

# PD 1394

## Table of Contents

<b>03/09/2020 Minor Change/Site Plan</b> .....	<b>2</b>
Bulk Table .....	4
Exhibits .....	5
<b>11/21/2017 PD Adoption</b> .....	<b>9</b>
Ordinance .....	9
Statements .....	11
Bulk Table .....	15
Exhibits .....	17



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

March 9, 2020

Richard A. Toth  
Daley & Georges  
20 S. Clark Street  
Suite 400  
Chicago, IL 60603-1835

**Re: Minor Change and Site Plan Approval for PD 1394, 3500-3556 W. 51<sup>st</sup> Street**

Dear Mr. Toth:

Please be advised that your request for a minor change and site plan approval to Planned Development No. 1394 ("PD 1394"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number's 12 and 16 of PD 1394.

You are requesting, on behalf of the sole property owner, R.F.M. Properties L.L.P., a minor change to increase the size of the proposed building addition from 22,500 sq. ft. to 23,320 sq. ft. along with site plan approval of the building addition.

The existing building at 3500-3556 W. 51<sup>st</sup> St. is occupied by Amigos Meat & Poultry. PD 1394 approved the main building and also approved a future building addition at the rear (north) of the main building. The PD's Bulk Table provided for a maximum addition of 22,500 sq. ft. however, as identified in the attached, revised Bulk Table, the proposed addition now measures 23,320 sq. ft. The total proposed floor area ratio ("FAR") including the addition will be 0.30, still below the maximum of 0.35 allowed. The maximum building height remains 42'-3", however the height to the addition's mechanical penthouse, which is not included in building height, will be 52'-11". As stated in the PD, the addition's cladding materials and elevations will match the existing building.

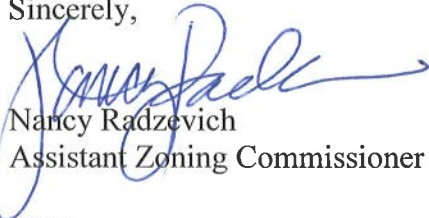
With regard to your request, the Department of Planning and Development has determined that allowing an additional 820 sq. ft. of floor area, while still below the maximum FAR, will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1394, 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.

In regards to your second request, pursuant to Statement No. 16 of PD 1394, you are also seeking site plan approval for the proposed addition. We have reviewed the drawings and exhibits you submitted. The attached Overall Site Plan, Landscape Plan, and Building Elevations (2) are in accordance with and satisfy the requirements of PD 1394. Accordingly, this site plan is hereby approved.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nancy Radzevich", with a long horizontal flourish extending to the right.

Nancy Radzevich  
Assistant Zoning Commissioner

NR:tm

C: Mike Marmo, Erik Glass, Main file

*Manufacturing  
Planned Development No. 1394*

**BULK REGULATIONS AND DATA TABLE**

<b>Gross Site Area:</b>	<b>501,630 sq. ft. ( 11.516 acres )</b>
<b>Area in Adjoining Right-of-Way:</b>	<b>42,054 sq. ft. ( 0.965 acres )</b>
<b>Net Site Area:</b>	<b>459,576 sq. ft. ( 10.550 acres )</b>
<b>Underlying Floor Area Ratio (FAR):</b>	<b>2.20</b>
<b>Maximum Floor Area Ratio (FAR):</b>	<b>0.35</b>
<b>Minimum Number of Off-Street Parking Spaces:</b>	<b>120 parking spaces</b>
<b>Minimum Number of Loading Spaces:</b>	<b>10 spaces (10' x 25')</b>
<b>Minimum Setbacks from Property Lines:</b>	
Front / South	Per attached site plans.
Side / West:	Per attached site plans.
Side / East:	Per attached site plans.
Rear / North:	Per attached site plans.
<b>Maximum Building Height:</b>	
North Building - Maintenance Shop:	28 feet 8 inches
South Building - Freezer/Cooler Facility*:	42 feet 3 inches*

---

**Planned Building Expansion Area (to the north of the Freezer/Cooler Facility):**

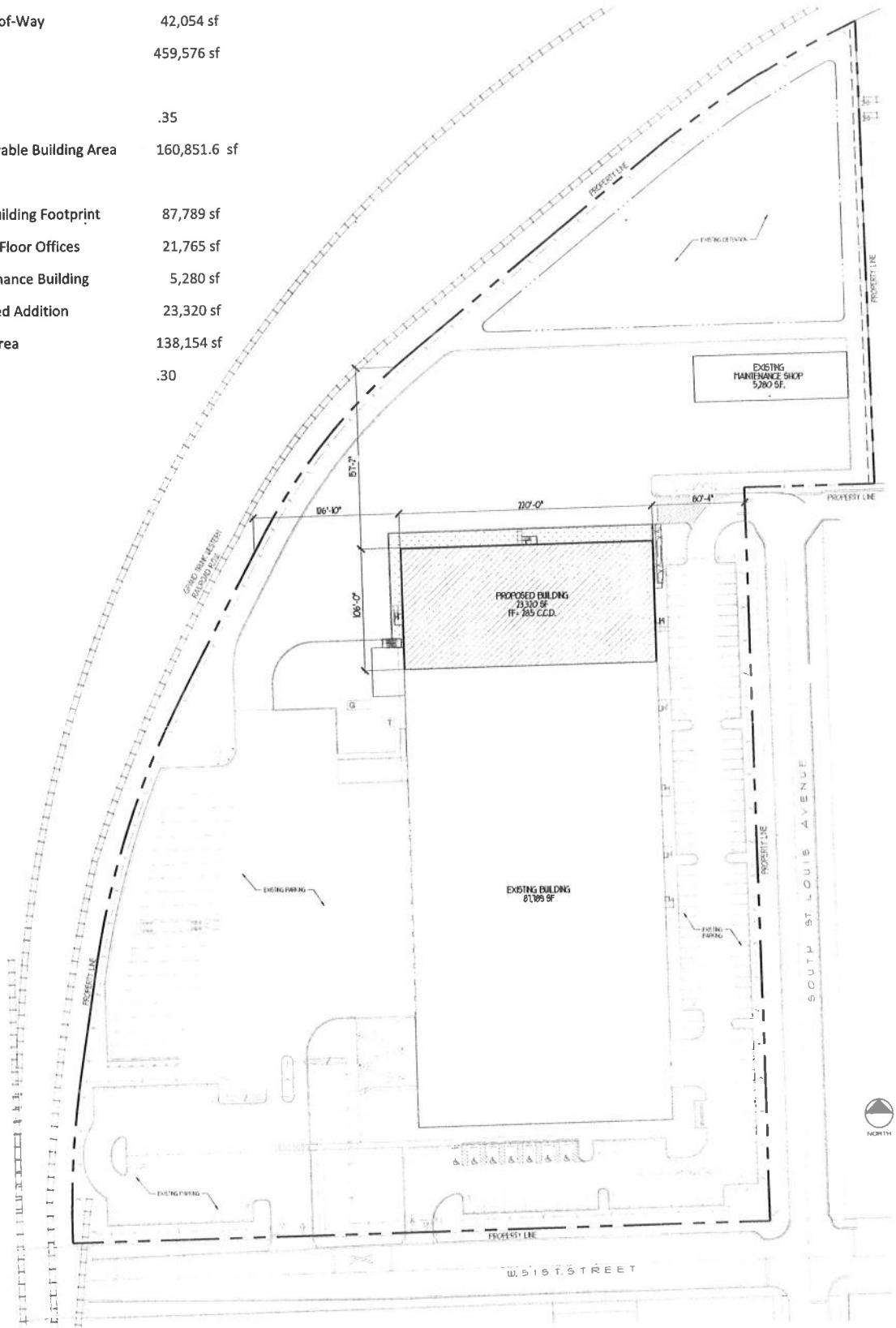
Maximum Building Footprint:	23,320 sq. ft.
Maximum Building Floor Area:	23,320 sq. ft.
Minimum Setbacks from Property Lines:	Per attached site plans.
Maximum Building Height*:	42 feet 3 inches*

\*52 feet 11 inches for rooftop evaporator penthouse mechanical unit

Building expansion area elevations shall match elevation drawings for Freezer/Cooler Facility.  
All expansion area bulk regulations are subject to Site Plan Approval.

**DATA TABLE**

Gross Site Area:	501,630 sf
Adjoining Right-of-Way	42,054 sf
Net Site Area	459,576 sf
Required FAR	.35
Maximum Allowable Building Area	160,851.6 sf
Main Building Footprint	87,789 sf
Second Floor Offices	21,765 sf
Maintenance Building	5,280 sf
Proposed Addition	23,320 sf
Total Building Area	138,154 sf
Project FAR	.30



**OVERALL SITE PLAN**

SCALE: N.T.S.

**APPLICANT:** R.F.M. Properties I, L.P.  
**ADDRESS:** 3500-3556 W. 51st St.; (3526 W. 51st St.)  
**INTRODUCTION DATE:**  
**REVISED / CPC DATE:**



524 SOUTH MILWAUKEE  
CHICAGO, IL 60607  
(773) 438-8199

CLIENT:

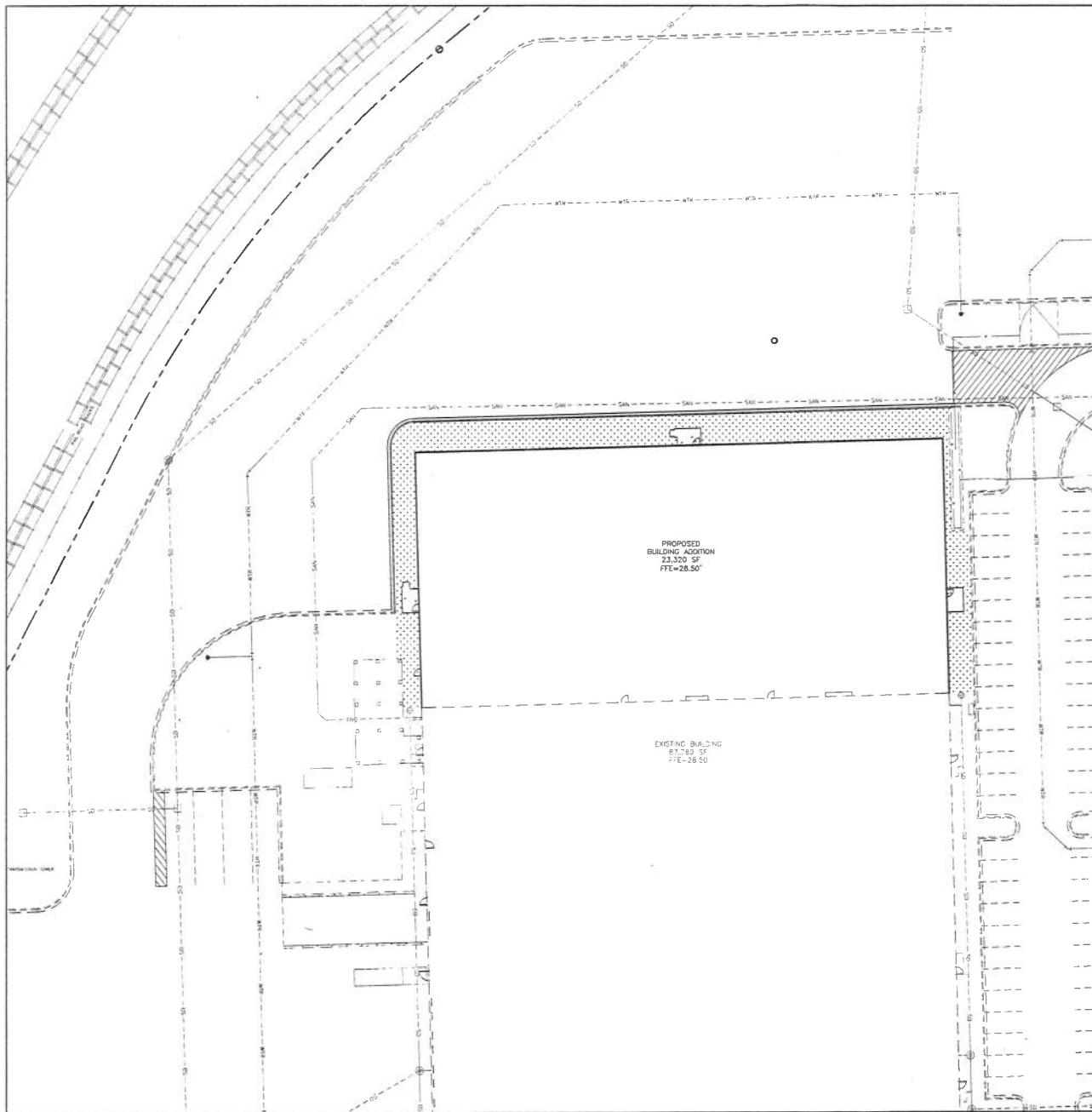
ARCHITECT:

**arete design studio**  
 architecture • planning • design

13543 West 185th Street, Mokena, Illinois 60448  
815-485-7333 arete-fo.com

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**SP-1**



**LANDSCAPE NOTES**

1. LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
2. GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
3. TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX).
4. EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
5. SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS, LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO LAYING SOO.
6. SOO TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAD IMMEDIATELY, ROLLED AND WATERED THOROUGHLY WITHIN ONE HOUR OF INSTALLATION.
7. ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
8. ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z601, THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. SITE TO BE 100% IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
9. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
10. IRRIGATION TO BE A DESIGN-BUILD BY THE CONTRACTOR.

**PERMANENT SOD MIX**

- 90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA) REBEL, REBEL II, WRANGLER, BONANZA, MOJAVE OR EQUAL
  - 10% KENTUCKY BLUEGRASS (POA PRATIENSIS) MIDNIGHT, RUGBY II, MIDRON VARIETIES OR EQUAL
  - 98% PURITY AND 85% GERMINATION
  - 95% WEED FREE
- LAWN AREA (4,550 SF)

MAINTENANCE STATEMENT BY OWNER  
THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT THE CORNER OF WEST 51ST STREET AND 85 LOUIS AVENUE, CHICAGO, ILLINOIS TO THE BEST OF THE UNDERSIGNED OWNER'S KNOWLEDGE, HAS BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED, AND REPLACED AS REQUIRED BY CURRENT AND FUTURE CITY ORDINANCES AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHICAGO ZONING ORDINANCE AND THE "C" AND "D" CODES OF THE CHICAGO LANDSCAPE ORDINANCE.

OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

EXISTING PARKWAY AND ON-SITE INTERIOR TREES ARE TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND FUTURE CITY ORDINANCES.

OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

INSTALLATION STATEMENT  
LANDSCAPE INSTALLATION, PENDING ANY DELAYS IN CONSTRUCTION, SHALL BE COMPLETED BY DECEMBER 31, 2020.

ARCHITECT STATEMENT  
THE UNDERSIGNED DESIGN PROFESSIONAL, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLANS FOR THE PROPERTY AT THE CORNER OF WEST 51ST STREET AND 85 LOUIS AVENUE, CHICAGO, ILLINOIS HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TITLE 12A CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "C" AND "D" CODES OF THE CHICAGO LANDSCAPE ORDINANCE.

DESIGN PROFESSIONAL SIGNATURE AND SEAL \_\_\_\_\_ DATE \_\_\_\_\_

**BENCHMARK:**

THE BASIS OF ELEVATIONS HEREON IS CITY OF CHICAGO CITY DATUM (CCD) IRON ROD FOUND - SEE DRAWING FOR LOCATION.  
ELEVATION = 23.69

THE EXISTING CONDITIONS SHOWN ARE BASED UPON WOOLPERT CIVIL ENGINEERING DESIGN PLANS DATED 11/07/18.



N

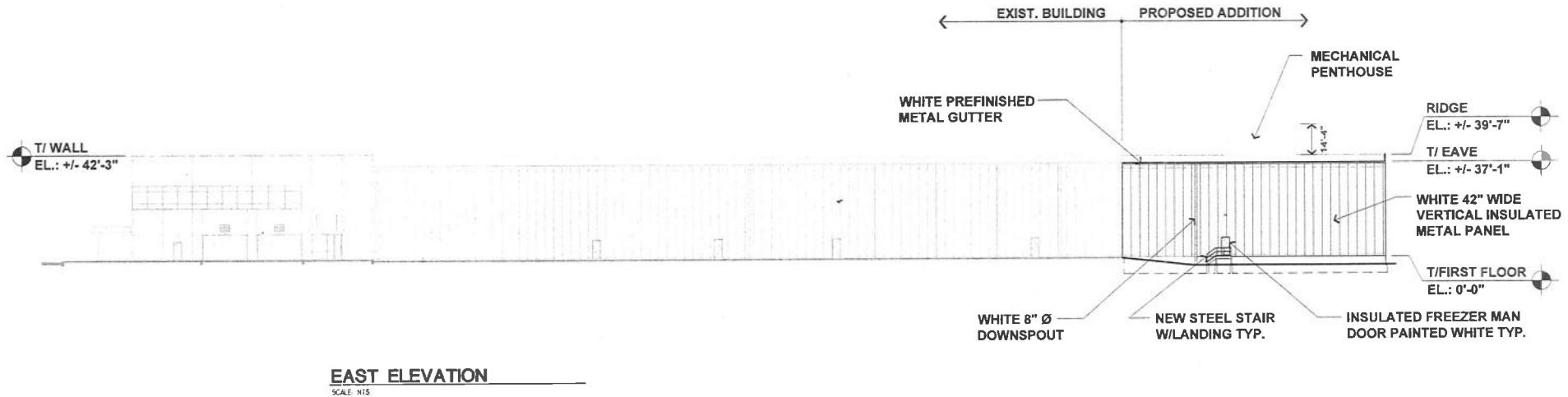
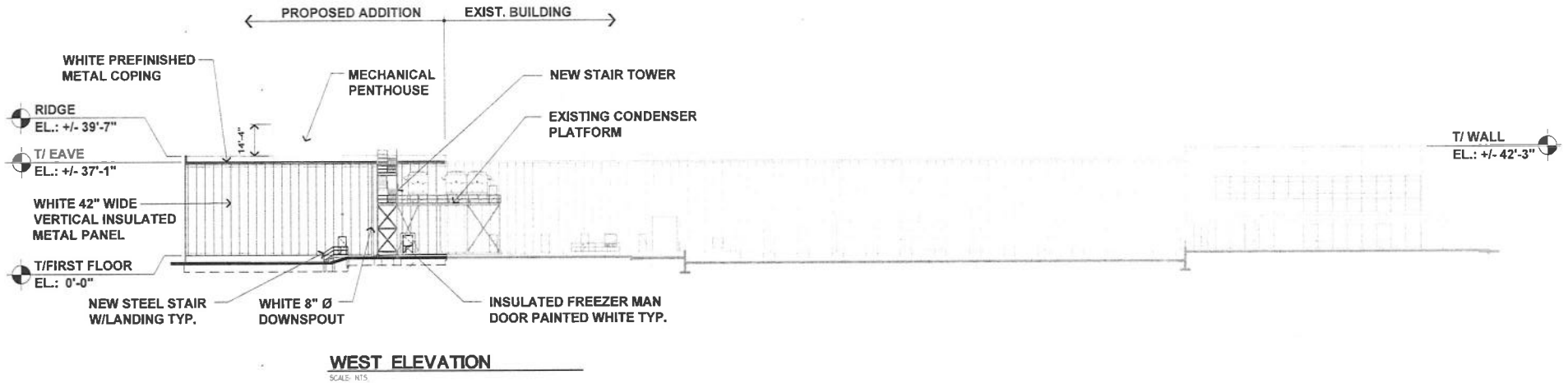
PROJECT No.	DATE	REVISION
07/260	07/27/20	
1818 South Meyer Road Suite 850 Oakbrook Terrace, IL 60181 630.242.8880 FAX: 630.496.3131	DES: _____ DRL: _____ C/O: _____	

**WOODLPERT**  
ARCHITECTURAL & LANDSCAPE ARCHITECTURE

**SITE IMPROVEMENT PLANS  
AMIGOS FOODS - PHASE 2  
3450 WEST 51st STREET  
CHICAGO, ILLINOIS**

**LANDSCAPE PLAN**

SHEET No. **C500**



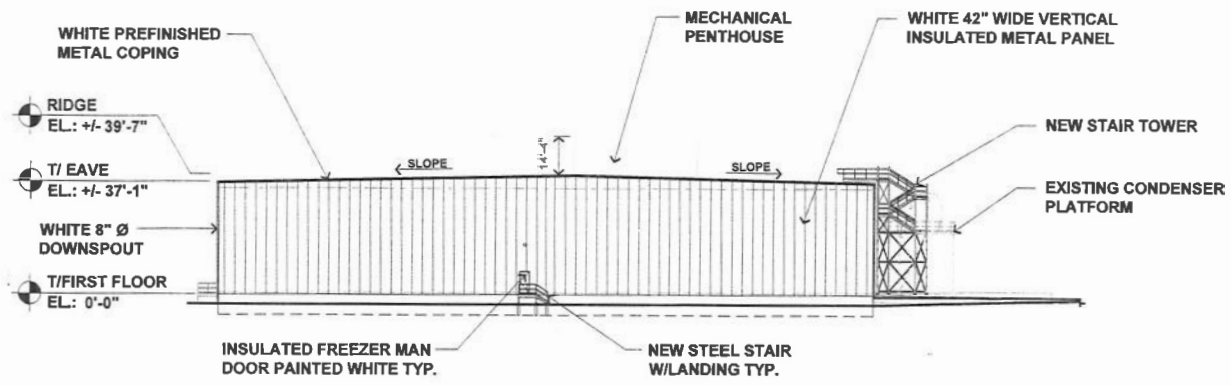
## BUILDING ELEVATIONS - WEST AND EAST (FREEZER / FREEZER)

**APPLICANT:** R.F.M. Properties I, L.P.  
**ADDRESS:** 3500-3556 W. 51st St.; (3526 W. 51st St.)  
**INTRODUCTION DATE:**  
**REVISED / CPC DATE:**



**CLIENT:**  
**ARCHITECT:** arete design studio.  
 architecture • planning • design  
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**EL-1**



**NORTH ELEVATION**  
SCALE: N15

## BUILDING ELEVATION - NORTH (FREEZER)

**APPLICANT:** R.F.M. Properties I, L.P.  
**ADDRESS:** 3500-3556 W. 51st St.; (3526 W. 51st St.)  
**INTRODUCTION DATE:**  
**REVISED / CPC DATE:**



**CLIENT:**  
**Anigos FOODS**  
1251 SOUTH MILWAUKEE  
 CHICAGO, IL 60643  
 (773) 288-8199

**ARCHITECT:**  
**arete design studio**  
architecture • planning • design  
13543 West 165th Street, Mokena, Illinois 60448  
 815.485.7333 arete-td.com  
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**EL-2**

19414

*Reclassification Of Area Shown On Map No. 12-J.*

(As Amended)

(Application No. 19414)

(Common Address: 3500 -- 3556 W. 51<sup>st</sup> St.  
And 5000 -- 5058 S. St. Louis Ave.)

MPD 1394

[SO2017-7359]

*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 amended by changing all the M1-2 Limited Manufacturing/Business Park District and M2-2 Light Industry District symbols and indications as shown on Map Number 12-J in the area bounded by:

that part of Blocks 22, 23, 24, 25 and 26 and vacated South St. Louis Avenue in James H. Ree's Subdivision of the northeast quarter of Section 11, Township 38 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded September 5, 1855 as Document 62421, in Book 85, page 151, in Cook County, Illinois, more particularly described as follows: beginning at the intersection of the north line of West 51<sup>st</sup> Street with the west line of South St. Louis Avenue; thence south 88 degrees, 32 minutes, 31 seconds west, a distance of 602.86 feet along said north line of West 51<sup>st</sup> Street; thence north 01 degree, 27 minutes, 29 seconds west, a distance of 10.35 feet to a point of curvature; thence 133.86 feet northerly along a curve concave to the east, having a radius of 800.00 feet, subtending a chord bearing north 03 degrees, 20 minutes, 07 seconds east, a distance of 133.70 feet to a point of tangency; thence north 08 degrees, 07 minutes, 43 seconds east, a distance of 92.13 feet to a point of curvature; thence 260.32 feet northerly along a curve concave to the east, having a radius of 775.00 feet, subtending a chord bearing north 17 degrees, 45 minutes, 04 seconds east, a distance of 259.09 feet to a point of tangency; thence north 27 degrees, 22 minutes, 26 seconds east, a distance of 142.85 feet to a point of curvature; thence 210.08 feet northeasterly along a curve concave to the southeast, having a radius of 520.00 feet, subtending a chord bearing north 38 degrees, 56 minutes, 52 seconds east, a distance of 208.66 feet to a point of tangency; thence north 50 degrees, 31 minutes, 17 seconds east, a distance of 172.60 feet to the northwest corner of the property described in warranty deed recorded November 28, 1997 as Document 97892425, in Cook County, Illinois; thence along the north line of said property described in Document 97892425 for the following two (2) courses: 1) thence north 50 degrees, 41 minutes, 29 seconds east, a distance of 107.29 feet to a point of curvature; 2) thence 204.96 feet northeasterly along a curve concave to the southeast, having a radius of 929.69 feet, subtending a chord bearing north 57 degrees, 00 minutes, 26 seconds east, a distance of 204.55 feet to a non-tangent line; thence south 01 degree, 54 minutes, 29 seconds east, a distance of 403.78 feet to the south line of said Lot 22; thence south 88 degrees, 32 minutes, 45 seconds west, a distance of 111.92 feet along said south line of Lot 22 to said west line of South St. Louis Avenue; thence south 01 degree, 31 minutes, 07 seconds east, a distance of 638.49 feet along said west line of South St. Louis Avenue to the point of beginning,

to those of an M2-2 Light Industry District, which is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is amended by changing all the M2-2 Light Industry District symbols and indications as shown on Map Number 12-J in the area bounded by:

that part of Blocks 22, 23, 24, 25 and 26 and vacated South St. Louis Avenue in James H. Ree's Subdivision of the northeast quarter of Section 11, Township 38 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded September 5, 1855 as Document 62421, in Book 85, page 151, in Cook County, Illinois, more particularly described as follows: beginning at the intersection of the north line of West 51<sup>st</sup> Street with the west line of South St. Louis Avenue; thence south 88 degrees, 32 minutes, 31 seconds west, a distance of 602.86 feet along said north line of West 51<sup>st</sup> Street; thence north 01 degree, 27 minutes, 29 seconds west, a distance of 10.35 feet to a point of curvature; thence 133.86 feet northerly along a curve concave to the east, having a radius of 800.00 feet, subtending a chord bearing north 03 degrees, 20 minutes, 07 seconds east, a distance of 133.70 feet to a point of tangency; thence north 08 degrees, 07 minutes, 43 seconds east, a distance of 92.13 feet to a point of curvature; thence 260.32 feet northerly along a curve concave to the east, having a radius of 775.00 feet, subtending a chord bearing north 17 degrees, 45 minutes, 04 seconds east, a distance of 259.09 feet to a point of tangency; thence north 27 degrees, 22 minutes, 26 seconds east, a distance of 142.85 feet to a point of curvature; thence 210.08 feet northeasterly along a curve concave to the southeast, having a radius of 520.00 feet, subtending a chord bearing north 38 degrees, 56 minutes, 52 seconds east, a distance of 208.66 feet to a point of tangency; thence north 50 degrees, 31 minutes, 17 seconds east, a distance of 172.60 feet to the northwest corner of the property described in warranty deed recorded November 28, 1997 as Document 97892425, in Cook County, Illinois; thence along the north line of said property described in Document 97892425 for the following two (2) courses: 1) thence north 50 degrees, 41 minutes, 29 seconds east, a distance of 107.29 feet to a point of curvature; 2) thence 204.96 feet northeasterly along a curve concave to the southeast, having a radius of 929.69 feet, subtending a chord bearing north 57 degrees, 00 minutes, 26 seconds east, a distance of 204.55 feet to a non-tangent line; thence south 01 degree, 54 minutes, 29 seconds east, a distance of 403.78 feet to the south line of said Lot 22; thence south 88 degrees, 32 minutes, 45 seconds west, a distance of 111.92 feet along said south line of Lot 22 to said west line of South St. Louis Avenue; thence south 01 degree, 31 minutes, 07 seconds east, a distance of 638.49 feet along said west line of South St. Louis Avenue to the point of beginning,

to those of Manufacturing Planned Development Number 1394, 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 hereof and to no others.

SECTION 3. This ordinance shall take effect upon its passage and due publication.

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

*Manufacturing Planned Development No. 1394*

*Planned Development Statements.*

1. The area delineated herein as Manufacturing Planned Development Number 1394 ("Planned Development"), consists of approximately 459,576 net square feet (10.55 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by R.F.M. Properties I, L.P.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign 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 these 17 Statements and the following: Bulk Regulations and Data Table; Existing Zoning Map; General Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Building Elevations -- South (Freezer/Cooler) Building -- North and East; Building Elevations -- South (Freezer/Cooler) Building -- South and West; Building Elevations -- North (Maintenance) Building prepared by Arete Design Studio Ltd. and dated November 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 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. The following uses shall be permitted in this Planned Development:
  - Manufacturing, production and industrial service (artisan, limited and general)
  - Warehousing, wholesaling and freight movement
  - Food and beverage retail sales (accessory to principal manufacturing uses)
  - Retail sales, general (accessory to principal manufacturing uses)
  - Office
  - Accessory uses (as defined in § 17-17-0206 of the Chicago Zoning Ordinance).
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 459,576 square feet and a base FAR of 2.2.

9. Upon review and determination, and pursuant to Section 17-13-0610 of the Zoning Ordinance, Part II Review shall be assessed a fee by the Department of Planning and Development. The fee, as determined by staff at the time of its submission, 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 of the Zoning Ordinance. 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 Department of Streets and Sanitation, and the Department of Fleet and Facility Management, under Section 13-32-085 of the Municipal Code, or any other provision of the Municipal Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. 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.
15. The Applicant acknowledges the city's ongoing and evolving initiatives to enhance awareness of, and support and encourage participation by, Minority and Women's Business Enterprise certified contractors and local city residents. To assist the city in promoting such MBE, WBE and local city resident involvement, the Applicant may provide the Department of Planning and Development with any preliminary outreach plans designed to elicit MBE, WBE and local city resident participation, such submission may include copies of certified letters, and receipts of such, sent to

MBE/WBE contractor associations and the ward office of the alderman in which this project is proposed to be located. In conjunction with the Applicant's submission for Part II Permit Reviews, the Applicant will provide DPD (and upon request, the full Plan Commission) with all responses to any preliminary outreach plans and certified letters, updates on any associated communications or meetings and anticipated percentages of MBE, WBE and local city resident participation. Prior to issuance of their Certificate of Occupancy, the Applicant will provide DPD with actual level of MBE and WBE certified contractor and local city resident participation. All such details will be provided in a form acceptable to the Zoning Administrator or Commissioner of the Department of Planning and Development.

16. The plans contemplate an area for future expansion of the main building on its north side; such building expansion shall be subject to Site Plan Review pursuant to this section. Development details of the future expansion are contained in the Bulk Regulations and Data Table. The future expansion will comprise of similar materials of the proposed main building. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) of the building expansion, the Applicant shall submit a site plan, landscape plan and building elevations for review and approval by DPD. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. The Site Plan Approval Submittal (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for the building expansion shall be granted until Site Plan Approval has been granted. Following approval by DPD, the approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any 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 building expansion, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Site Plan Approval Submittals shall include all other information deemed necessary by either the Department of Planning and Development, Department of Transportation or Fire Department to illustrate substantial conformance to the P.D.

- 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 the pre-existing M2-2 Light Industry District.

[Existing Zoning Map; General Land-Use Map; Boundary and Property Line Map; Overall Site Plan; Partial -- Site Plans; Partial -- Landscape Plans; and Building Elevations referred to in these Plan of Development Statements printed on pages 62621 through 62631 of this *Journal*.]

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

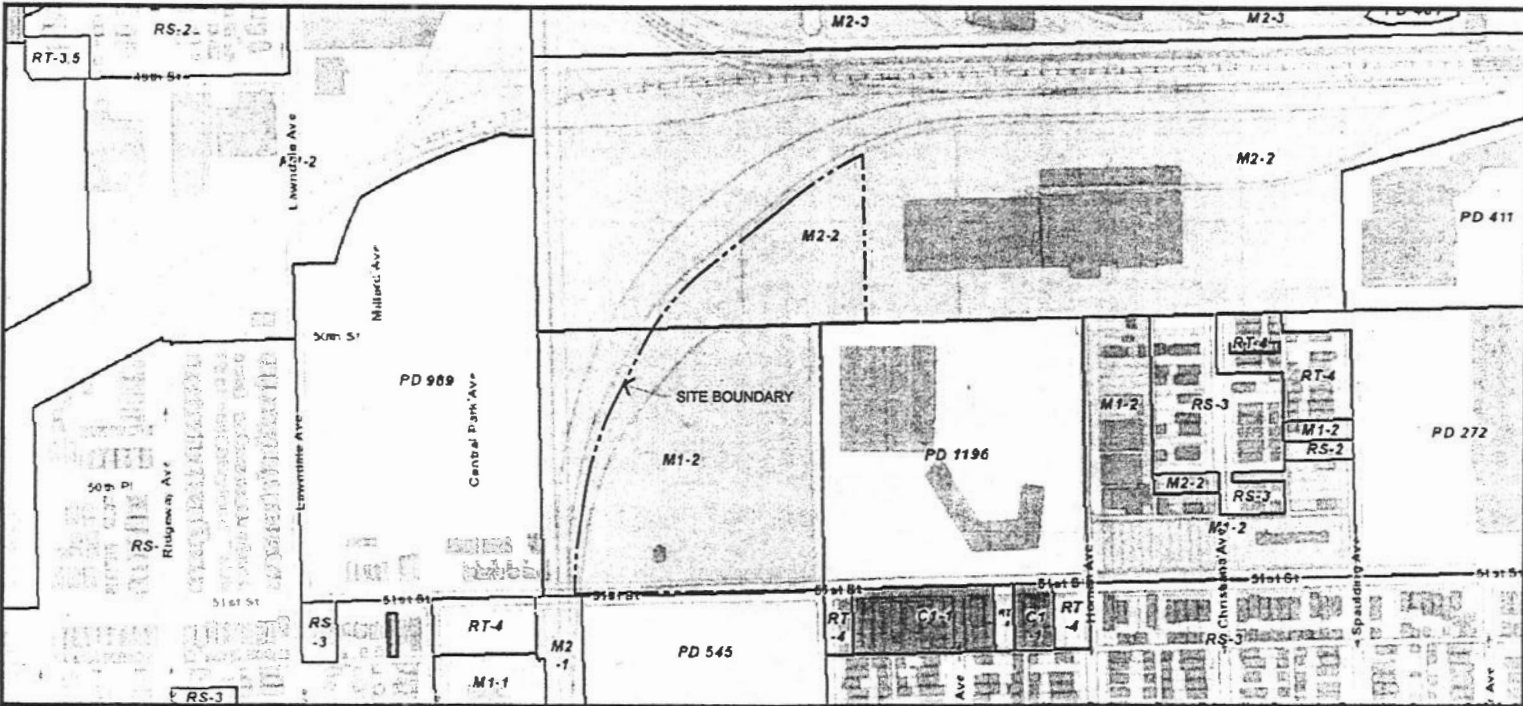
*Manufacturing Planned Development No. 1394.*

*Bulk Regulations And Data Table.*

Gross Site Area:	501,630 square feet (11.516 acres)
Area in Adjoining Right-of-Way:	42,054 square feet (0.965 acre)
Net Site Area:	459,576 square feet (10.550 acres)
Underlying Floor Area Ratio (FAR):	2.20
Maximum Floor Area Ratio (FAR):	0.35

Minimum Number of Off-Street Parking Spaces:	120 parking spaces
Minimum Number of Loading Spaces:	10 spaces (10 feet by 25 feet)
Minimum Setbacks from Property Lines:	
Front/South:	per attached Site Plans
Side/West:	per attached Site Plans
Side/East:	per attached Site Plans
Rear/North:	per attached Site Plans
Maximum Building Height:	
North Building -- Maintenance Shop:	28 feet, 8 inches
South Building -- Freezer/Cooler Facility:	42 feet, 3 inches
Planned Building Expansion Area (to the north of the Freezer/Cooler Facility):	
Maximum Building Footprint:	22,500 square feet
Maximum Building Floor Area:	22,500 square feet
Minimum Setbacks from Property Lines:	per attached Site Plans
Maximum Building Height:	42 feet, 3 inches

Building expansion area elevations shall match elevation drawings for Freezer/Cooler Facility. All expansion area bulk regulations are subject to Site Plan Approval.

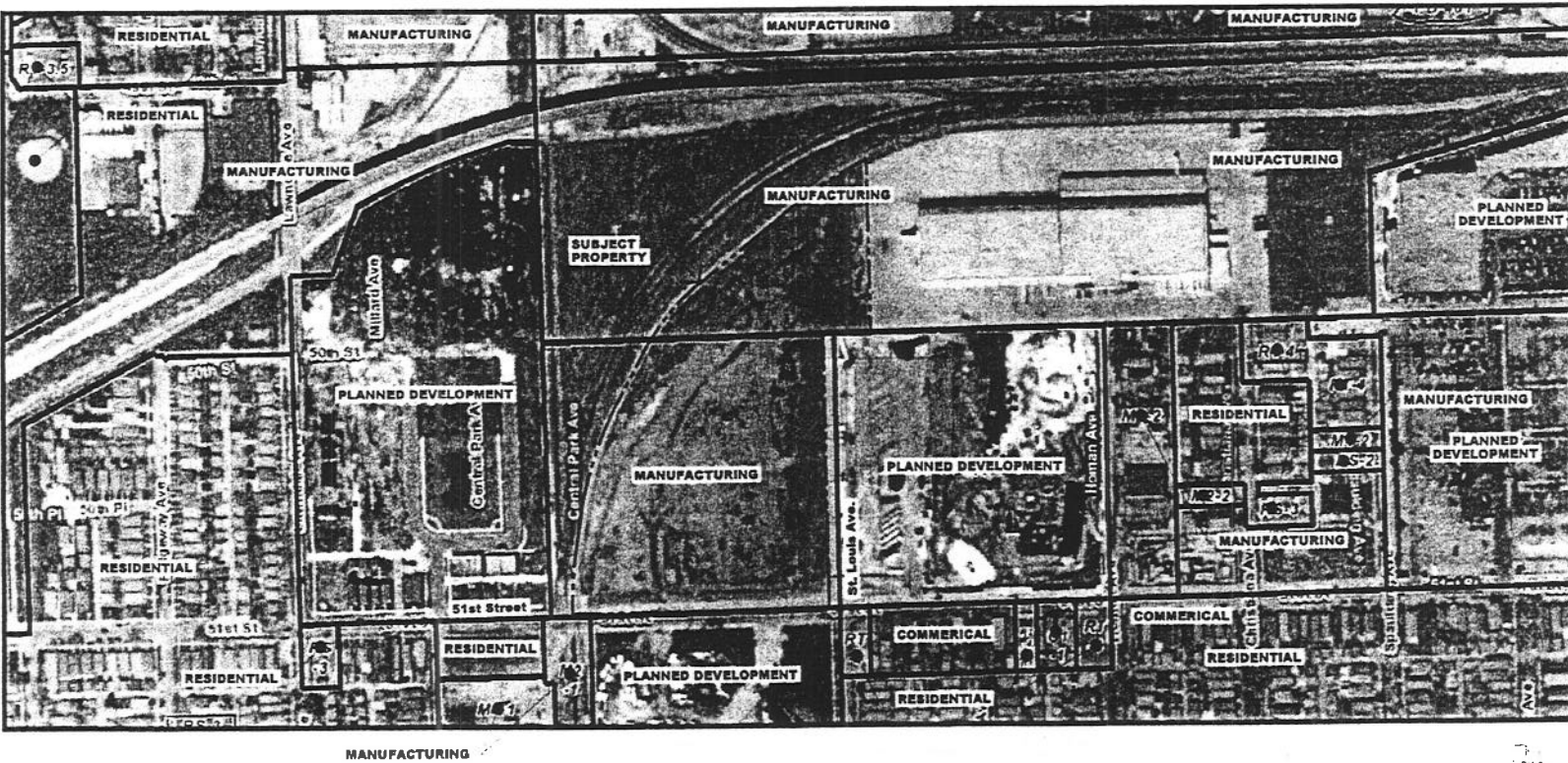


### EXISTING ZONING MAP

APPLICANT: R.F.M. Properties I, L.P.  
 ADDRESS: 3500-3556 W. 51st St.; 5000-5058 S. St. Louis Ave.  
 INTRODUCTION DATE: October 11, 2017  
 REVISED / CPC DATE: November 16, 2017

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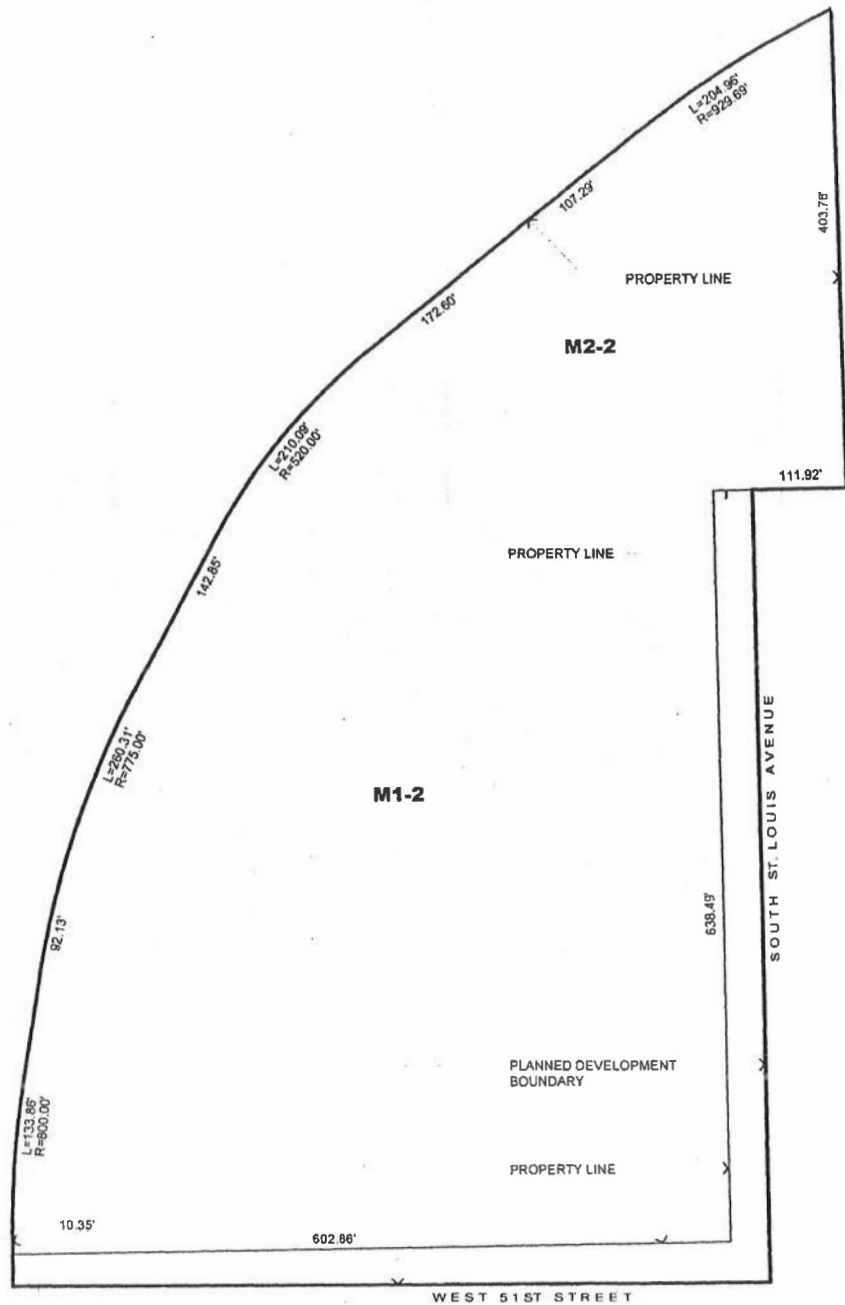
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### GENERAL LAND USE MAP

APPLICANT: R.F.M. Properties I, L.P.  
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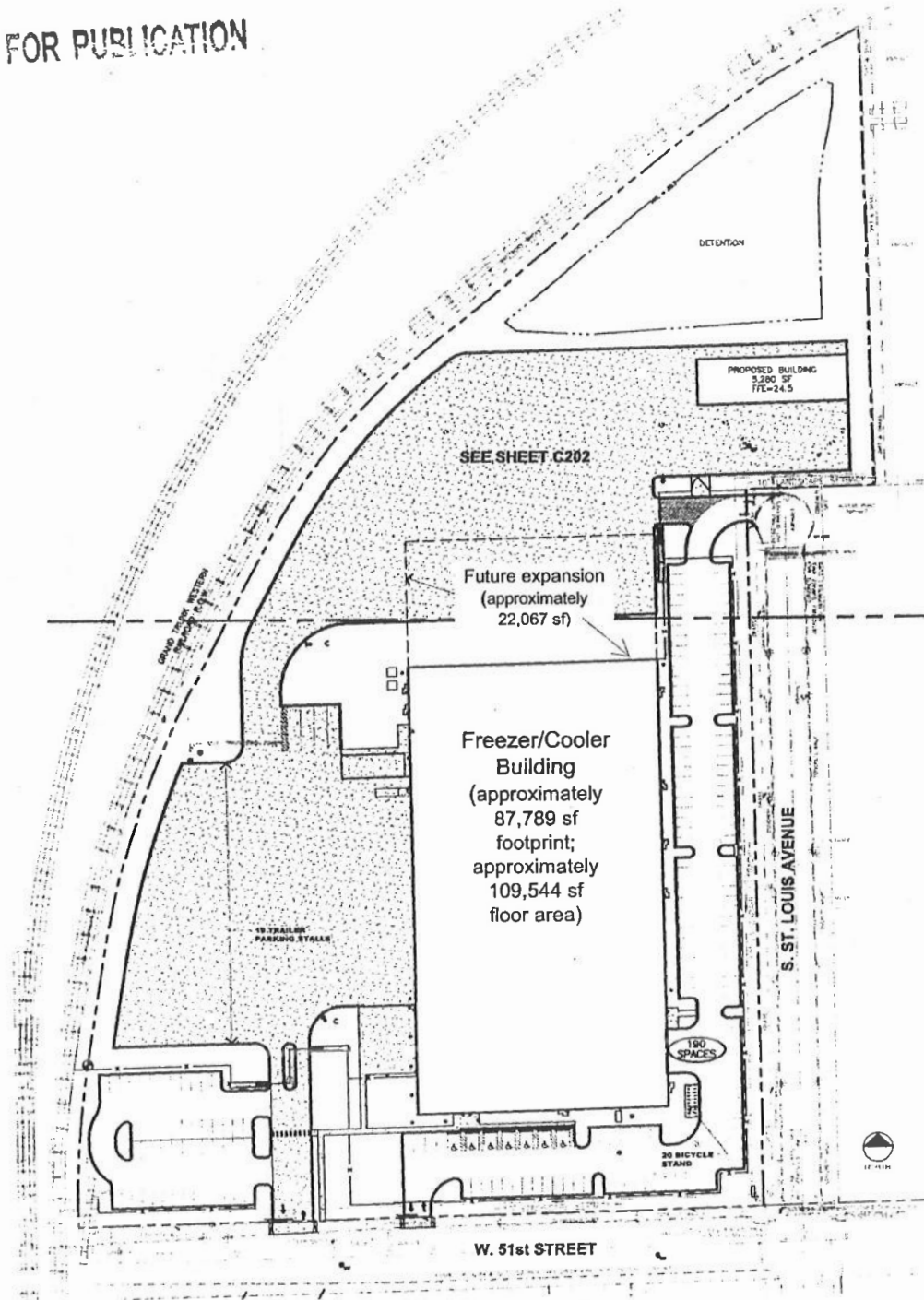
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**PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP**

APPLICANT: R.F.M. Properties I, L.P.  
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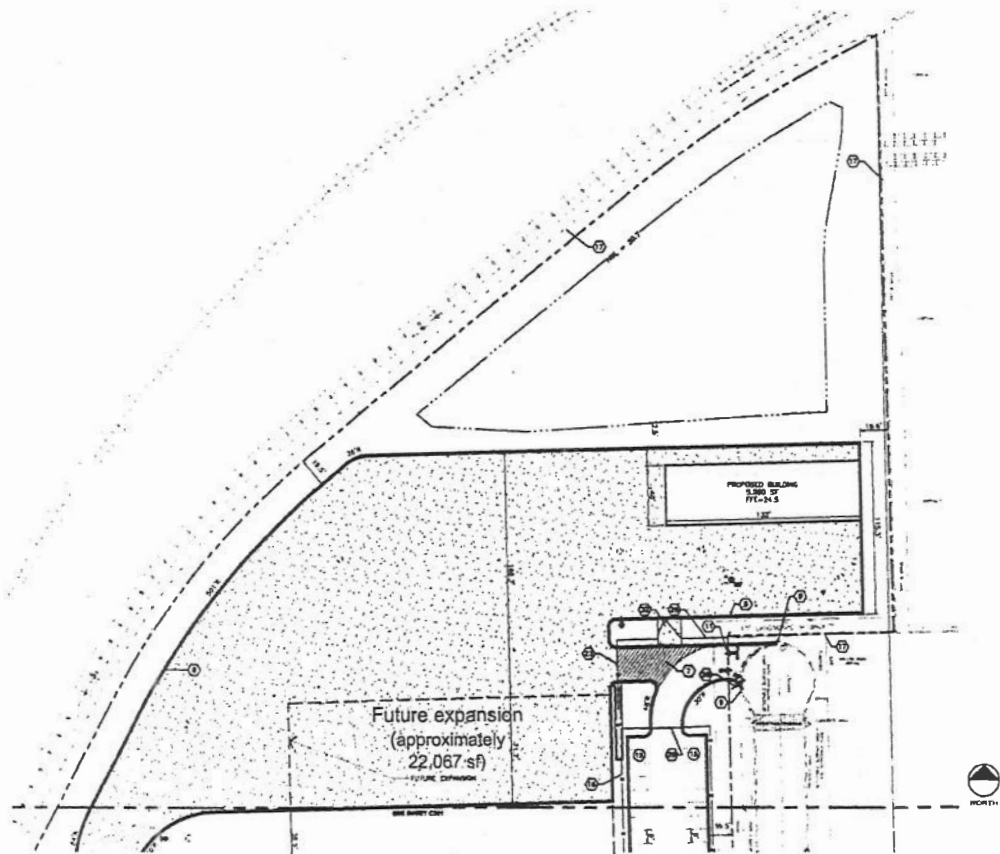
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**OVERALL SITE PLAN**

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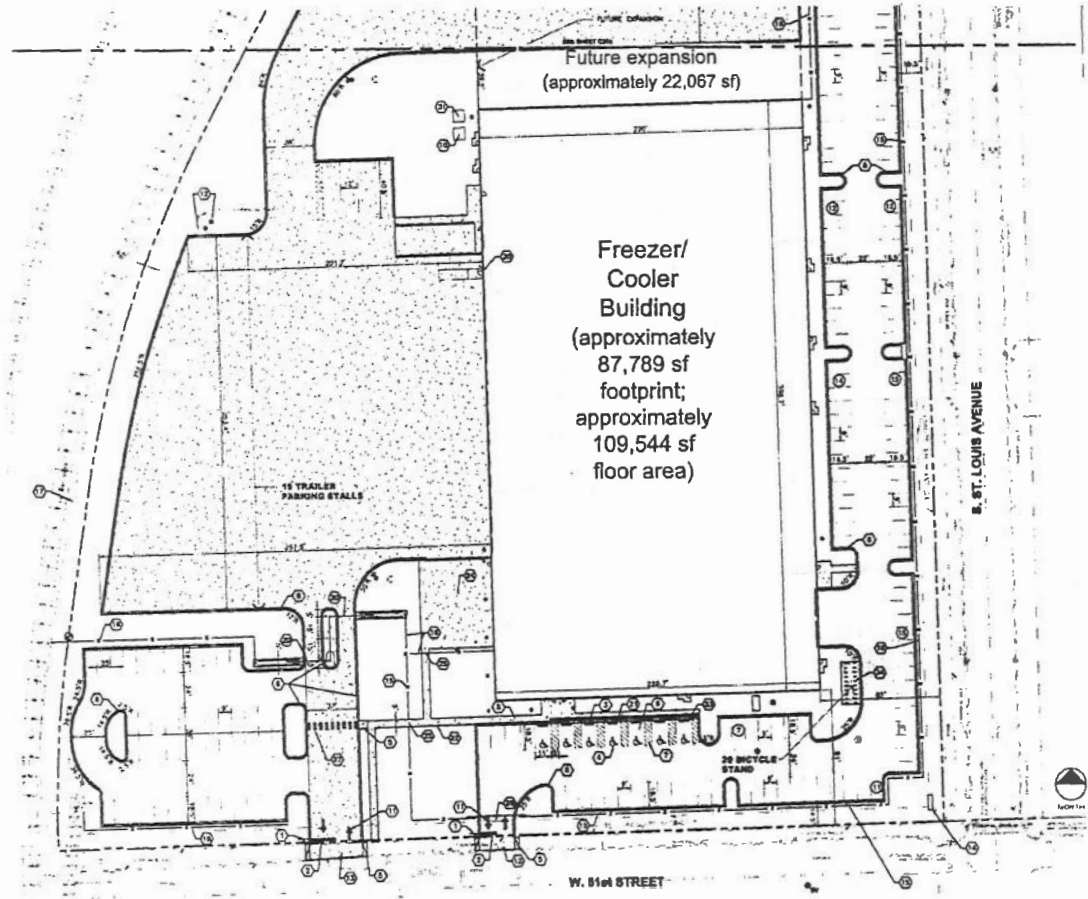
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### PARTIAL - SITE PLAN

APPLICANT: R.F.M. Properties I, L.P.  
ADDRESS: 3500-3556 W. 51st St; 5000-5058 S. St. Louis Ave.  
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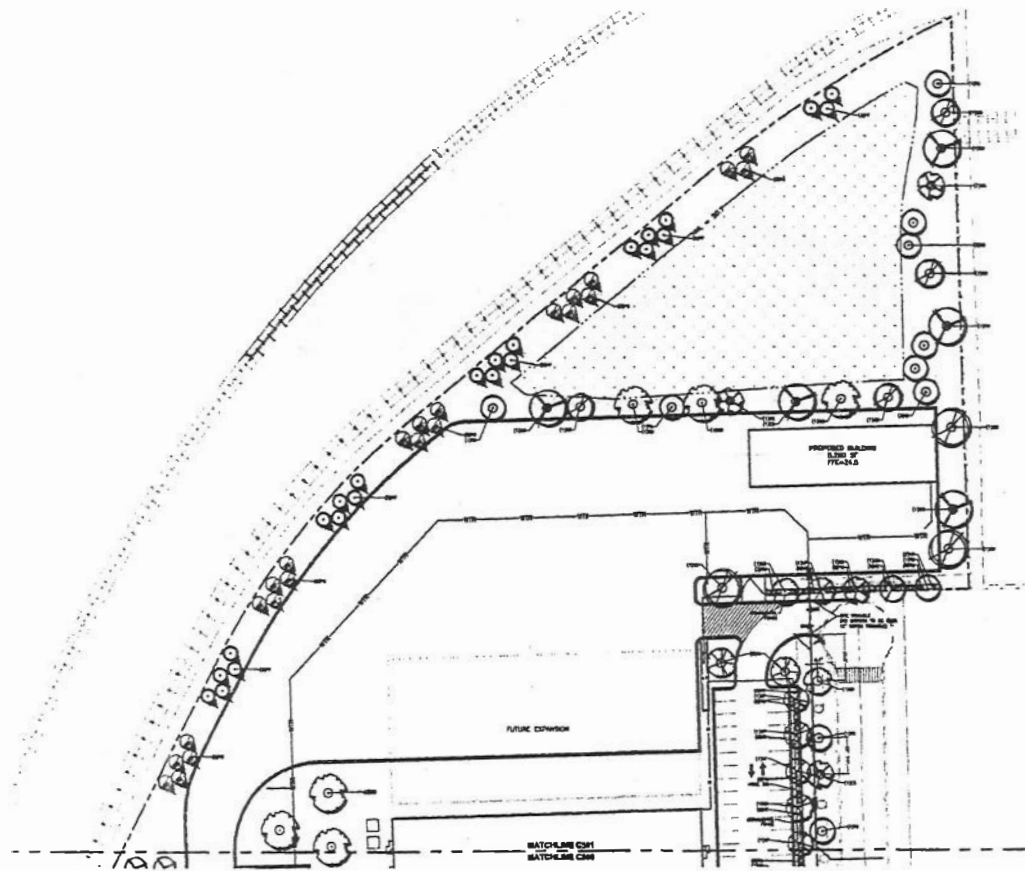
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**PARTIAL - SITE PLAN**

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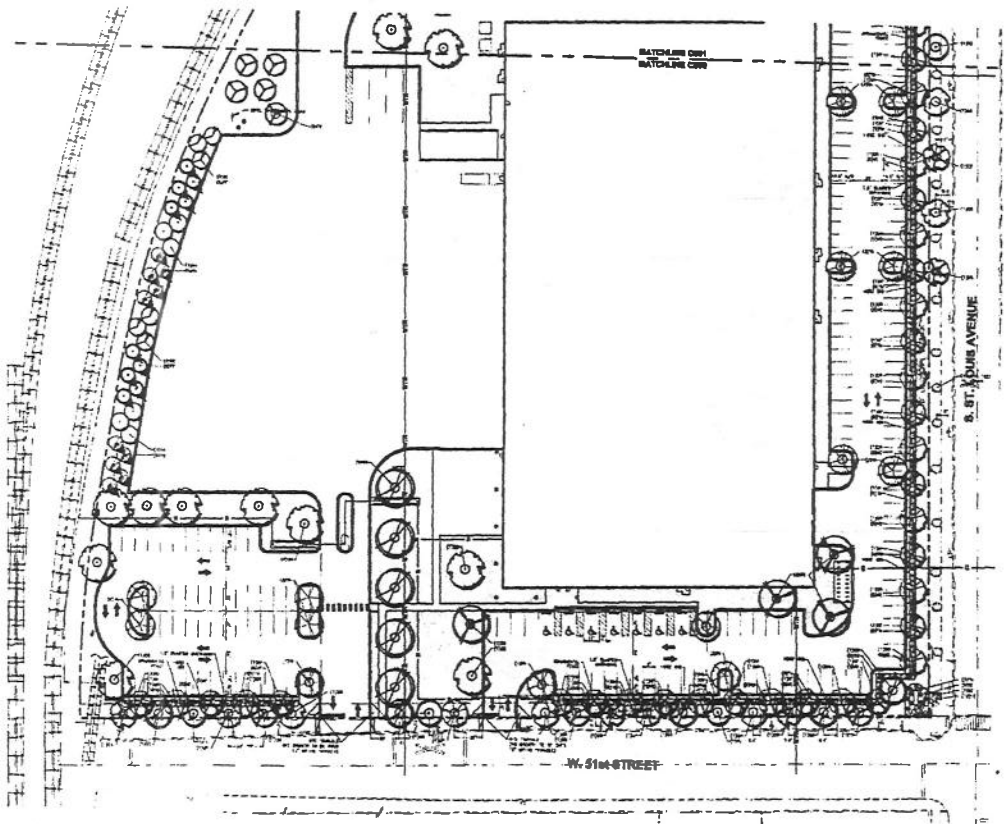
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**PARTIAL - LANDSCAPE PLAN**

APPLICANT: R.F.M. Properties I, L.P.  
ADDRESS: 3500-3556 W. 51st St.; 5000-5058 S. St. Louis Ave.  
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**PARTIAL - LANDSCAPE PLAN**

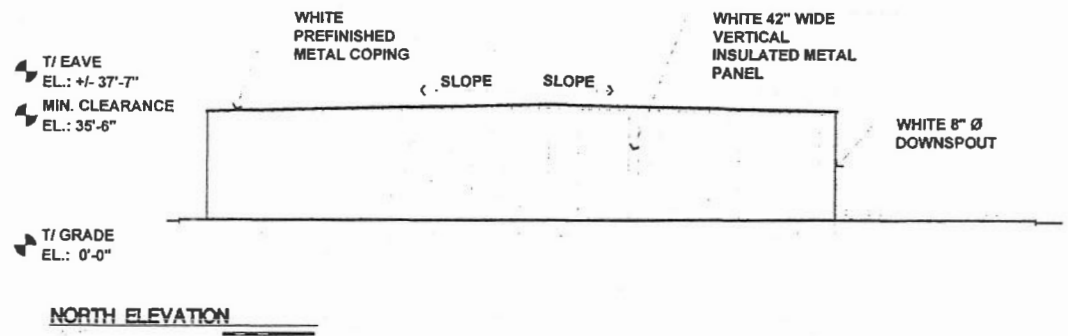
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ADDRESS: 3500-3556 W. 51st St.; 5000-5058 S. St. Louis Ave.  
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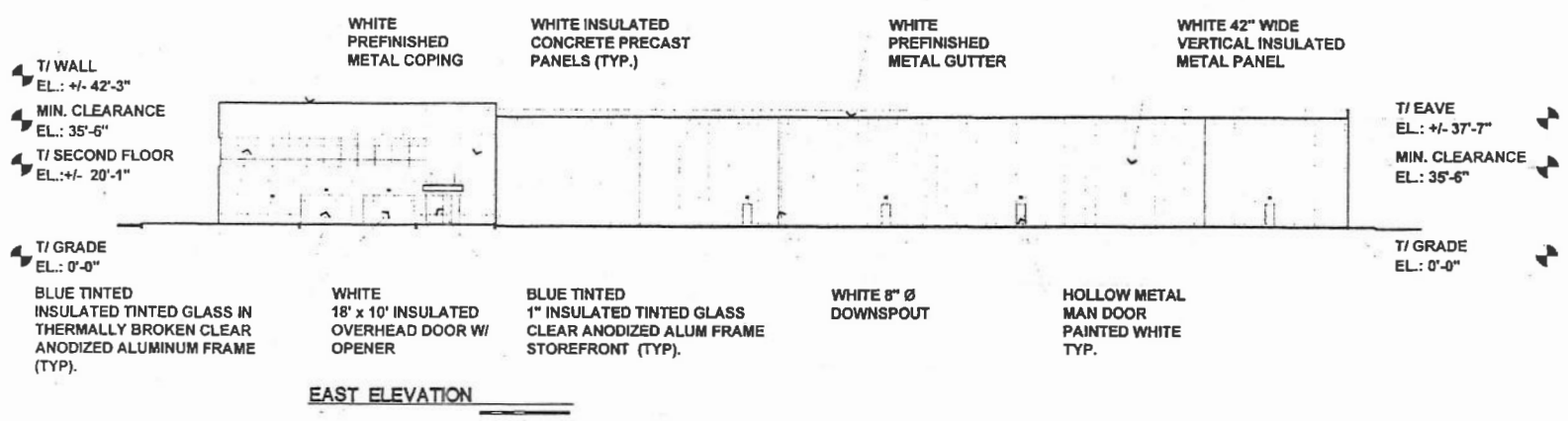
11/21/2017

REPORTS OF COMMITTEES

62629



**NORTH ELEVATION**

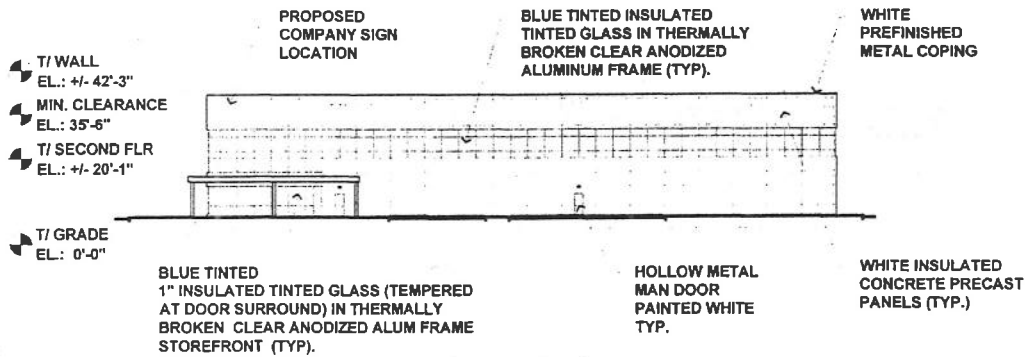


**EAST ELEVATION**

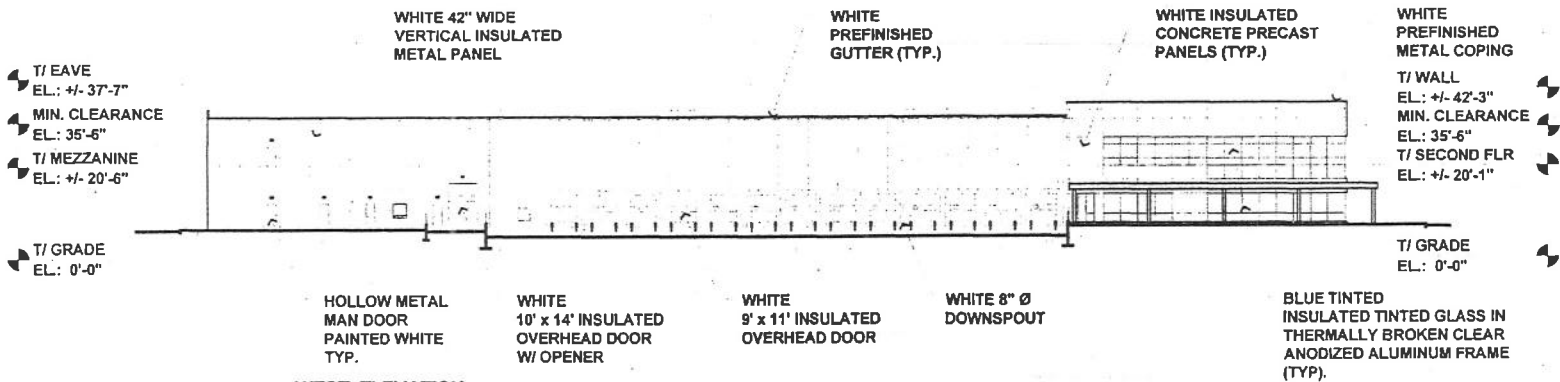
**BUILDING ELEVATIONS - SOUTH (FREEZER / COOLER) BUILDING - NORTH AND EAST**

APPLICANT: R.F.M. Properties I, L.P.  
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**SOUTH ELEVATION**

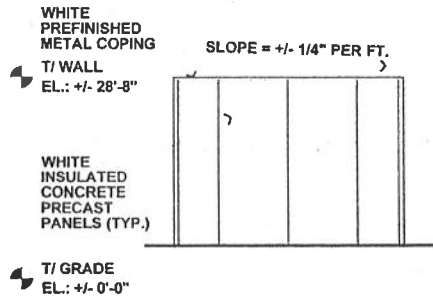


**WEST ELEVATION**

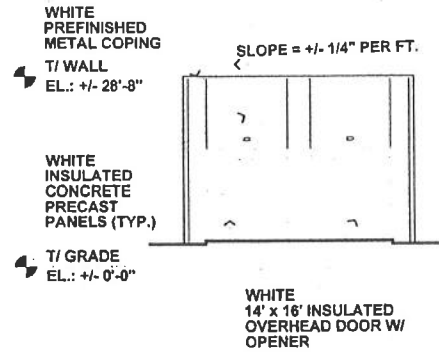
**BUILDING ELEVATIONS - SOUTH (FREEZER / COOLER) BUILDING - SOUTH AND WEST**

APPLICANT: R.F.M. Properties I, L.P.  
 ADDRESS: 3500-3556 W. 51st St.; 5000-5058 S. St. Louis Ave.  
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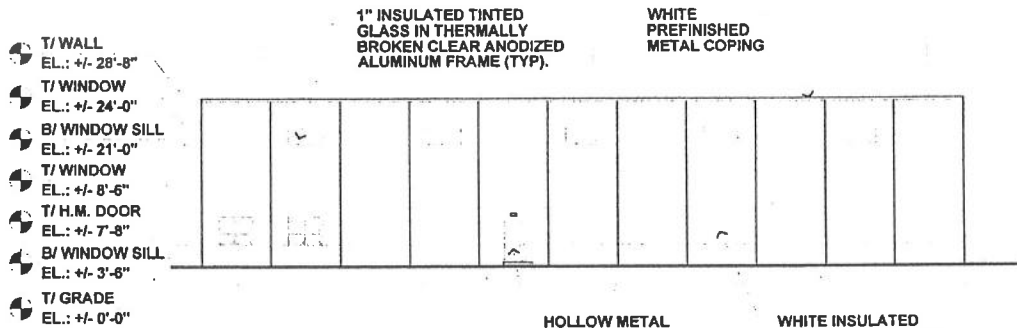
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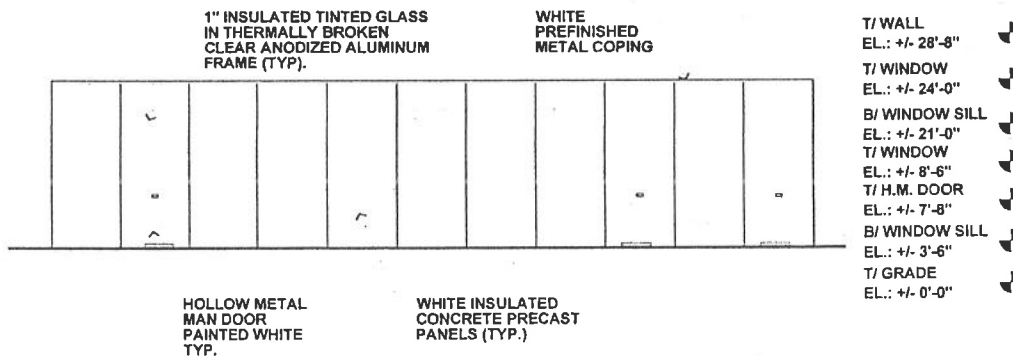
4 EAST ELEVATION



3 WEST ELEVATION



2 NORTH ELEVATION



1 SOUTH ELEVATION

### BUILDING ELEVATIONS NORTH (MAINTENANCE) BUILDING

APPLICANT: R.F.M. Properties I, L.P.  
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