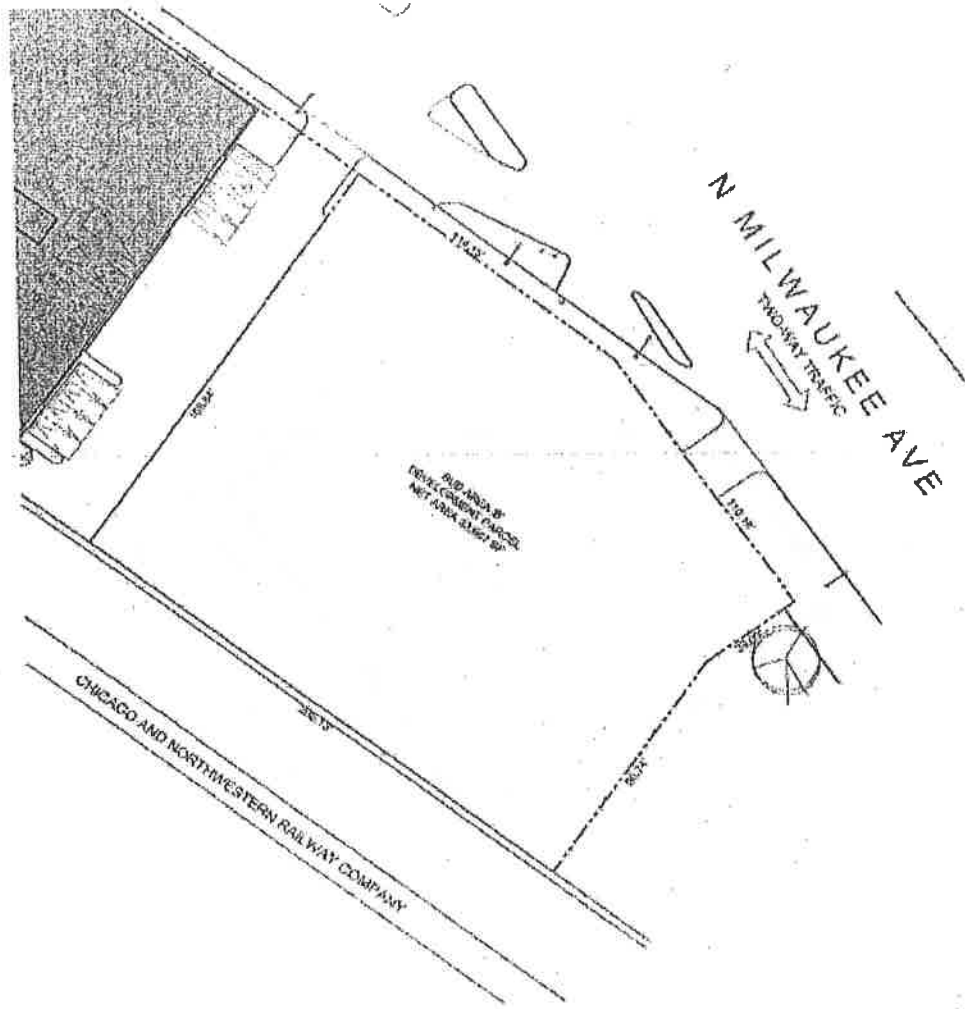
SITE PLAN



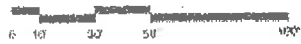
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PLAN COMMISSION DATE: MARCH 16, 2017



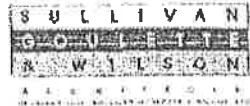
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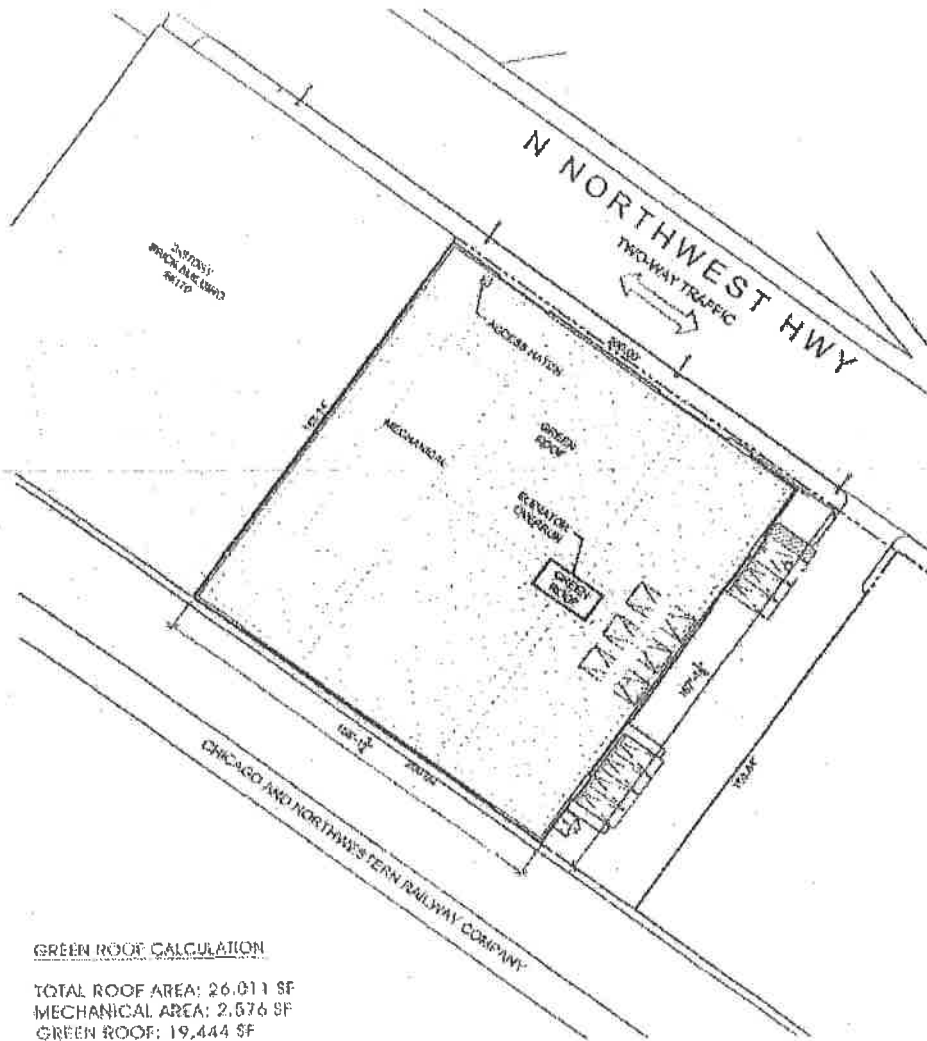
SITE PLAN
SUB AREA 'B'



APPLICANT: LSC DEVELOPMENT
 ADDRESS: 5150 & 5154 NORTHWEST HWY
 PLAN COMMISSION DATE: MARCH 16, 2017



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GREEN ROOF CALCULATION

TOTAL ROOF AREA: 26,011 SF
 MECHANICAL AREA: 2,576 SF
 GREEN ROOF: 19,444 SF

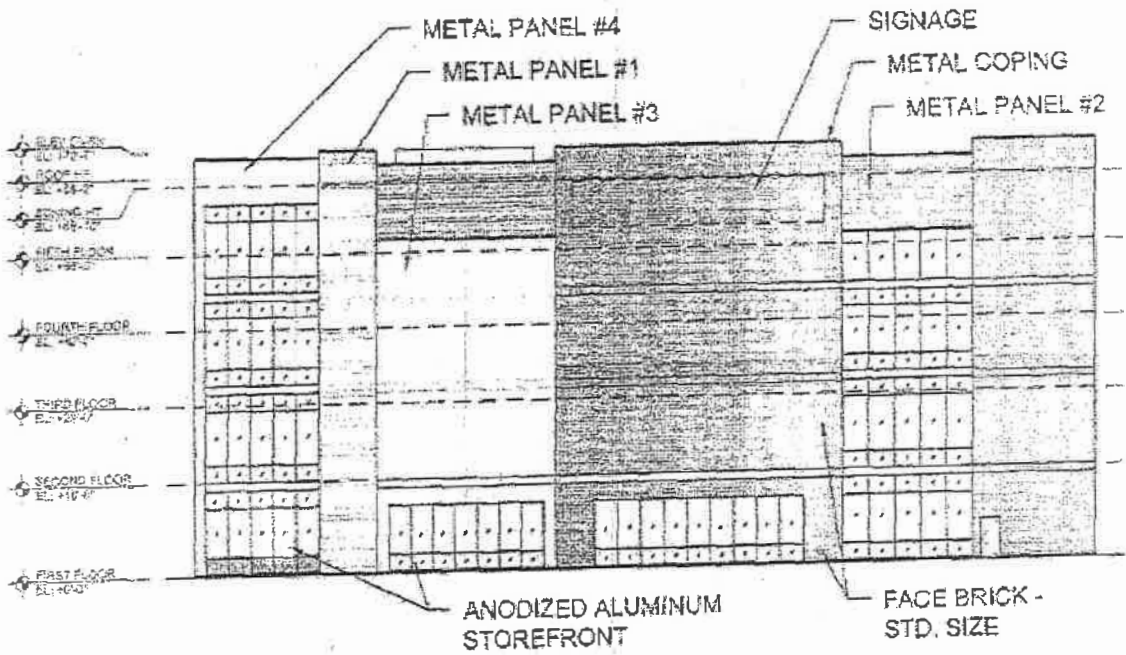
GREEN ROOF PLAN



APPLICANT: LSC DEVELOPMENT
 ADDRESS: 5150 & 5154 NORTHWEST HWY
 PLAN COMMISSION DATE: MARCH 16, 2017



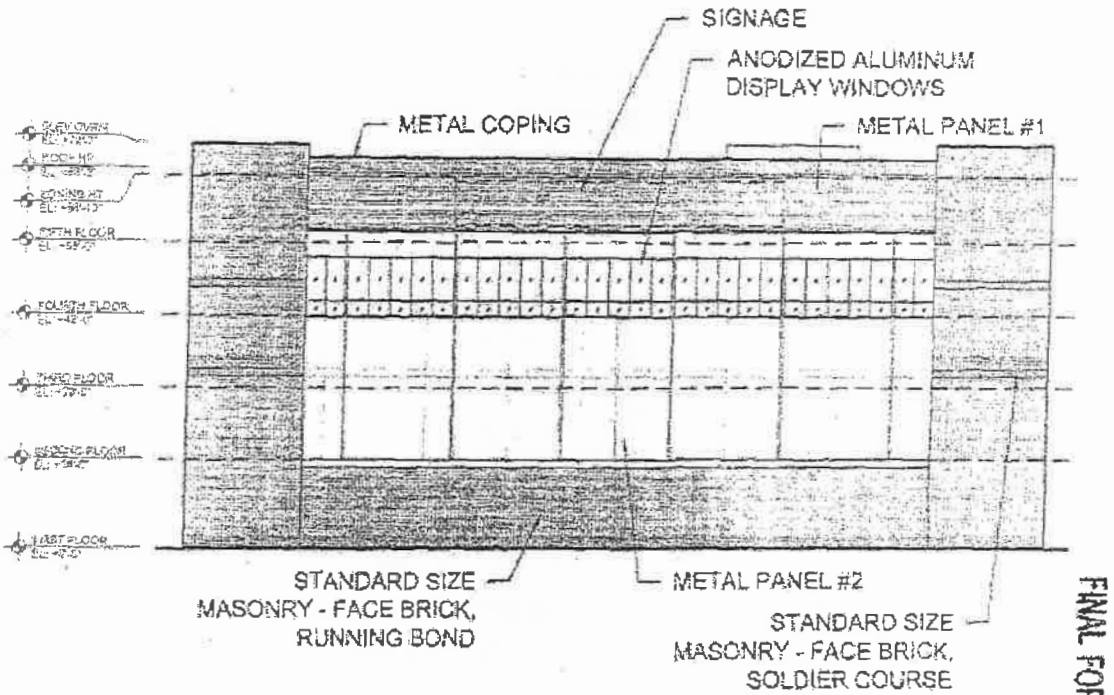
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NORTH ELEVATION

APPLICANT: ESC DEVELOPMENT
ADDRESS: 5150 & 5154 NORTHWEST HWY
PLAN COMMISSION DATE: MARCH 16, 2017





SOUTH ELEVATION

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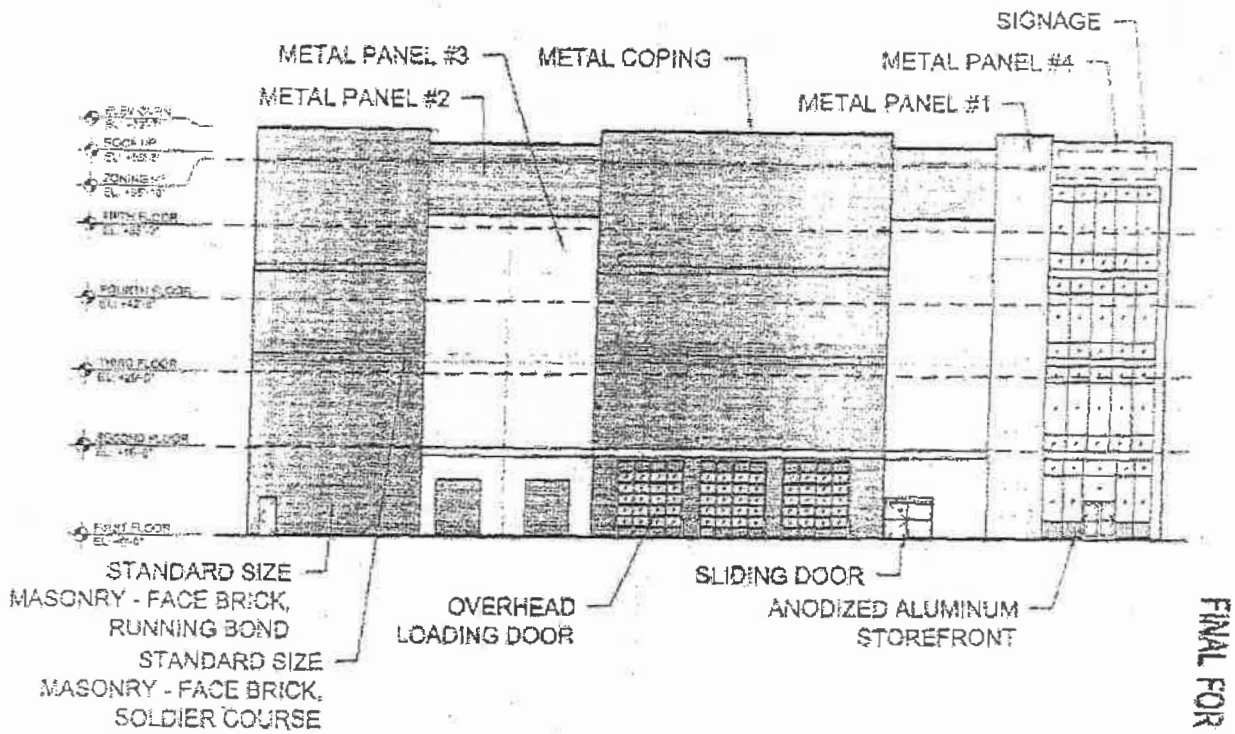
APPLICANT: ESC DEVELOPMENT
ADDRESS: 6740 & 6754 NORTHWEST HWY
PLAN COMMISSION DATE: MARCH 16, 2017



5/24/2017

REPORTS OF COMMITTEES

49817

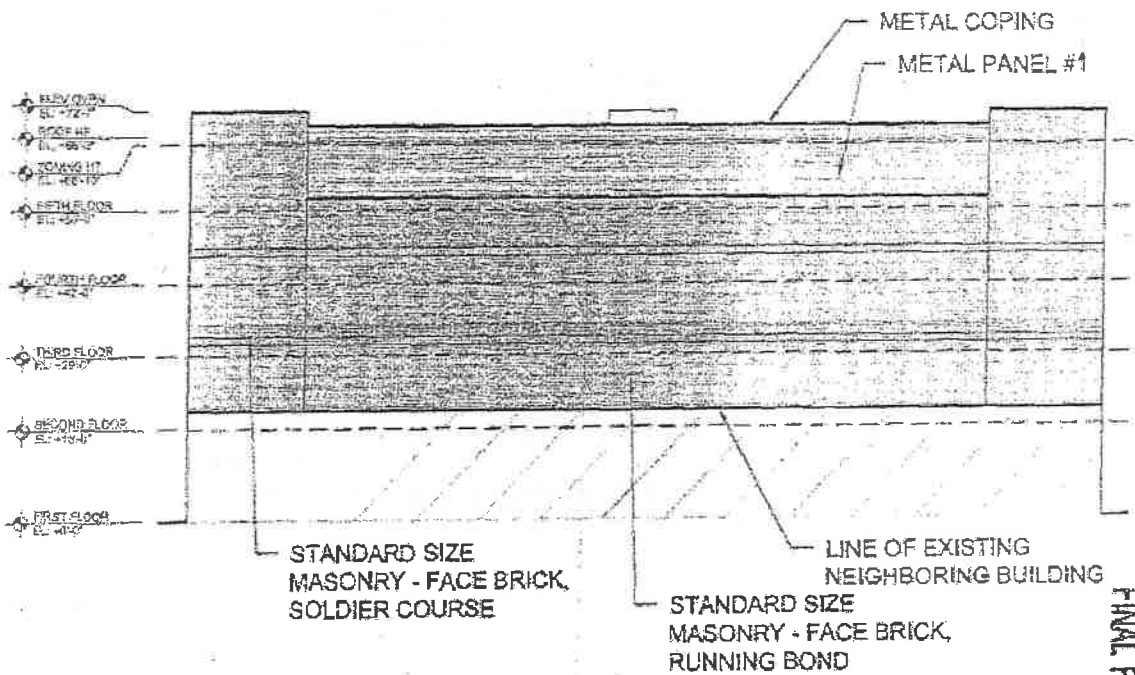


EAST ELEVATION

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APPLICANT: LSC DEVELOPMENT
ADDRESS: 5150 & 5154 NORTHWEST HWY
PLAN COMMISSION DATE: MARCH 16, 2017





WEST ELEVATION

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APPLICANT: LSC DEVELOPMENT
ADDRESS: 5150 & 5154 NORTHWEST HWY
PLAN COMMISSION DATE: MARCH 16, 2017

