

PD 1450

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 2, 2025

Tyler Manic
Schain Banks
70 W. Madison St., Suite 2300
Chicago, IL 60602

Re: PD 1450, 3631-3657 N. Central Avenue

Dear Mr. Manic:

In a letter dated Sept. 24th, 2024, we stated that special use approval was required for the establishment on an adult use cannabis dispensary subject at the subject site, pursuant to PD 1450 and Section 17-9-0129 of the Zoning Ordinance. Since that letter was issued, the Zoning Ordinance has been changed in regard to the establishment of a cannabis business within a planned development.

According to Statement No. 5 of PD 1450, an adult use cannabis dispensary is permitted provided that a special use is approved pursuant to the standards of Section 17-9-0129 of the Zoning Ordinance. However, this Section was recently amended, and the following language was added: a cannabis business establishment located within a planned development that specifically authorizes such use shall not be required to secure a special use or Type I map amendment.

Therefore, the establishment of a cannabis business establishment within PD 1450 no longer requires the approval of a special use.

Sincerely,

Kyle Bartlett
Assistant Zoning Administrator

KB:tm

C: Kyle Bartlett, Victor Resa, Main file

*Reclassification Of Area Shown On Map No. 9-L.
(As Amended)*

(Application No. 22425)

(Common Address: 3631 -- 3657 N. Central Ave. And 5547 -- 5557 W. Waveland Ave.)

[SO2024-0008991]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all Business Planned Development Number 1450 symbols and designations as shown on Map Number 9-L in the area bounded by:

North Central Avenue; West Waveland Avenue; the public alley east of and parallel to North Central Avenue; a line 287.06 feet south of and parallel to West Waveland Avenue; a line 83.28 feet east of and parallel to North Central Avenue; and a line 303.34 feet south of and parallel to West Waveland Avenue,

to the designation of Business Planned Development Number 1450, as amended, 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 2. 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: *BPD 1450, 09*

Business Planned Development No. 1450, As Amended.

Planned Development Statements.

1. The area delineated herein as Business Planned Development Number 1450 (the "Planned Development") consists of approximately 37,614 square feet of property, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). Portage Park Capital LLC is the owner of the Property, who has provided a confirmation of authority to the Applicant, 1937 Retail Holdings Series 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 "Zoning Ordinance"), the Property, at the time

of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, 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.

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 Planned Development consists of these 16 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by DDCA Architects and dated May 16, 2019 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; and Building Elevations (North, South, East and West) dated March 4, 2020, and a Landscape Plan and Landscape Details prepared by Manhard Consulting Ltd. 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 thereof 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 permitted in the area delineated herein as a Business Planned Development: office; business equipment sales and service; business support services; communication service establishments; eating and drinking establishments (all, including taverns); animal services (kenneling, boarding, stabling); sports and recreation, participant; indoor special event including incidental liquor sales; financial services; food and beverage retail sales; medical service; personal service; general retail sales; participant sports and recreation; limited and artisan manufacturing, production and industrial services; residential storage warehouse; co-located wireless communication facilities; accessory parking, non-accessory parking and incidental and accessory uses; adult use cannabis dispensary, cannabis craft grow (including accessory cannabis dispensary), cannabis processor and cannabis infuser provided that special uses are approved pursuant to the standards under Section 17-9-0129 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 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 purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a net site area of 37,614 square feet, and an overall base FAR of 3.4.

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 of the Municipal Code, or any other provision of that code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A by the Zoning Administrator upon the application for such a modification by the Applicant, its successors, and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor 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 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,

22425

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 Department of Planning and Development: (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 Department of Planning and Development 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 foregoing, Department of Planning and Development 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. Department of Planning and Development 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.

- 16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to the originally approved Business Planned Development Number 1450.

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

Business Planned Development No. 1450, As Amended.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	55,015
Area of Public Rights-of-Way (square feet):	17,401

Net Site Area (square feet):	37,614
Maximum Floor Area Ratio:	3.4
Accessory Off-Street Parking Spaces:	18
Minimum Off-Street Loading Spaces:	3 (10 feet by 25 feet)
Maximum Building Height:	57 feet, 5 inches
Minimum Setbacks:	In compliance with the plans
Dwelling Units:	0

Reclassification Of Area Shown On Map No. 11-I.
 (Application No. 22450T1)
 (Common Address: 2600 W. Montrose Ave.)

[O2024-0009485]

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 B3-2 Community Shopping District symbols and indications as shown on Map Number 11-I in the area bounded by:

the public alley next north of and parallel to West Montrose Avenue; North Rockwell Street; West Montrose Avenue; and a line 75 feet west of and parallel to North Rockwell Street,

to those of a B2-5 Neighborhood Mixed-Use District.

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

[Existing and Proposed Garden Plans; Existing Typical Upper Floor Plan; and North, South, East and West Building Elevations attached to this ordinance printed on pages 15093 through 15099 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 27, 2024

Tyler Manic
Schain Banks
70 W. Madison St., Suite 2300
Chicago, IL 60602

Re: PD 1450, 3631-3657 N. Central Avenue

Dear Mr. Manic:

In response to your recent request, please be advised that the subject property is zoned Planned Development Number 1450 ("PD 1450"). You represent Portage Park Cannabis LLC, who are seeking to establish an adult use cannabis dispensary at the subject site. You have included consent from the property owner, Bernard Edelman, on behalf of Portage Park Capital, LLC.

On July 17, 2024, an amendment to PD 1450 was passed by the City Council permitting an adult use cannabis dispensary subject to special use approval from the Zoning Board of Appeals. Additionally, an adult use cannabis dispensary shall be located no closer than 500 feet from any school, pursuant to Section 17-9-0129(3) of the Zoning Ordinance. According to our records and the information provided with your request, there are no schools within 500 feet of the subject property.

Before a public hearing is held by the Zoning Board of Appeals to consider the special use application, the applicant must hold at least one community meeting in the ward in which the use is proposed. Please refer to Section 17-13-0905-G of the Ordinance for more information about the community meeting process. This letter may be used as your official denial to file for the required special use with the Zoning Board of Appeals.

Sincerely,

Kyle Bartlett
Assistant Zoning Administrator

KB:tm

C: Kyle Bartlett, Victor Resa, Susan Perry, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 22, 2024

Sonia A. Antolec
Chief legal Officer
The 1937 Group
7105 S. Yates Blvd.
Chicago, IL 60649

Re: PD 1450, 3645 N. Central Avenue

Dear Ms. Antolec:

In response to your recent request, please be advised that the subject property is zoned Planned Development Number 1450 ("PD 1450"). You represent 1937 Retail Holdings LLC-Portage Park, who are seeking to establish an adult use cannabis dispensary at the subject site. You have included consent from the property owner, Bernard Edelman, on behalf of Portage Park Capital, LLC.

On July 17, 2024, an amendment to PD 1450 was passed by the City Council permitting an adult use cannabis dispensary subject to special use approval from the Zoning Board of Appeals. Additionally, an adult use cannabis dispensary shall be located no closer than 500 feet from any school, pursuant to Section 17-9-0129(3) of the Ordinance. According to our records and the information provided with your request, there are no schools within 500 feet of the subject property.

Before a public hearing is held by the Zoning Board of Appeals to consider the special use application, the applicant must hold at least one community meeting in the ward in which the use is proposed. Please refer to Section 17-13-0905-G of the Ordinance for more information about the community meeting process. This letter may be used as your official denial to file for the required special use with the Zoning Board of Appeals.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Victor Resa, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 29, 2020

Edwin Reitan
Reitan Architects LLC
1325 Wiley Road, Suite 166
Schaumburg, IL 60173

Re: Minor change request for PD No. 1450, 3631-57 N. Central/5547-57 W. Waveland

Dear Mr. Reitan:


Please be advised that your request for a minor change to Business Planned Development No. 1450, ("PD 1450") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1450.

Your client and the owner of all of the property within the PD, Portage Park Capital LLC, is seeking a minor change to allow for an increase in the self-storage square footage and a height increase for the proposed 4-story building to be located at 3631-57 N. Central/5547-57 W. Waveland. Due to the recent impact of the coronavirus on the retail market, your anticipated rent per square foot for the retail portion of the building has decreased. Therefore, you are seeking to expand the 2nd floor self-storage space over a portion of the 1st floor retail space that was to be a two-story space. As a result, the 10'-6" floor to floor height has increased to 14'-5" and the building height has increased from 53'-6" to 57'-5", as shown on the attached, revised Bulk Table and Elevations. There is no change to the retail square footage or to the 3.4 maximum floor area ratio allowed.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. In regards to the height increase, the proposed building will still be below the maximum height of 80 feet allowed in the underlying C3-5 Zoning District (Sect. 17-3-0408-A).

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1450, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Steven Valenziano
Assistant Zoning Administrator

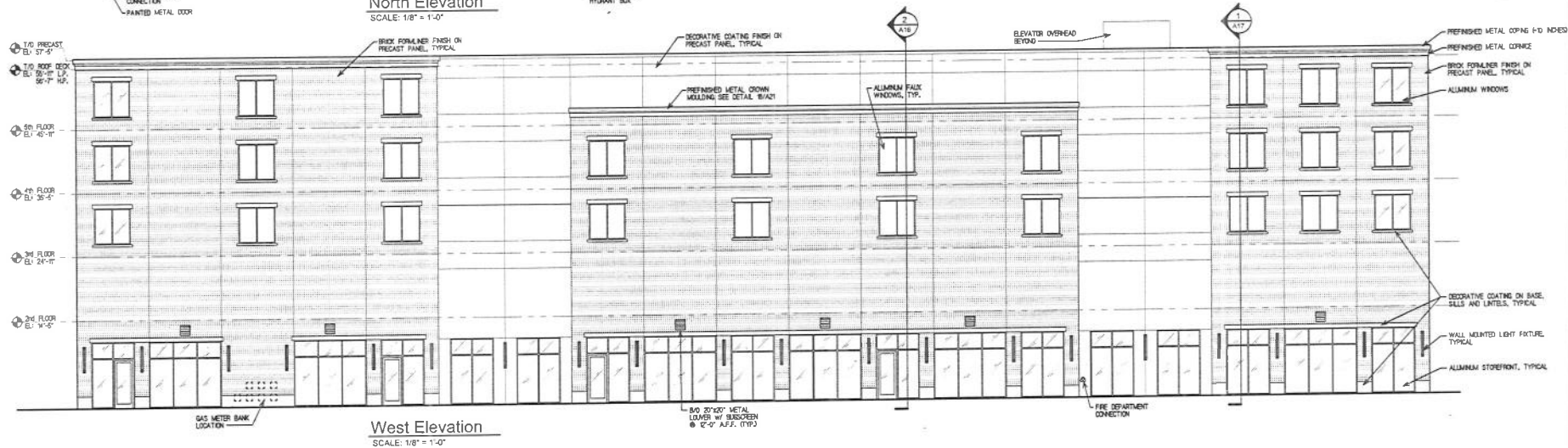
SV:tm
C: Mike Marmo, Erik Glass, Main file

***Business Planned Development No. 1450.
Bulk Regulations and Data Table.***

Gross Site Area (square feet):	55,015
Area of Public Rights-of-Way (square feet):	17,401
Net Site Area (square feet):	37,614
Maximum Floor Area Ratio:	3.4
Accessory Off-Street Parking Spaces:	18
Minimum Off-Street Loading Spaces:	3 (10 feet by 25 feet)
Maximum Building Height:	57 feet 5 inches
Minimum Setbacks:	In conformance with the plans
Dwelling Units:	0



North Elevation
SCALE: 1/8" = 1'-0"



West Elevation
SCALE: 1/8" = 1'-0"

REVISIONS: 04/07/20
04/07/20
04/07/20
04/07/20

DATE: MARCH 30, 2020

PROPOSITIVE MARKET, INC.
1111 W. WASHINGTON ST., SUITE 1001
CHICAGO, ILLINOIS 60607
TEL: 312.467.1111
WWW.PROPOSITIVEMARKET.COM

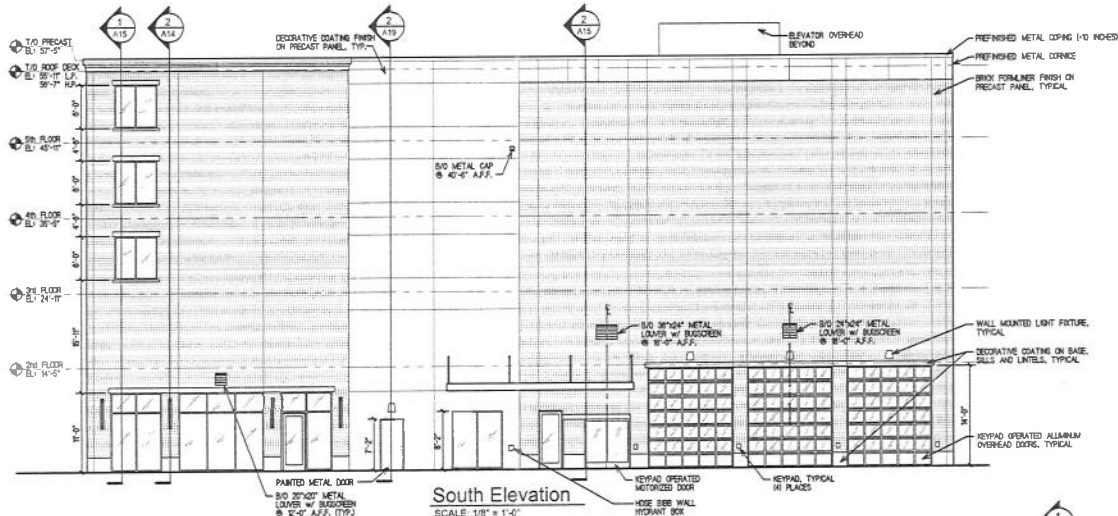
PROPOSED COMMERCIAL DEVELOPMENT
Portage Park Retail / Commercial & Self Storage
3631-57 N. CENTRAL AVE 6567-57 W. WYVELAND AVE.
CHICAGO, ILLINOIS 60634

Reitan Architects, LLC.
1001 W. Wacker Drive, Suite 1600
Chicago, IL 60601
PH: 312.557.5000
FAX: 312.557.5007
www.reitanarchitects.com



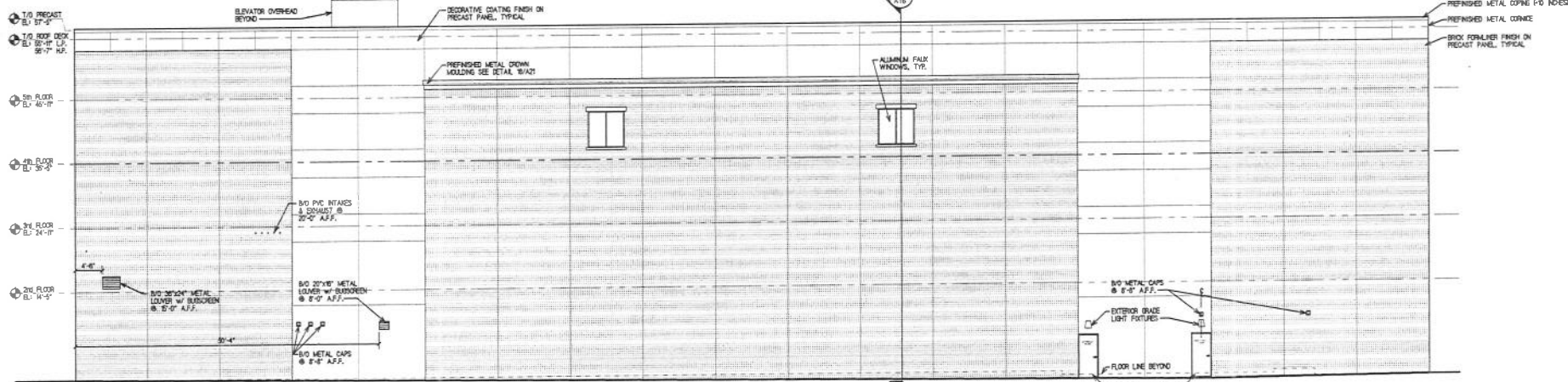
DATE: 5/6/2020
SIGNATURE: Edwin D. Reitan

SHEET NAME: NORTH & WEST EXTERIOR ELEVATIONS
SHEET: A7 OF 23
PROJECT NO.: 2005



South Elevation

SCALE: 1/8" = 1'-0"



East Elevation

SCALE: 1/8" = 1'-0"

REVISIONS: MARKED
DATE: MARCH 26, 2020
DESIGNED FOR PERMITS
FOR USE PERMITS

INVENTIVE MARKETS, INC. - ARCHITECT
1716 N. WASHINGTON ST. SUITE 1501
CHICAGO, ILLINOIS 60622
TEL: 312.329.1100
WWW.INVENTIVEMARKETS.COM

PROPOSED COMMERCIAL DEVELOPMENT
Portage Park Retail / Commercial & Self Storage
3831-57 N. CENTRAL AVE/6547 57 W. WAVELAND AVE.,
CHICAGO, ILLINOIS 60634

Reitan Architects, LLC.
225 Willey Road - Suite 106 - Schaumburg, Illinois 60193
PH: 641-549-0271 - FAX: 641-579-0147
Assigned Intern No. 241-00483



DATE: 9/5/2020
SIGNATURE: Edwin O. Reitan

SHEET NAME: SOUTH & EAST EXTERIOR ELEVATIONS
SHEET: A8 OF 23
PROJECT NO.: 2005



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 11, 2020

Edwin Reitan
Reitan Architects LLC
1325 Wiley Road
Suite 166
Schaumburg, IL 60173

Re: Minor change for PD No. 1450, 3631 N. Central/5547 W. Waveland

Dear Mr. Reitan:

Please be advised that your request for a minor change to Business Planned Development No. 1450, ("PD 1450") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1450.

Your client and the owner of all of the property within PD 1450, Portage Park Capital LLC, is seeking a minor change to allow for a height increase from 50'-0" to 53'-6" for a proposed 4-story, storage building to be located at 3631 N. Central and 5547 W. Waveland Avenues. The proposed height change is a result of an increase in the required floor to floor height. The building will also include a mechanical penthouse, which is not included in the overall height calculations, and which will measure approximately 56'-6" in height. According to your request, the mechanical penthouse will be setback from the exterior facade so as not to be visible from the street. A revised Bulk Table and Building Elevations are attached.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed height increase 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 1450, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Nancy Radzevich
Assistant Commissioner

NR:tm

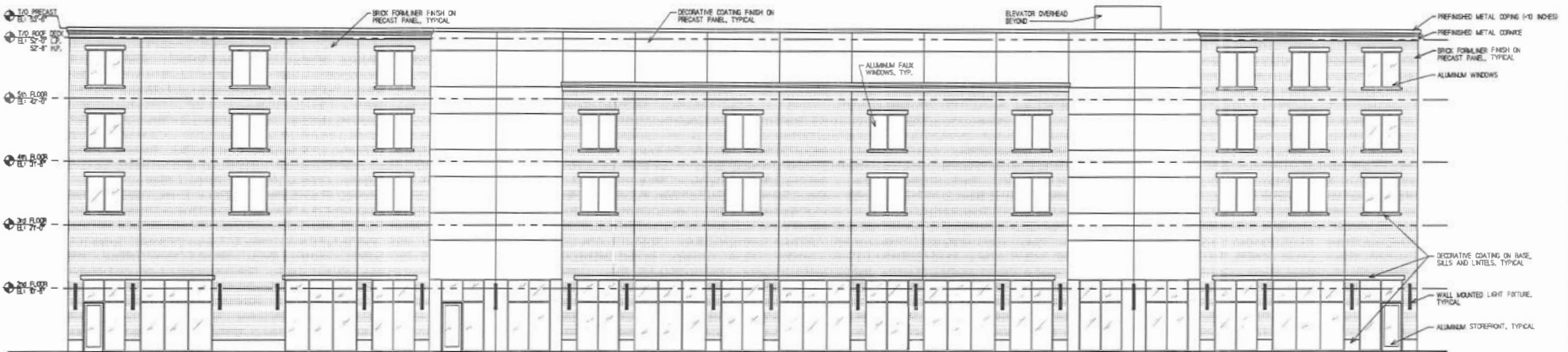
C: Mike Marmo, Erik Glass, Noah Szafranec, Main file

Business Planned Development No. 1450.
Bulk Regulations and Data Table.
REV. 3.11.2020

Gross Site Area (square feet):	55,015
Area of Public Rights-of-Way (square feet):	17,401
Net Site Area (square feet):	37,614
Maximum Floor Area Ratio:	3.4
Accessory Off-Street Parking Spaces:	18
Minimum Off-Street Loading Spaces:	3 (10 feet by 25 feet)
Maximum Building Height:	53 feet 6 inches
Minimum Setbacks:	In conformance with the plans
Dwelling Units:	0



North Elevation
SCALE: 1/8" = 1'-0"



West Elevation
SCALE: 1/8" = 1'-0"

DATE
MARCH 04, 2005

INNOVATIVE MARKETS INC.

INNOVATIVE MARKETS, INC. - I.M.
FOUNDED 1986 - 20th ANNIVERSARY
CHICAGO, ILL. 60605-8662-2200
P: 312.518.8600 - F: 888.853.3315
WWW.IMCHICAGO.COM/INNOVATIVE-IMC.COM

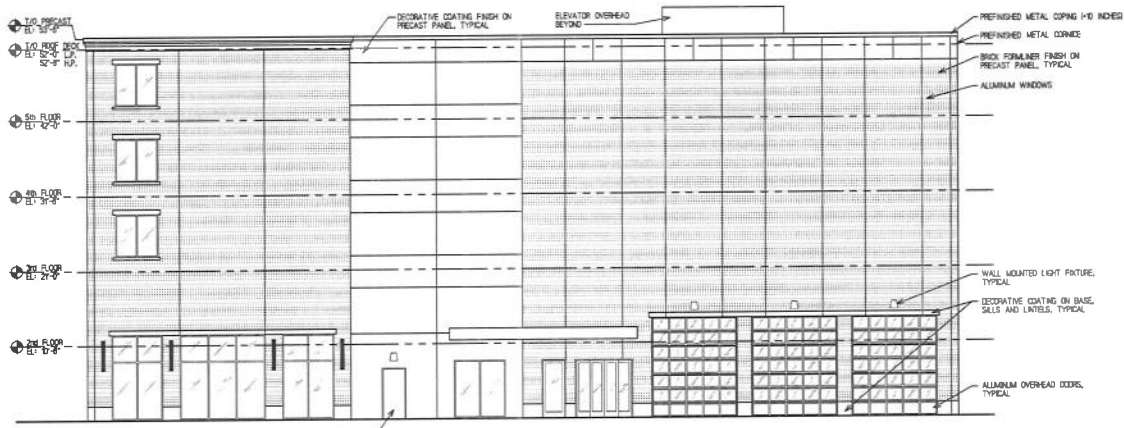
PROPOSED COMMERCIAL DEVELOPMENT
Portage Park Retail / Commercial & Self Storage
6631-57 N. CENTRAL AVE./5647-57 W. WAVELAND AVE.
CHICAGO, ILLINOIS 60634

Reitan Architects, LLC.
1035 W. Wabash - Suite 105 - South Loop - South Loop, Illinois 60713
PH: 847.578.0227 FAX: 847.578.0347
Associated Plans No. 04-040603

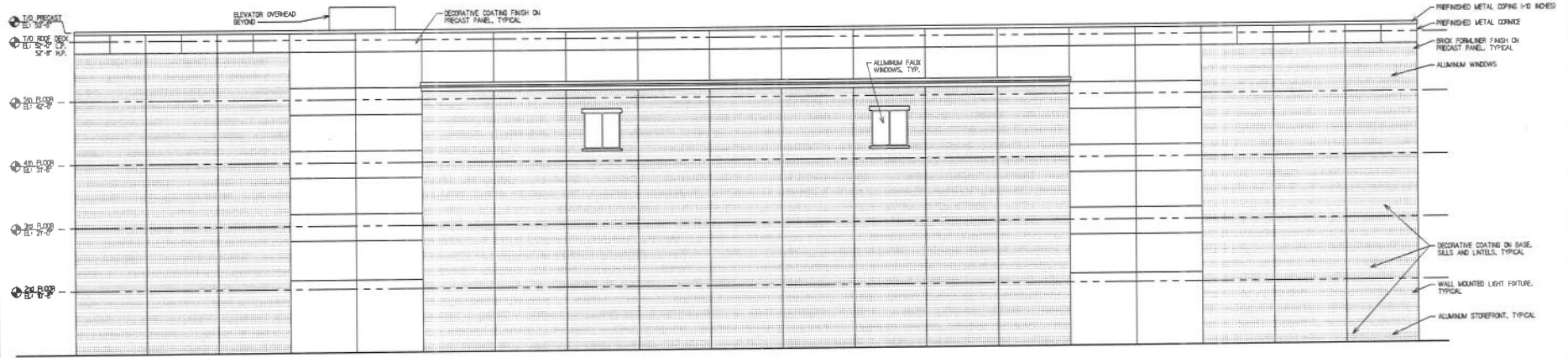
SHEET NAME
NORTH
& WEST
EXTERIOR
ELEVATIONS

SHEET
A7
OF 2

PROJECT NO.
2005



South Elevation
SCALE: 1/8" = 1'-0"



East Elevation
SCALE: 1/8" = 1'-0"

REVISEMENTS

DATE	MARCH 04, 2005
BY	INNOVATIVE MARKETS INC.

INNOVATIVE MARKETS INC.
 1100 N. LA SALLE ST. SUITE 100
 CHICAGO, ILLINOIS 60610
 T. 312.781.9900 • F. 312.781.9910
 WWW.INNOVATIVEMARKETS.COM

PROPOSED COMMERCIAL DEVELOPMENT
 Portage Park Retail / Commercial & Self Storage
 1631-57 N. CENTRAL AVE./5647-57 W. WAVELAND AVE.
 CHICAGO, ILLINOIS 60634

Reitan Architects, LLC.
 1227 Wilby Road • Suite 405 • Schaumburg, Illinois 60193
 PH. 847.593.0227 • FAX 847.593.0347
 Assumed Name No. 94-004683

SHEET NAME
 SOUTH
 & EAST
 EXTERIOR
 ELEVATIONS

SHEET
A8
 OF 8

PROJECT NO.
 2005

19994

7/24/2019

REPORTS OF COMMITTEES

4109

~~Reclassification Of Area Shown On Map No. 9-J.
(Application No. 20015)
(Common Address: 3334 N. Ridgeway Ave.)~~

[O2019-2826]

~~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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map Number 9-J in the area bounded by:~~

~~a line 224.18 feet south of and parallel to West Roscoe Street; North Ridgeway Avenue; a line 261.68 feet south of and parallel to West Roscoe Street; and the public alley next west of and parallel to North Ridgeway Avenue,~~

~~to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.~~

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

Reclassification Of Area Shown On Map No. 9-L.
(As Amended)
(Application No. 19994)
(Common Address: 3631 -- 3657 N. Central Ave./
5547 -- 5557 W. Waveland Ave.)

BPD 1450

[SO2019-2660]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the RS2 Residential Single-Unit District symbols and indications as shown on Map Number 9-L in the area bounded by:

North Central Avenue; West Waveland Avenue; the public alley next east of and parallel to North Central Avenue; a line 287.06 feet south of and parallel to West Waveland Avenue; a line 83.28 feet east of and parallel to North Central Avenue; and a line 303.34 feet south of and parallel to West Waveland Avenue,

to those of a C3-5 Commercial, Manufacturing and Employment District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C3-5 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 9-L in the area bounded by:

North Central Avenue; West Waveland Avenue; the public alley next east of and parallel to North Central Avenue; a line 287.06 feet south of and parallel to West Waveland Avenue; a line 83.28 feet east of and parallel to North Central Avenue; and a line 303.34 feet south of and parallel to West Waveland Avenue,

to those of a Business Planned Development 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 attached to this ordinance read as follows:

Business Planned Development No. 1450.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1450 (the "Planned Development") consists of approximately 37,614 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). Portage Park Capital LLC is the owner of the Property and the "Applicant" for this Planned Development.
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 "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, 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, 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 planned development consists of these 16 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by DDCA Architects and dated May 16, 2019 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; and Building Elevations (North, South, East and West), and a Landscape Plan and Landscape Details prepared by Manhard Consulting Ltd. 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 thereof, 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 permitted in the area delineated herein as a Business Planned Development: office; business equipment sales and service; business support services; communication service establishments; eating and drinking establishments (all, including taverns); animal services (kenneling, boarding, stabling); sports and recreation, participant; indoor special event including incidental liquor sales; financial services; food and beverage retail sales; medical service; personal service; general retail sales; participant sports and recreation; limited and artisan manufacturing, production and industrial services; residential storage warehouse; co-located wireless communication facilities; accessory parking, non-accessory parking and incidental and accessory uses.
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 DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the 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 purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 37,614 square feet.
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 DPD. 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. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that 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 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 foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs

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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.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the C3-5 Commercial, Manufacturing and Employment District.

[Landscape Plan; Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 4115 through 4123 of this *Journal*.]

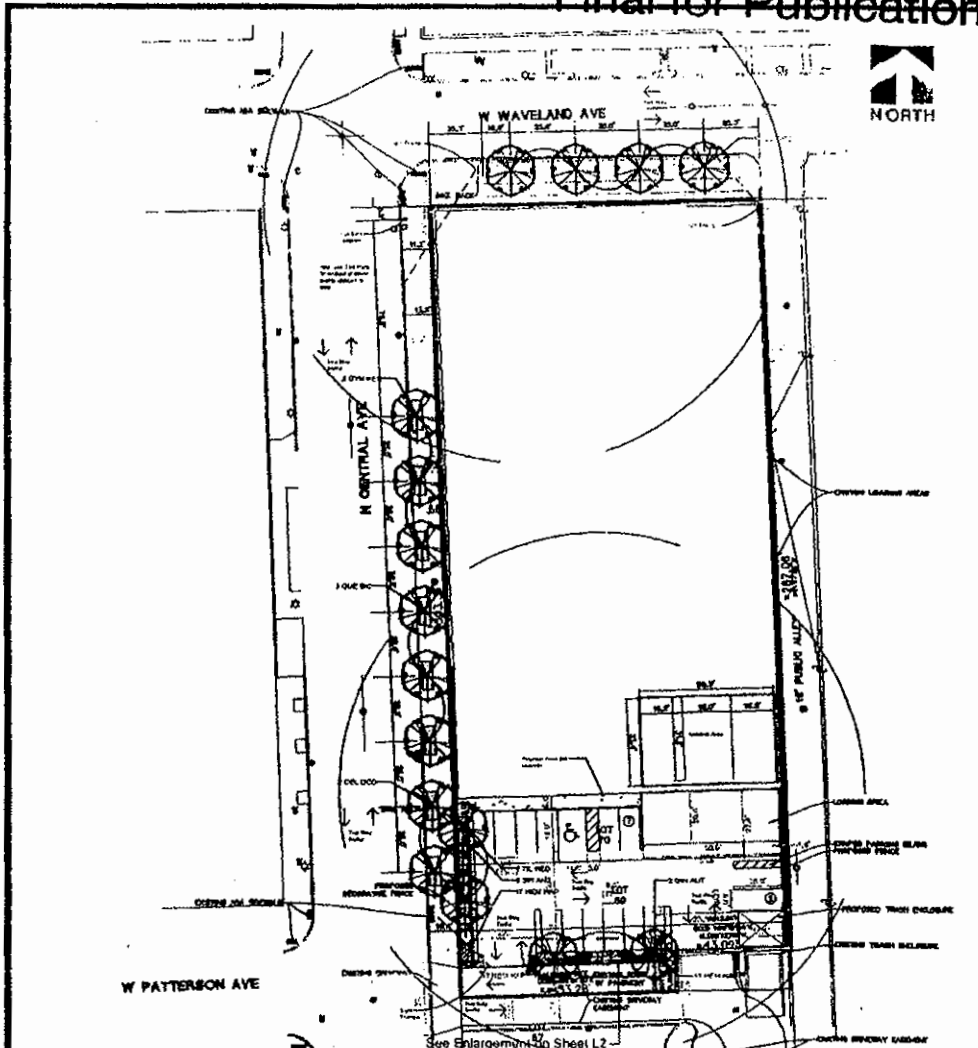
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development No. 1450.

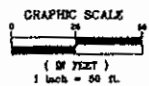
Bulk Regulations And Data Table.

Gross Site Area (square feet):	55,015
Area of Public Rights-of-Way (square feet):	17,401
Net Site Area (square feet):	37,614
Maximum Floor Area Ratio:	3.4
Accessory Off-Street Parking Spaces:	18
Minimum Off-Street Loading Spaces:	3 (10 feet by 25 feet)
Maximum Building Height:	50 feet
Minimum Setbacks:	In conformance with the plans
Dwelling Units:	0

Final for Publication



Applicant: Portage Park Capital, LLC
 Address: 3631-37 North Central Avenue/
 5547-57 West Waveland Avenue
 Introduction Date: April 10, 2019
 Plan Commission Date: TBD



Legend
 [Symbol] Turf Areas

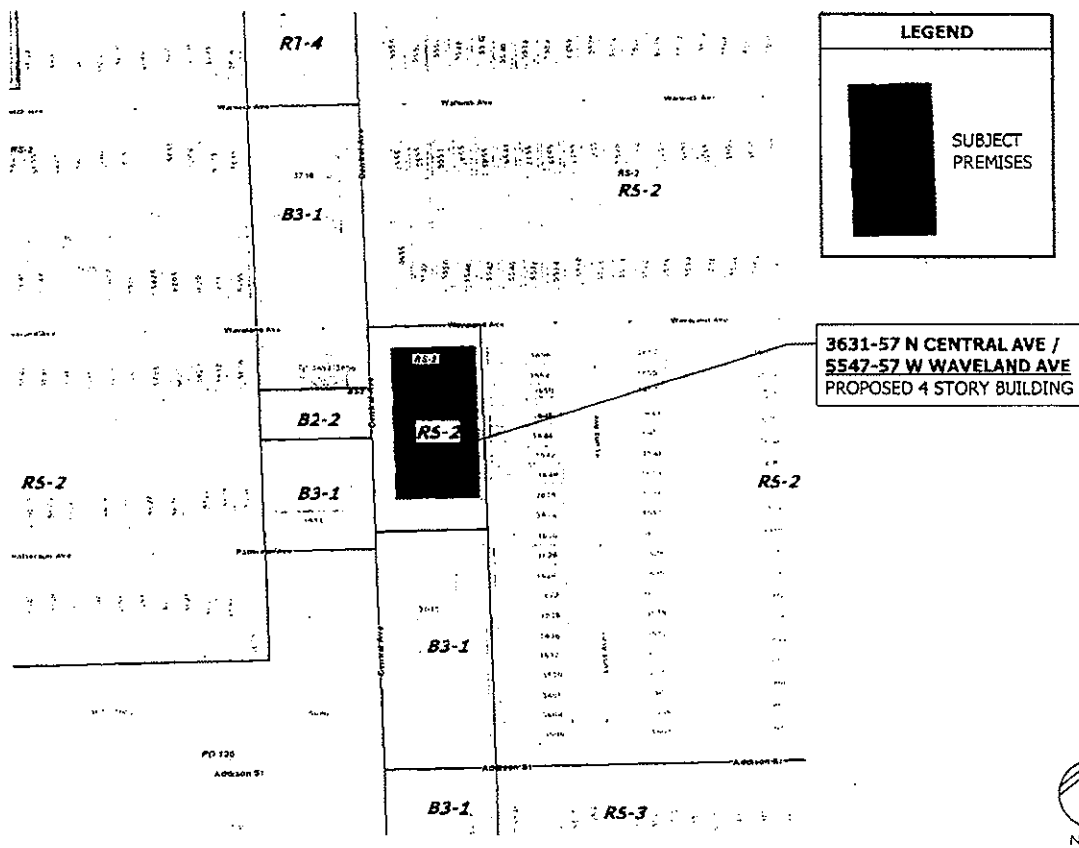
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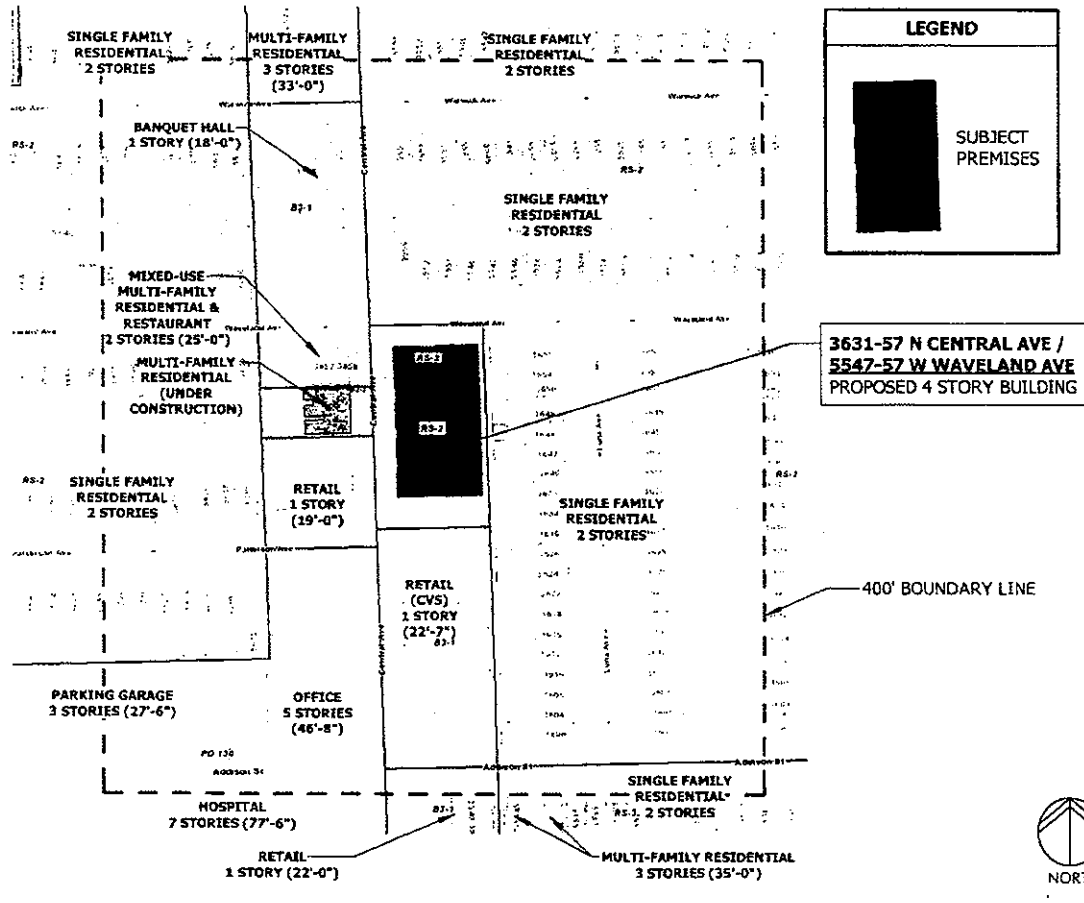
LANDSCAPE PLAN	
PROJ. MGR.: JMN	SHEET
DRAWN BY: JBD	EXHIBIT L1
DATE: 3-27-19	IMICHIL02
SCALE: 1"=50'	

08-ZS Dwg Name: \\mcl-h-mos\p\projects-co\imichil02\dwg\Longplan\Final Drawings\Plan Set\01-LANDSCAPE PLAN - 3-28-19.dwg Updated By: hethelb





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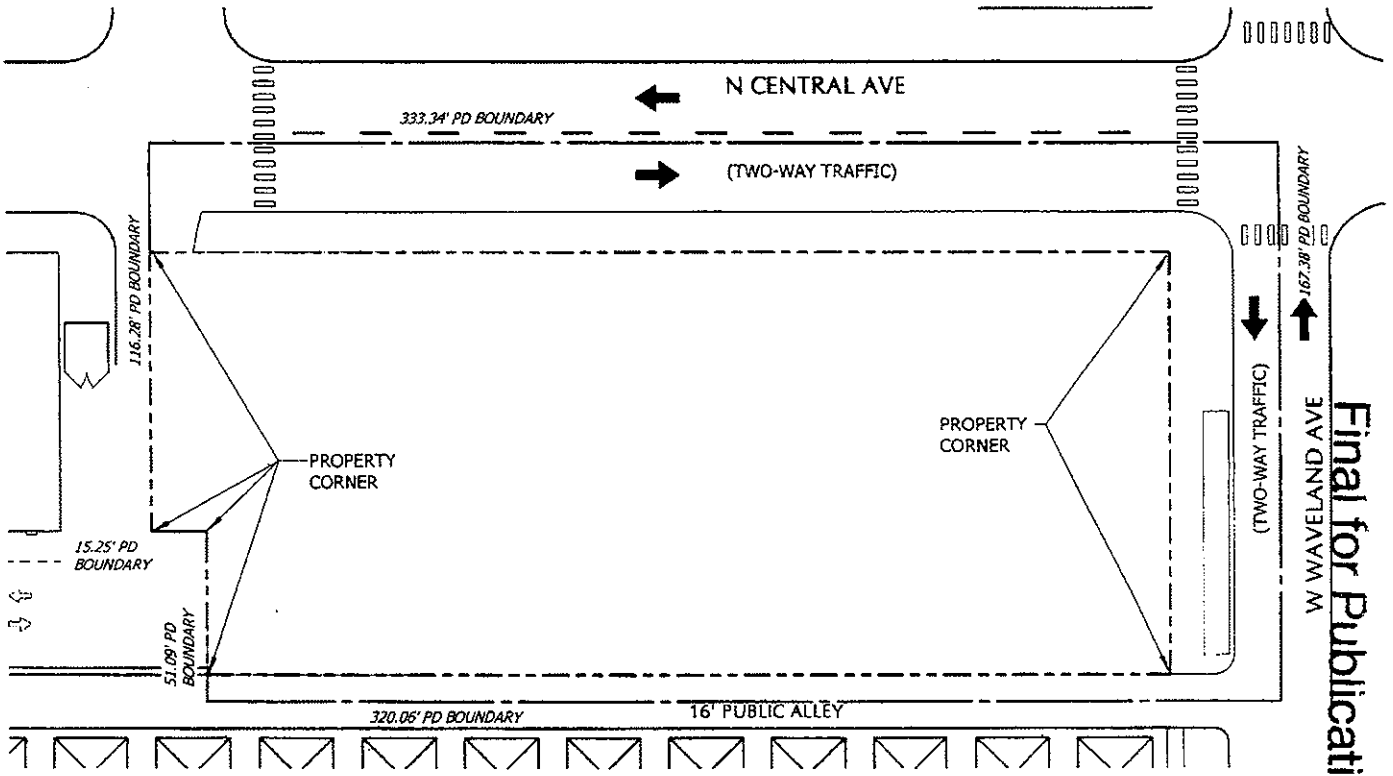
<p>Applicant: Portage Park Capital, LLC Project Address: 3631-57 North Central Avenue / 5547-57 West Waveland Avenue Introduction Date: April 10, 2019 Plan Commission Date: May 16, 2019</p>	<p>EXISTING ZONING MAP SCALE: 1" = 200'-0"</p>
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Final for Publication

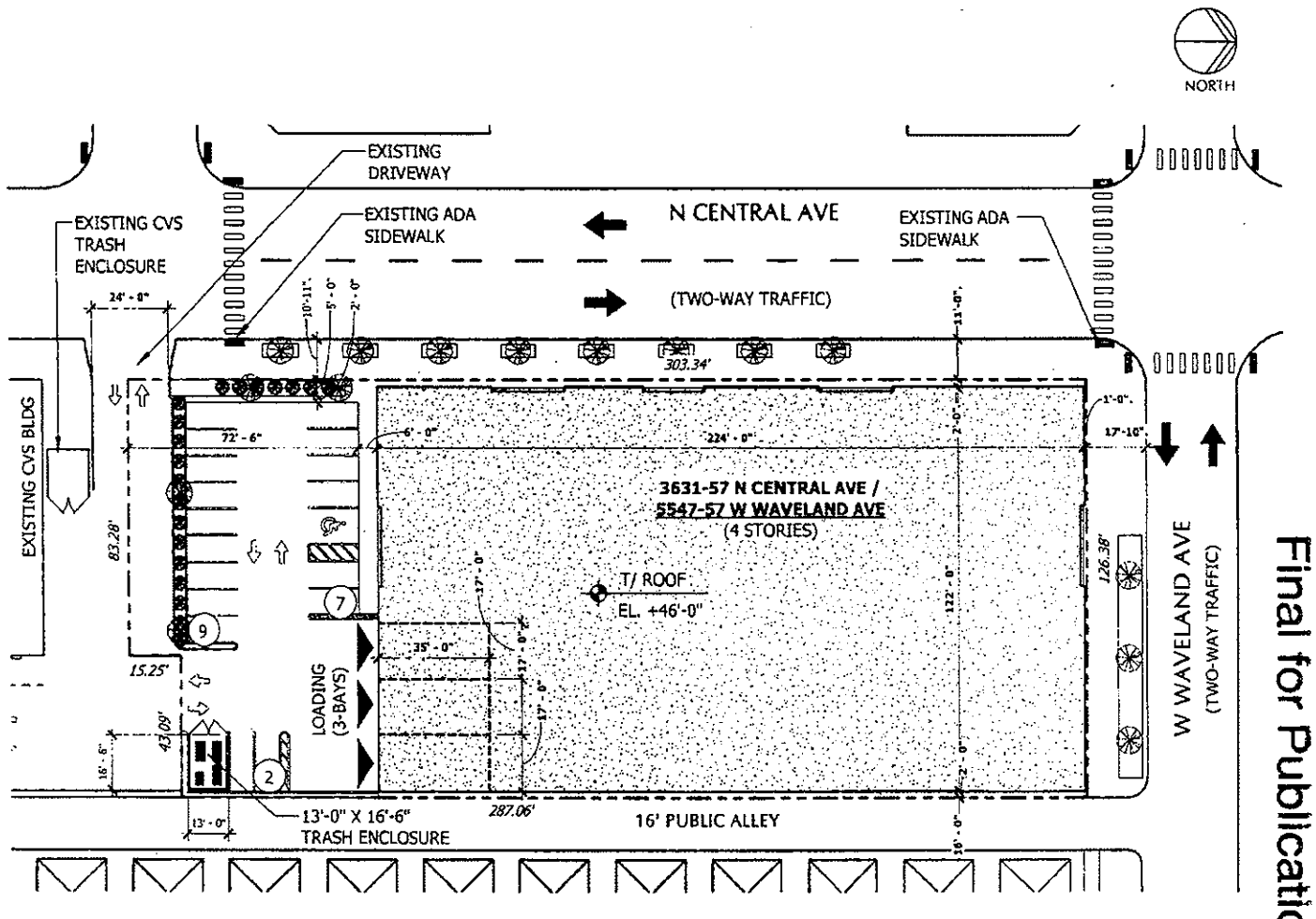
Applicant:	Portage Park Capital, LLC	EXISTING LAND USE MAP SCALE: 1" = 200'-0"
Project Address:	3631-57 North Central Avenue / 5547-57 West Waveland Avenue	
Introduction Date:	April 10, 2019	
Plan Commission Date:	May 16, 2019	

KEY	
	PD BOUNDARY
	PROPERTY LINE



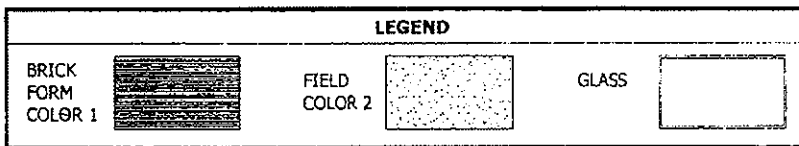
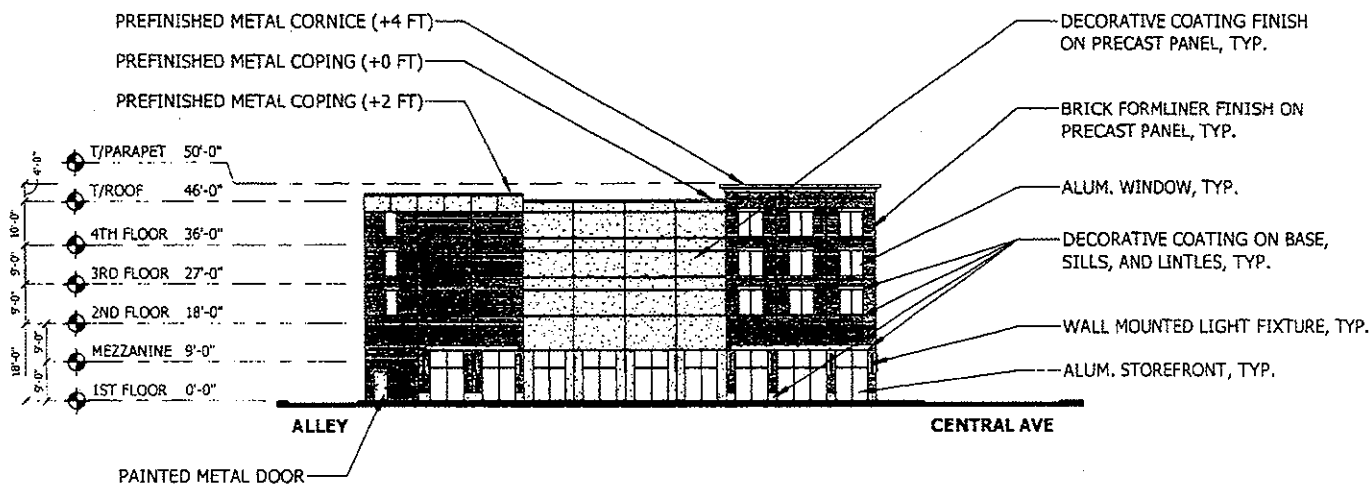
Applicant: Portage Park Capital, LLC
 Project Address: 3631-57 North Central Avenue / 5547-57 West Waveland Avenue
 Introduction Date: April 10, 2019
 Plan Commission Date: May 16, 2019

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP
 SCALE: 1" = 40'-0"



Applicant: Portage Park Capital, LLC
 Project Address: 3631-57 North Central Avenue / 5547-57 West Waveland Avenue
 Introduction Date: April 10, 2019
 Plan Commission Date: May 16, 2019

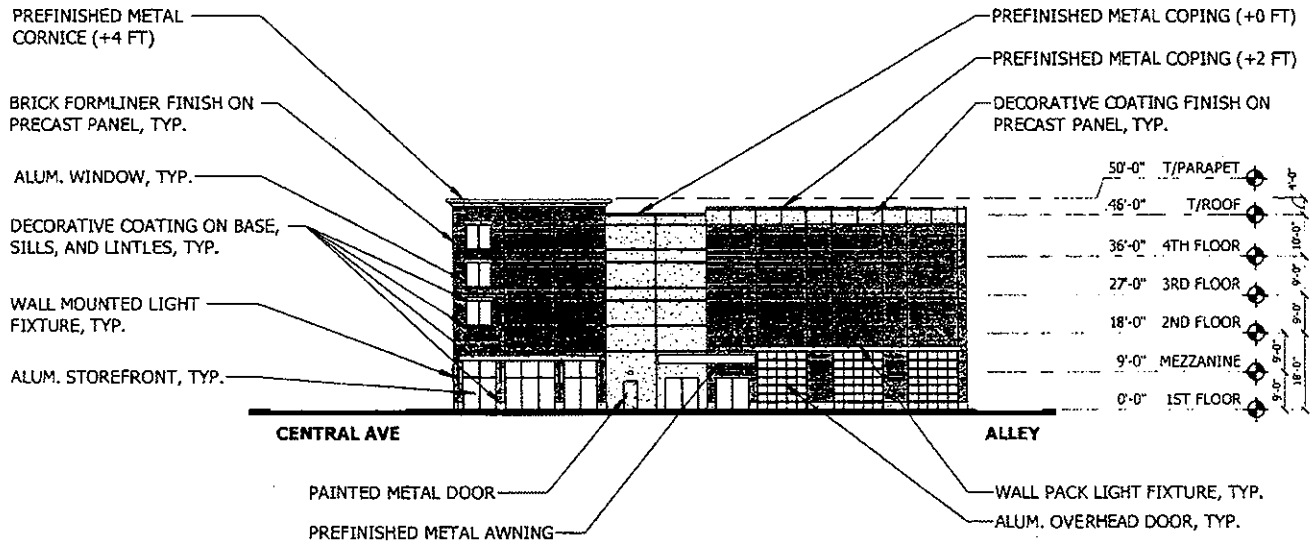
SITE PLAN
 SCALE: 1" = 40'-0"



Applicant: Portage Park Capital, LLC
 Project Address: 3631-57 North Central Avenue / 5547-57 West Waveland Avenue
 Introduction Date: April 10, 2019
 Plan Commission Date: May 16, 2019

NORTH ELEVATION
 SCALE: 1/32" = 1'-0"

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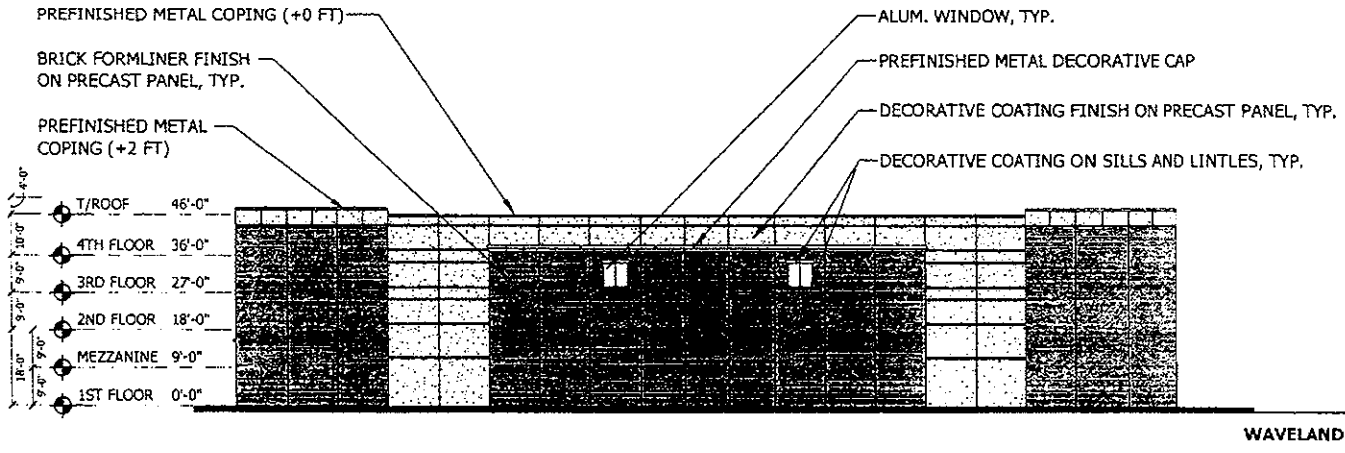


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LEGEND					
BRICK FORM COLOR 1		FIELD COLOR 2		GLASS	

Applicant: Portage Park Capital, LLC
Project Address: 3631-57 North Central Avenue / 5547-57 West Waveland Avenue
Introduction Date: April 10, 2019
Plan Commission Date: May 16, 2019

SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

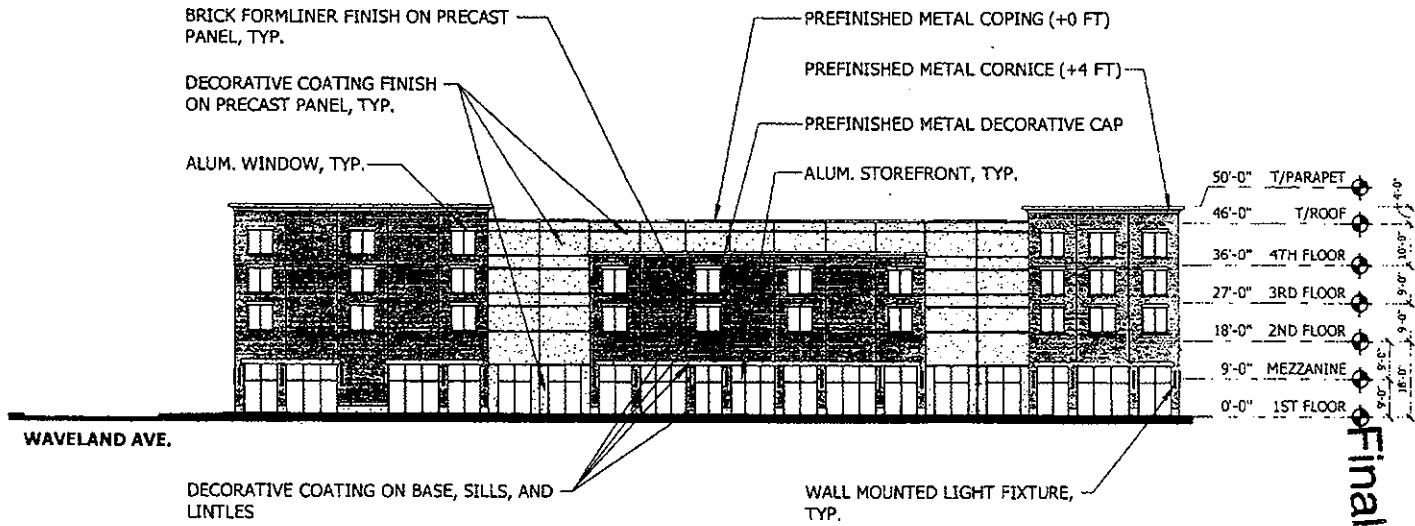


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LEGEND

BRICK FORM COLOR 1		FIELD COLOR 2		GLASS	
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Applicant: Portage Park Capital, LLC Project Address: 3631-57 North Central Avenue / 5547-57 West Waveland Avenue Introduction Date: April 10, 2019 Plan Commission Date: May 16, 2019	EAST ELEVATION SCALE: 1/32" = 1'-0"
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LEGEND					
BRICK FORM COLOR 1		FIELD COLOR 2		GLASS	

Applicant: Portage Park Capital, LLC
 Project Address: 3631-57 North Central Avenue / 5547-57 West Waveland Avenue
 Introduction Date: April 10, 2019
 Plan Commission Date: May 16, 2019

WEST ELEVATION
 SCALE: 1/32" = 1'-0"

Final for Publication