

PD 1479

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March 16, 2021

Richard Klawiter
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60606

Re: Minor change to PD No. 1479, 3044 E. 122nd St.

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Waterway Industrial Planned Development No. 1479 (“PD 1479”) 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 1479.

On December 18, 2020, a minor change was approved for a proposed sort-center tenant who is now no longer interested in the site. Therefore, your client and the sole property owner of the PD, NP Avenue O, LLC, is seeking a minor change to void the December 18, 2020 minor change and revert to the original plans and exhibits as approved by the City Council on July 22, 2020.

With regard to your request, the Department of Planning and Development has determined that voiding the prior minor change approval and reverting to the original development 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 1479, 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

C: Mike Marmo, Erik Glass, Erika Sellke, Karen Rogulja, Main file

[Type text]



**DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO**

December 18, 2020

Liz Butler
DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illinois 60606

Re: Minor change for PD No. 1479, to Substitute the Site Plan, Landscape Plan, and Elevations to facilitate the development of a Sort Center.

Dear Ms. Butler:

Please be advised that your request for a minor change to Planned Development No. 1479 ("PD 1479") 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 1479.

On behalf of your client and the sole owner of the property, NorthPoint, you are seeking a minor change to:

- reduce the building footprint from 580,587 square feet to 278,500 square feet;
- reduce the number of vehicular parking spaces for passenger vehicles from 384 spaces to 272 standard vehicular spaces and 16 motorcycle parking spaces;
- increase the number of trailer parking spaces from 136 trailer parking spaces to 352 spaces;
- increase the number of loading docks from 56 loading spaces to 78 spaces;
- decrease the building height from 51 feet to 45 feet;
- adjust building elevations to accommodate the smaller building footprint, with no material changes. A subtle blue stripe will be added to accommodate the prospective tenant's aesthetics and branding;
- increase all setbacks from those originally approved:
 - the northwest setback will increase from 12 feet to 20 feet;
 - the east setback will increase from 10.3 feet to 20 feet;
 - the south setback will increase from 115.7 feet to 121.8 feet; and
 - the west, or river setback, will increase from 35.1 feet from the top of bank to 53.8 feet from the top of bank;
- increase the total native area plantings from 17.9 acres to 19.49 acres (for a net increase of 1.59 acres):
 - increase the quantity of shade trees from 200 to 230;
 - increase the quantity of ornamental trees from 345 to 380;
 - increase the quantity of evergreen trees from 30 to 35;
 - increase the quantity of shrubs from 1,360 to 1,677; and

- reserve a 2.48 acre parcel of land (the “Open Space Parcel”) for open space purposes and record a restrictive covenant against the parcel in the form of the attached as Exhibit A.

Taken together, the listed changes will facilitate the development of a “sort center.” Sort centers are package handling facilities that support the “middle mile” of the fulfillment logistics network.

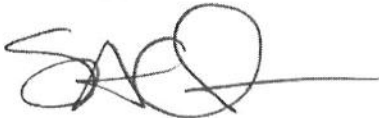
The proposed changes are reflected in the attached exhibits, which include the following:

- Site Plan, prepared by Jacob and Hefner Associates and dated December 17, 2020;
- Building Elevations, prepared by StudioNorth Architecture and dated September 11, 2020; and
- Overall Landscape Plan, Landscape Plan – South, Landscape Plan – North, Foundation Landscape Plan, and Landscape Specifications, prepared by Gary R. Weber Associates, Inc. and dated December 7, 2020.

With regard to your request, the Department of Planning and Development has determined that allowing the above listed changes 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 1479, 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,

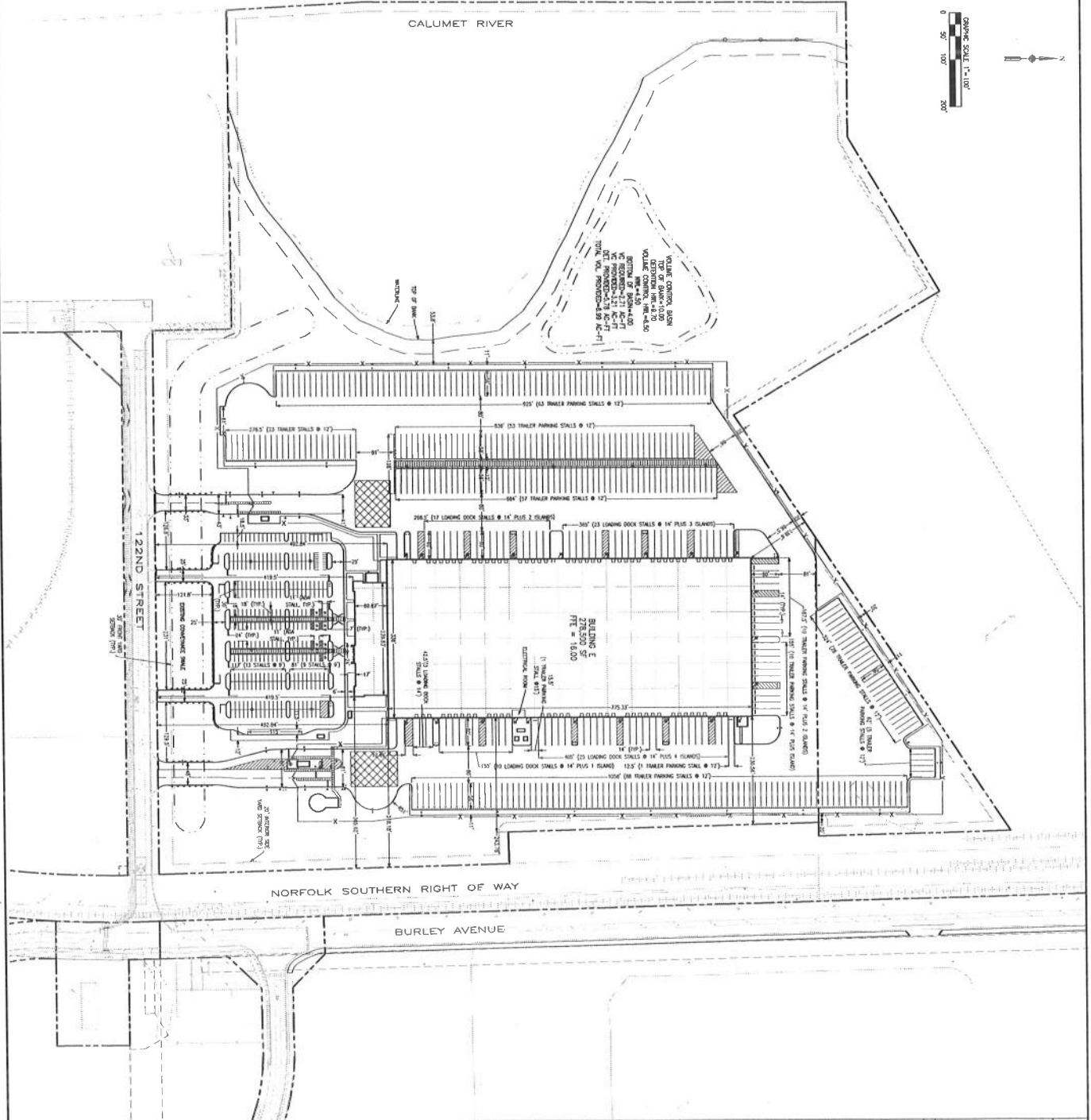


Steven Valenziano
Assistant Zoning Administrator

SV:es

C: Mike Marmo, Erik Glass, Erika Sellke, Karen Rogulja, Main file

SITE PARKING SUMMARY	
PARKING TYPE	PROVIDED COUNT
PASSENGER VEHICLE (NON-ACCESSIBLE)	265
PASSENGER VEHICLE (ACCESSIBLE)	7
MOTORCYCLE PARKING	16
TOTAL ASSOCIATE PARKING	288
TOTAL TRAILER PARKING	352
TOTAL LOADING DOCKS STALLS	78

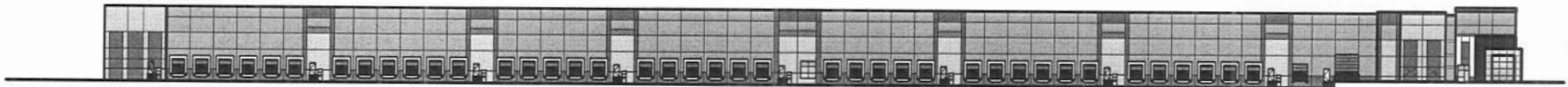


1" = 100'
 F369r
 EX-1

JACOB & HEFNER ASSOCIATES
 1333 Market Field Rd. Suite 200, Downers Grove, IL 60515
 PHONE: (630) 682-4000, FAX: (630) 682-4004
 www.jacobandhefner.com

SITE PLAN
COMMERCE PARK CHICAGO - BUILDING E
NORTHPOINT DEVELOPMENT
 3050 E 122ND STREET CHICAGO ILLINOIS

6	REVISED	12/17/20
5	REVISED	10/23/20
4	REVISED	10/21/20
3	REVISED	9/23/20
2	REVISED	9/10/20
1	Original Plan Date	8/19/20



OVERALL WEST ELEVATION



OVERALL EAST ELEVATION



JACOB & HEFNER
ASSOCIATES

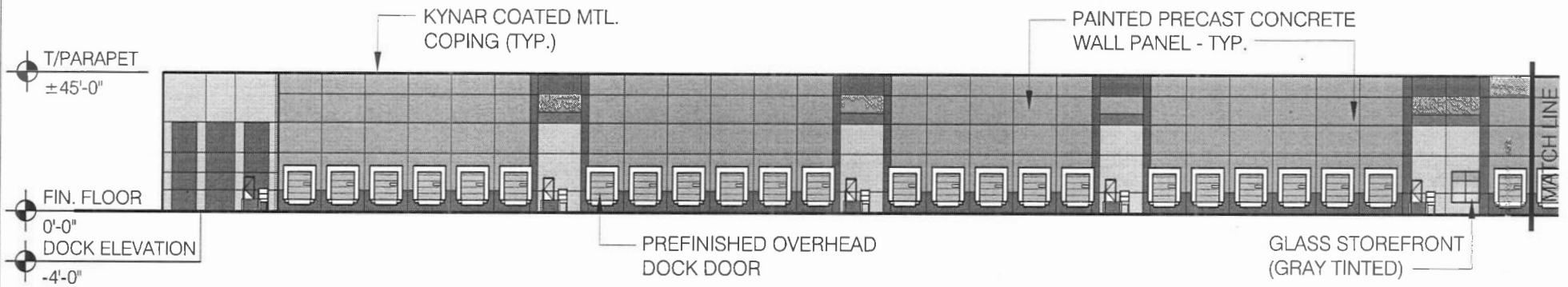
1333 Butterfield Rd., Suite 300, Downers Grove,
IL 60515

PHONE: (630) 652-4600, FAX: (630)
652-4601

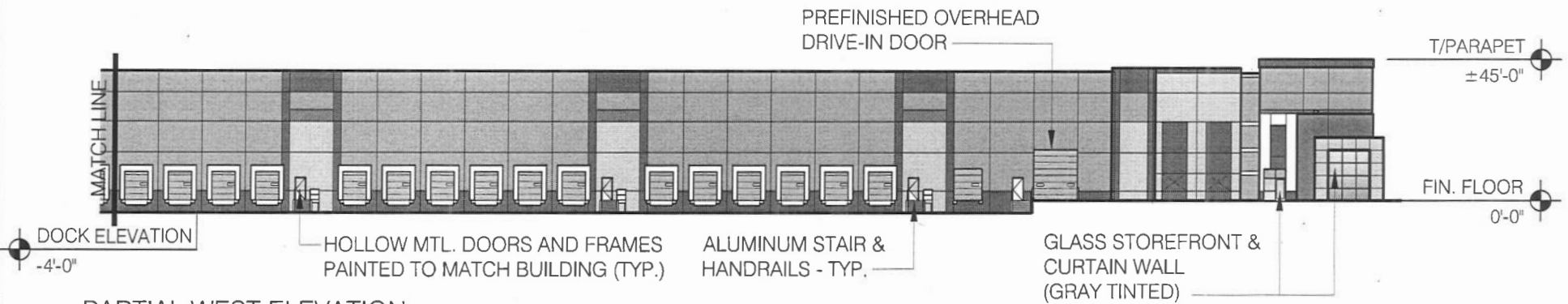
www.jacobandhefner.com

APPLICANT:	NP AVENUE O, LLC		
ADDRESS:	3000-3148 East 122nd Street		
INTRODUCED:	SEPTEMBER 11, 2020		
PLAN COMMISSION:	TBD		
SHEET:	1 of 5	JOB NO.	F369k

FILE NAME



PARTIAL WEST ELEVATION



PARTIAL WEST ELEVATION

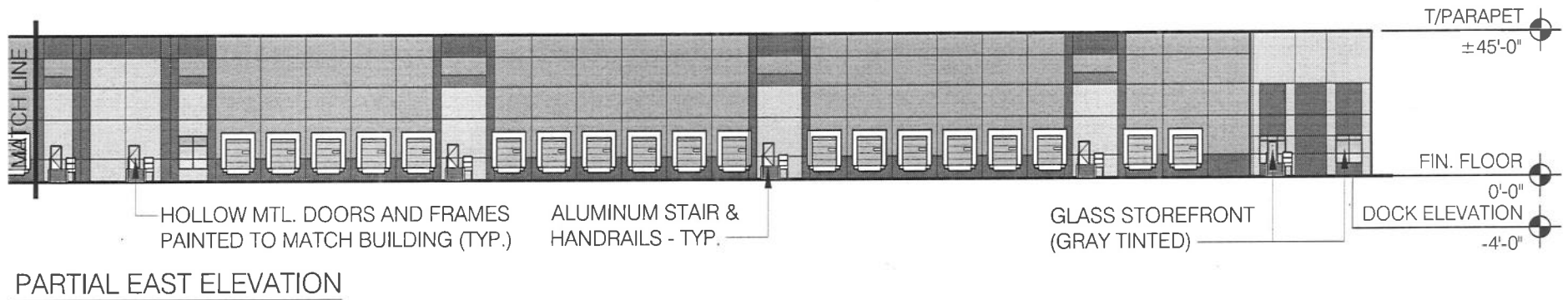
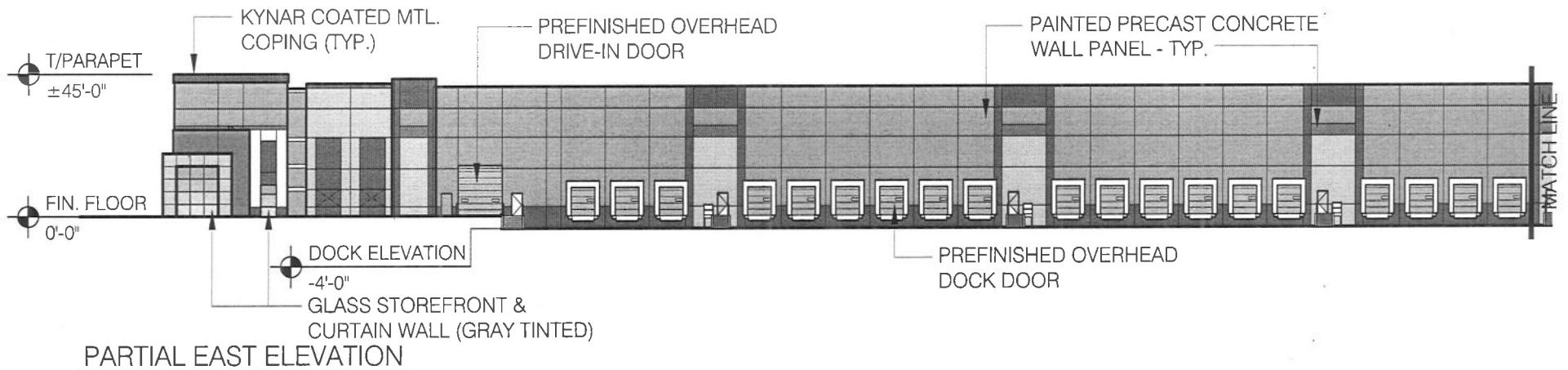


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APPLICANT:	NP AVENUE 0, LLC	
ADDRESS:	3000-3148 East 122nd Street	
INTRODUCED:	SEPTEMBER 11, 2020	
PLAN COMMISSION:	TBD	
SHEET:	2 of 5	JOB NO. F369k



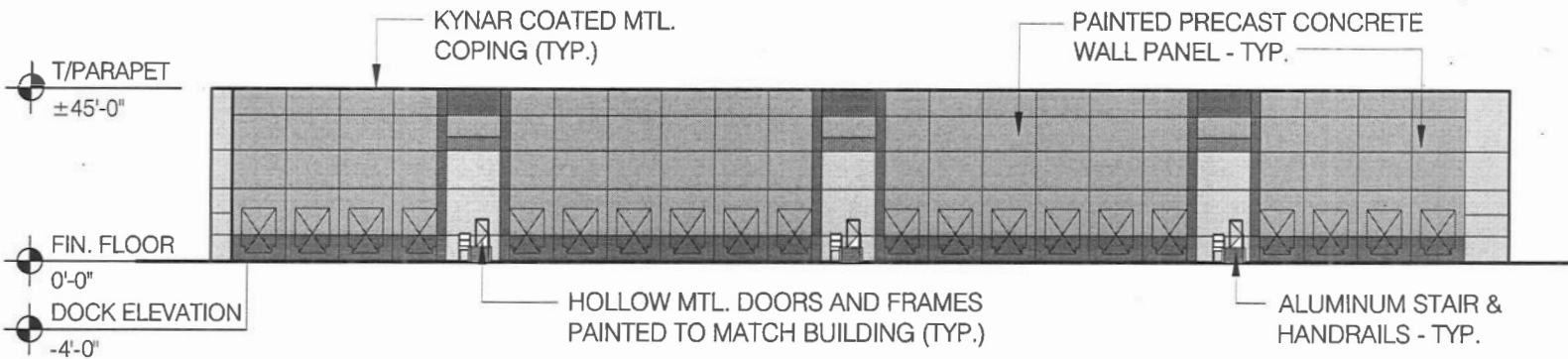
JACOB & HEFNER

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PHONE: (630) 652-4600, FAX: (630) 652-4601

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APPLICANT:	NP AVENUE O, LLC		
ADDRESS:	3000-3148 East 122nd Street		
INTRODUCED:	SEPTEMBER 11, 2020		
PLAN COMMISSION:	TBD		
SHEET:	3 of 5	JOB NO.	F369k



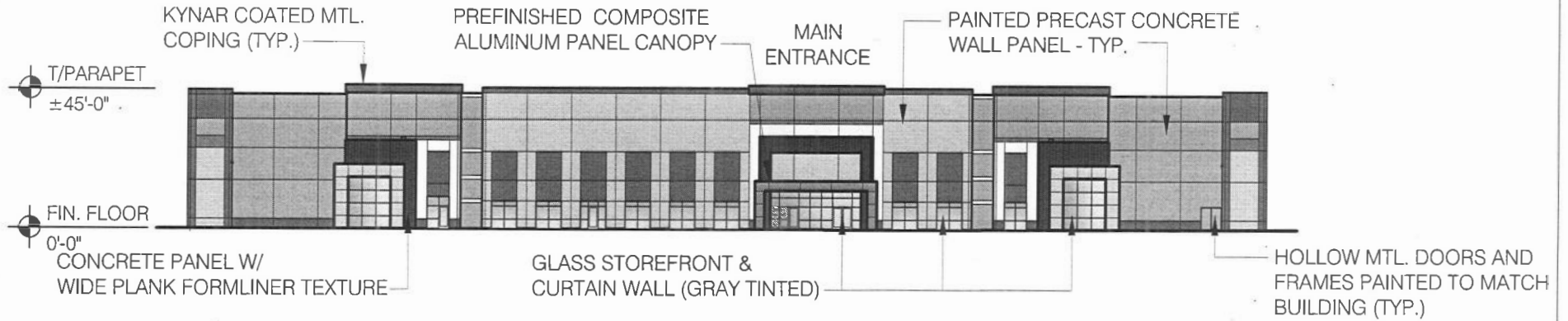
NORTH ELEVATION



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ASSOCIATES

1333 Butterfield Rd., Suite 300, Downers Grove, IL 60515
 PHONE: (630) 652-4600, FAX: (630) 652-4601
 www.jacobandhefner.com

APPLICANT:	NP AVENUE 0, LLC		
ADDRESS:	3000-3148 East 122nd Street		
INTRODUCED:	SEPTEMBER 11, 2020		
PLAN COMMISSION:	TBD		
SHEET:	4 of 5	JOB NO.	F369k



SOUTH ELEVATION



JACOB & HEFNER
ASSOCIATES

1333 Butterfield Rd., Suite 300, Downers Grove,
IL 60515

PHONE: (630) 652-4600, FAX: (630)
652-4601

www.jacobandhefner.com

APPLICANT:	NP AVENUE 0, LLC		
ADDRESS:	3000-3148 East 122nd Street		
INTRODUCED:	SEPTEMBER 11, 2020		
PLAN COMMISSION:	TBD		
SHEET:	5 of 5	JOB NO.	F369k

FJF NMF

STORMWATER WETLAND

LANDSCAPING RECOMMENDED/PROVIDED PER CDG SECT. V(6)(5).
 TOP OF SLOPE TO 4' LOW PROFILE PRAIRIE MIX #2 SEED: 4.4 LBS./AC.
 ABOVE NAL: PLUGS: 50/AC. (2.5' CONT. @ 24" O.C.)
 6' ABOVE NAL TO NAL WET PRAIRIE MIX #2 SEED: 4.4 LBS./AC.
 NAL TO 4' BELOW NAL EMERGENT MARSH MIX #2 SEED: 5.6 LBS./AC.
 PLUGS: 4000/AC. (2.5' CONT. @ 24" O.C.)

**NORTH PERIMETER YARD (REAR)
 YARD: ±2170 L.F. (±43,400 S.F. @ 20')**

LANDSCAPING RECOMMENDED PER CDG SECT. V(6).
 LOW PROFILE PRAIRIE MIX #4
 #PER WOODY PLANT LIST #2 OR #4
 1 OVERSTORY TREE (3") / 45 L.F. = 34 TREES
 2.5 INTERMEDIARY TREES (6") / 1,000 S.F. = 10
 7 SHRUBS (30" HT.) / 1,000 S.F. = 304
 LANDSCAPING PROVIDED:
 LOW PROFILE PRAIRIE MIX #4
 #PER WOODY PLANT LIST #2 OR #4
 46 OVERSTORY TREES (#5 BARE ROOT)
 10 INTERMEDIARY TREES (#5 BARE ROOT)
 304 SHRUBS (#5)

PARKING LOT ISLANDS (NON-SW BASED)

LANDSCAPING RECOMMENDED PER CDG SECT. V(6).
 2' LOW MOW TURF (SEED @ 5 LBS. / 1,000 SF)
 #PER WOODY PLANT LIST #2
 1 OVERSTORY TREE (3") / 40 L.F.
 SHRUBS (24" / OR PERENNIALS (#))

ISLAND A: ±90 L.F.
 LANDSCAPING PROVIDED:
 LOW MOW TURF (SEED @ 5 LBS. / 1,000 SF)
 3 OVERSTORY TREES (3" CAL.)

ISLAND B: ±99 L.F.
 LANDSCAPING PROVIDED:
 LOW MOW TURF (SEED @ 5 LBS. / 1,000 SF)
 3 OVERSTORY TREES (3" CAL.)

ISLAND C: ±35 L.F. (14 TOTAL)
 LANDSCAPING PROVIDED:
 LOW MOW TURF (SEED @ 5 LBS. / 1,000 SF)
 1 OVERSTORY TREES (3" CAL.)
 SHRUBS (24" / OR PERENNIALS (#))

ISLAND D: ±18 L.F. (8 TOTAL)
 LANDSCAPING PROVIDED:
 LOW MOW TURF (SEED @ 5 LBS. / 1,000 SF)
 0 OVERSTORY TREES (3" CAL.)
 SHRUBS (24" / OR PERENNIALS (#))

BUILDING FOUNDATION PLANTINGS

BUILDING HEIGHT = >35, <50 FT.
 LANDSCAPE AREA RECOMMENDED PER CDG V(7).
 18 FT. WIDE MIN. PLANTABLE AREA,
 STREET SIDE.
 PLANTS PER CDG APPENDIX B

LANDSCAPE AREA PROVIDED:
 5 FT. MINIMUM
 12 FT. MAXIMUM

PLANTINGS PROVIDED:
 3' SHADE, 6' INTERMEDIARY TREES AND
 24" SHRUBS - SPECIES PER CDG APPENDIX B
 PROVIDED AT CORNER OFFICE TERRACES AND
 NORTH AND SOUTH BUILDING FACADES.

**WEST PERIMETER RIPARIAN ZONE
 RIVER NON-DEPENDENT USE
 WITHIN 30' OF TOP OF SLOPE (±56,160 S.F.)**

LANDSCAPING RECOMMENDED PER CDG SECT. V(1) SAVANNA
 LOW PROFILE PRAIRIE MIX #4
 #PER WOODY PLANT LIST #1 OR #4
 0.25 OVERSTORY TREE / 1,000 S.F. = 14 TREES
 3 @ 2.5' CAL. (1 PER 5 TREES PROVIDED)
 11 @ 1' CAL.
 0.25 INTERMEDIARY TREES / 1,000 S.F. = 14
 7 SHRUBS / 1,000 S.F. = 302
 LANDSCAPING PROVIDED:
 LOW PROFILE PRAIRIE MIX #4
 #PER WOODY PLANT LIST #1 OR #4
 32 TREES (#5 BARE ROOT)
 35 EVERGREEN TREES (6" HT.)
 16 INTERMEDIARY TREES (#5 BARE ROOT)
 264 SHRUBS (#5)

**SOUTHWEST PERIMETER YARD (SIDE)
 YARD: ±554 L.F. (±11,080 S.F. @ 20')**

LANDSCAPING RECOMMENDED PER CDG SECT. V(6).
 LOW PROFILE PRAIRIE MIX #4
 #PER WOODY PLANT LIST #2 OR #4
 1 OVERSTORY TREE (3") / 45 L.F. = 9 TREES
 2.5 INTERMEDIARY TREES (6") / 1,000 S.F. = 26
 7 SHRUBS (30") / 1,000 S.F. = 76
 LANDSCAPING PROVIDED:
 LOW PROFILE PRAIRIE MIX #3 AND #4
 #PER WOODY PLANT LIST #2 OR #4
 10 OVERSTORY TREES (#5 BARE ROOT)
 34 INTERMEDIARY TREES (#5 BARE ROOT)
 106 SHRUBS (#5)

**SOUTH PERIMETER YARD (FRONT)
 YARD: ±1,160 L.F. (±23,200 S.F. @ 30')**

LANDSCAPING RECOMMENDED PER CDG SECT. V(6).
 LOW PROFILE PRAIRIE MIX #4
 #PER WOODY PLANT LIST #2 OR #4
 1 OVERSTORY TREE (3") / 40 L.F. = 24 TREES
 2.5 INTERMEDIARY TREES (6") / 1,000 S.F. = 67
 7 SHRUBS (30") / 1,000 S.F. = 244
 LANDSCAPING PROVIDED:
 LOW PROFILE PRAIRIE MIX #3
 #PER WOODY PLANT LIST #2 OR #4
 34 OVERSTORY TREES (#5 BARE ROOT)
 47 INTERMEDIARY TREES (#5 BARE ROOT)
 346 SHRUBS (#5)

**EAST PERIMETER YARD (SIDE)
 YARD: ±1,820 L.F. (±36,420 S.F. @ 20')**

LANDSCAPING RECOMMENDED PER CDG SECT. V(6).
 LOW PROFILE PRAIRIE MIX #4
 #PER WOODY PLANT LIST #2 OR #4
 1 OVERSTORY TREE (3") / 45 L.F. = 26 TREES
 2.5 INTERMEDIARY TREES (6") / 1,000 S.F. = 81
 7 SHRUBS (30" HT.) / 1,000 S.F. = 265
 LANDSCAPING PROVIDED:
 LOW PROFILE PRAIRIE MIX #3 AND #4
 #PER WOODY PLANT LIST #2 OR #4
 37 OVERSTORY TREES (#5 BARE ROOT)
 104 INTERMEDIARY TREES (#5 BARE ROOT)
 358 SHRUBS (#5)

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
AM	24	SHADE TREES Acer x Fraxinus HYBRID MAPLE	3" Cal.	Tree form
AM-B	14	Acer x Fraxinus HYBRID MAPLE	3" Cal.	Bare root
CO	10	Calla occidentalis OPPAH MAGNOLIA	3" Cal.	
CO-B	26	Calla occidentalis OPPAH MAGNOLIA	3" Cal.	Bare root
GT	1	Gymnocladia dioica var. pedunculata SHADBLOW HONEYLOCUST	3" Cal.	
GO	2	Gymnocladia dioica SHADBLOW HONEYLOCUST	3" Cal.	
GO-B	22	Gymnocladia dioica SHADBLOW HONEYLOCUST	3" Cal.	Bare root
OB	22	Quercus bicolor SWAMP WHITE OAK	3" Cal.	
OB-B	24	Quercus bicolor SWAMP WHITE OAK	3" Cal.	Bare root
OB	21	Quercus imbricaria SHINGLE OAK	3" Cal.	
OB-B	12	Quercus imbricaria SHINGLE OAK	3" Cal.	Bare root
OB	8	Quercus macrocarpa BUR OAK	3" Cal.	
OB-B	22	Quercus macrocarpa BUR OAK	3" Cal.	Bare root
TA	3	Tilia americana AMERICAN LINDEN	3" Cal.	
AG	34	Artemisia arbuscula SHADBLOW SERVICEBERRY	6" Ht.	Multi-Stem
AG-B	30	Artemisia arbuscula SHADBLOW SERVICEBERRY	6" Ht.	Bare root
BN	32	Betula nigra RIVER BIRCH	6" Ht.	Multi-Stem
BN-B	42	Betula nigra RIVER BIRCH	6" Ht.	Bare root
CARL	12	Cornus amomifera AMERICAN HORSEBANE	6" Ht.	Multi-Stem
CARL-B	36	Cornus amomifera AMERICAN HORSEBANE	6" Ht.	Bare root
CC	30	Carthagenia EASTERN REDBUD	6" Ht.	Multi-Stem
CC-B	36	Carthagenia EASTERN REDBUD	6" Ht.	Bare root
CG-B	37	Cornus amomifera var. pedunculata THORNLESS CORNUS HORSEBANE	6" Ht.	Bare root
VP	3	Viburnum prunifolium BLACKBAM VIBURNUM	6" Ht.	Multi-Stem
VP-B	31	Viburnum prunifolium BLACKBAM VIBURNUM	6" Ht.	Bare root
AB	8	Abies concolor CORNER FIR	6" Ht.	
FA	12	Ficus platyphylloides CANAL FIR	6" Ht.	
FA	15	Ficus platyphylloides CANAL FIR	6" Ht.	
AA	17	Artemisia arbuscula SHADBLOW SERVICEBERRY	6" Ht.	5' O.C.
CAN	15	Cantharus canadensis NORWAY SPRUCE	30" Tall	5' O.C.
GA	14	Gaultheria procumbens NORWAY SPRUCE	30" Tall	5' O.C.
GA	14	Gaultheria procumbens NORWAY SPRUCE	30" Tall	5' O.C.
CB	262	Carex acuticarpa ARCTIC RICE DOGWOOD	24" Tall	5' O.C.
CF	34	Carex acuticarpa ARCTIC RICE DOGWOOD	24" Tall	5' O.C.
HS	54	Hesperis matronalis NIGHT PINKFLOWER	24" Tall	5' O.C.
HW	27	Hemerocallis flava DAY LILY	30" Tall	6' O.C.
PP	227	Phlox paniculata PANICULATA PHLOX	30" Tall	6' O.C.
RA	65	Rhus glabra SMOOTH SUMAC	24" Ht.	4' O.C.
CE	24	Cornus canadensis AMERICAN HORSEBANE	30" Tall	6' O.C.
VJ	44	Viburnum x Judd JUD'S VIBURNUM	30" Tall	6' O.C.
VJ	137	Viburnum x Judd JUD'S VIBURNUM	30" Tall	6' O.C.
EV	64	Evergreen shrubs NORWAY SPRUCE	24" Ht.	4' O.C.
JK	107	Juncus effusus COMMON REED	34" Ht.	4' O.C.
TH	16	Thalictrum aquilegifolium MORNING GLORY	24" Ht.	4' O.C.
AL	73	Allium germanicum GERMAN ONION	18" Ht.	4' O.C.
HA	300	Hemerocallis flava DAY LILY	18" Ht.	4' O.C.
SA	300	Saxifraga hypnifolia LIVERWORT	4" Ht.	24" O.C.
SA	300	Saxifraga hypnifolia LIVERWORT	4" Ht.	24" O.C.
		ISSC. MATERIALS		
		SHADED WAREHOUSING PULCH	C.Y.	
		TURF SEED + BLANKET	40	

GRWA
 GARY R. WEBER
 ASSOCIATES, INC.
 LAND PLANNING
 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 402 WEST LIBERTY DRIVE
 WHEATON, ILLINOIS 60187
 PHONE: 630-666-7197
 1111 W. MONROE
 JACOB & HEFNER
 ASSOCIATES, INC.
 133 BUTTERFIELD ROAD, SUITE 300
 DOWNERS GROVE, ILLINOIS 60155

**BUILDING E
 COMMERCIAL PARK - CHICAGO
 CHICAGO, ILLINOIS
 OVERALL LANDSCAPE PLAN**

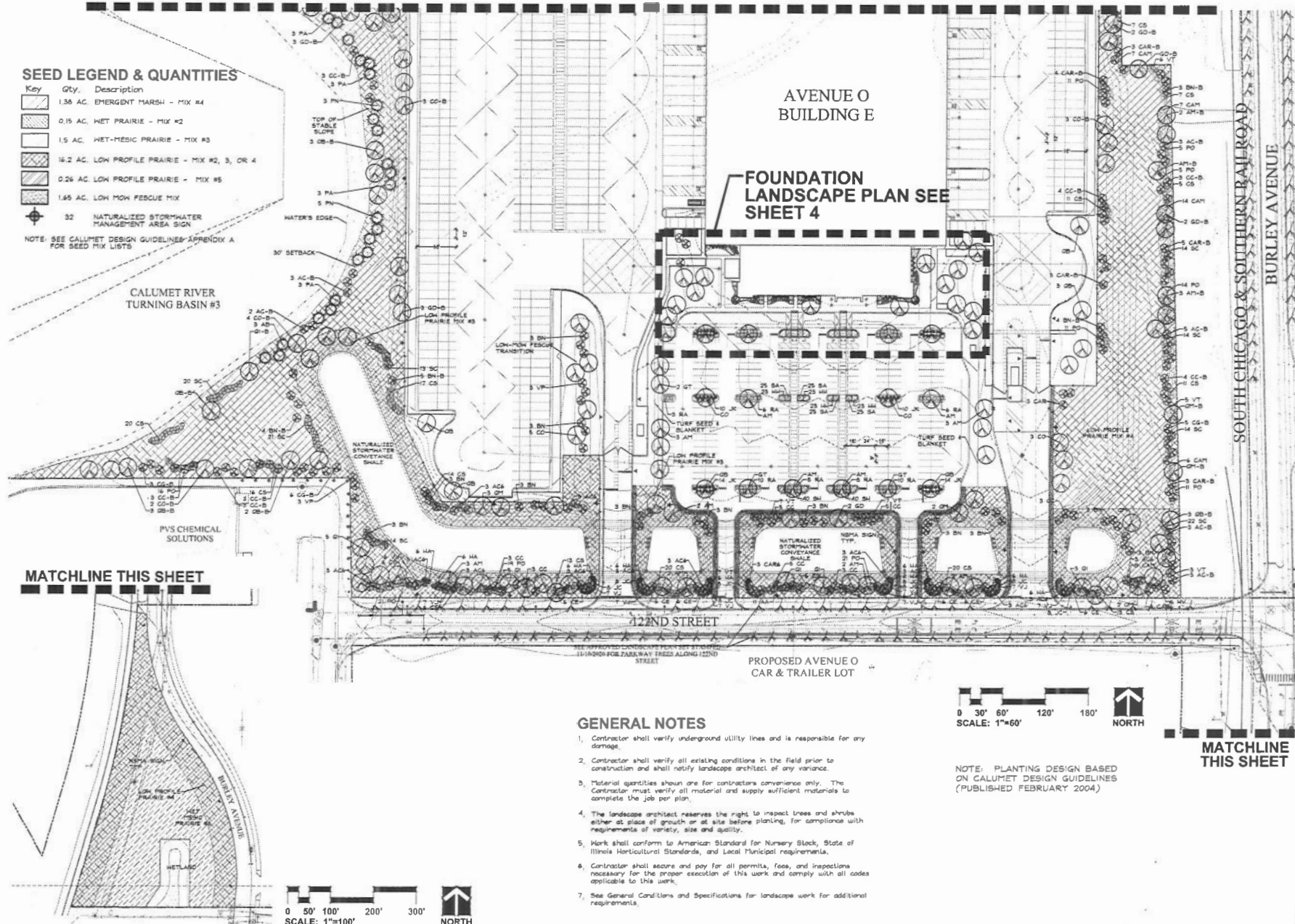


MATCHLINE SHEET 3

SEED LEGEND & QUANTITIES

Key	Qty.	Description
	1.38 AC.	EMERGENT MARSH - MIX #4
	0.15 AC.	WET PRAIRIE - MIX #2
	1.5 AC.	WET-MESIC PRAIRIE - MIX #3
	16.2 AC.	LOW PROFILE PRAIRIE - MIX #2, 3, OR 4
	0.26 AC.	LOW PROFILE PRAIRIE - MIX #5
	1.65 AC.	LOW MOW FESCUE MIX

32 NATURALIZED STORMWATER MANAGEMENT AREA SIGN
 NOTE: SEE CALUMET DESIGN GUIDELINES-APPENDIX A FOR SEED MIX LISTS



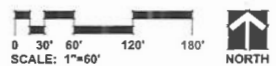
FOUNDATION LANDSCAPE PLAN SEE SHEET 4

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

GENERAL NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.



NOTE: PLANTING DESIGN BASED ON CALUMET DESIGN GUIDELINES (PUBLISHED FEBRUARY 2004)



GR WA
 GARY R. WEBER ASSOCIATES, INC.
 LAND PLANNING, BIOLOGICAL CONSULTING, LANDSCAPE ARCHITECTURE
 401 WEST LIBERTY DRIVE, WHEATON, ILLINOIS 60187
 PHONE: 630-465-7197
 JACOB S. HEFNER ASSOCIATES, INC.
 110 BUTTERFIELD ROAD, SUITE 300, PLYMOUTH GROVE, ILLINOIS 60165

BUILDING E
 COMMERCE PARK - CHICAGO
 CHICAGO, ILLINOIS
LANDSCAPE PLAN - SOUTH

12.7.2020
 10.27.2020
 REVISIONS

DATE: 9.25.2020
 PROJECT NO.: JN2007
 DRAWN BY: TFC
 CHECKED BY: MCM
 SHEET NO.:



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 15, 2020

Liz Butler
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60606-0089

Re: 3044 E. 122nd St.

Dear Ms. Butler:


In response to your recent request, please be advised that the subject property was recently rezoned from PMD No. 6 to a Planned Development. The rezoning (app. no. 20396) was passed by the City Council on July 22, 2020. A PD number has not yet been assigned.

Pursuant to Statement No. 5 of the PD, the following uses are permitted: office, general manufacturing, warehouse and freight movement, container storage, outdoor storage, accessory and non-accessory parking, and accessory and related uses, and all uses permitted in Planned Manufacturing District 6.

You are seeking confirmation, on behalf of your client and the owner of the subject property, North Point, that a sort center would be permitted within the PD. Your request defines a sort center as a package handling facility that supports the middle mile of the fulfillment logistics network. They do not store products but receive sealed packages containing customer orders from fulfillment centers, which are then sorted and delivered to delivery stations or individual post offices. As pallets of sealed packages are received from fulfillment centers via truck, packages are unloaded onto conveyer belts inside the building to be sorted into zip code ranges so that they can be shipped via third party box trucks to post offices or to last mile delivery stations.

It is our opinion that the sort center described above is a warehouse and freight movement use, as defined in Section 17-17-0105-E of the Zoning Ordinance, and is a permitted use within the PD and therefore, at the subject site.

Sincerely,


Patrick Murphey
Zoning Administrator
Bureau of Zoning

*Reclassification Of Area Shown On Map No. 14-D.
(Application No. 20431)
(Common Address: 5527 S. Woodlawn Ave.)*

[O2020-3144]

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 the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 14-D in the area bounded by:

a line 250 feet south of and parallel to East 55th Street; the alley next east of and parallel to South Woodlawn Avenue; a line 290 feet south of and parallel to East 55th Street; and South Woodlawn Avenue,

to those of an RM4.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map No. 30-B
(As Amended)
(Application No. 20396)
(Common Address: 3000 -- 3148 E. 122nd St.)*

WIPD 1479

[SO2020-1908]

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 Planned Manufacturing District Number 6 symbols as shown on Map Number 30-B in the area bounded by:

beginning at a point 33.00 feet easterly of the west line of the southeast quarter of Section 19, in Township 37 North, Range 15, East of the Third Principal Meridian; a line along the south line of the southeast quarter of said Section 19 for a distance of 1,160.01 feet, to a point on the western line of the South Chicago and Southern Railroad property; thence a northerly line along the western line of said railroad property for a distance of 780.01 feet; thence a westerly line for a distance of 68.00 feet; thence a northerly line 68.00 feet west of the western line of said railroad property for a distance of 663.45 feet; then an easterly line for a distance of 29.01 feet; thence a northerly line along the northern extension of the western line of said railroad property for a distance

of 410.38 feet; thence a southwesterly line for a distance of 1,063.32 feet; thence a northwesterly line for a distance of 513.24 feet; thence a southwesterly line for a distance of 382.42 feet; thence an easterly line for a distance of 287.95 feet to the eastern channel line of the Calumet River; thence a southerly line along the eastern channel line of the Calumet River for a distance of 1,026.16 feet; thence a southeasterly line along the eastern channel line of the Calumet River for a distance of 290.13 feet to a point on a line lying 200.00 feet northerly of the south line of the southwest quarter of said Section 19; thence an easterly line parallel to and 200 feet northerly of the south line of the southwest quarter of said Section 19 for a distance of 647.20 feet to the west line of the southeast quarter of said Section 19; thence an easterly line parallel to and 200 feet northerly of the south line of the southwest quarter of said Section 19 for a distance of 33.01 feet to a point lying 33 feet easterly of the west line of the southeast quarter of said Section 19; and thence a southerly line parallel to and 33 feet easterly of the west line of the southeast quarter of said Section 19 a distance of 200.02 feet to the point of beginning,

to those of a Waterway Industrial 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 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:

Waterway-Industrial Planned Development No. 1479.

Planned Development Statements.

1. The area delineated herein as Waterway Planned Development Number 1479 (the "Planned Development") consists of approximately 2,623,201 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). NP Avenue O LLC is 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 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; an Existing and Future Land-Use Map -- Overall Avenue O Development; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Landscape Plan -- South; a Landscape Plan -- North; a Typical Corner Office Landscape Detail sheet; a Planting Details sheet; a 122nd Street Typical Cross Section; and Building Elevations (Overall West Elevation, Overall East Elevation, Partial West Elevation, Partial East Elevation, North Elevation, South Elevation) prepared by Jacob and Hefner Associates and dated June 18, 2020. 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 Waterway Industrial Planned Development: office, general manufacturing, warehouse and freight movement, container storage, outdoor storage, accessory and non-accessory parking, and accessory and related uses, and all uses permitted in Planned Manufacturing District 6.
 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 permitted 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 2,623,201 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.

The Applicant acknowledges the importance of the Calumet River as a resource for both commerce and recreation. The Applicant also acknowledges the desirability to include wildlife habitat and other natural features in or near the water's edge. To further these goals, the Applicant agrees to provide and maintain a landscaped minimum 30-foot-wide river setback as indicated on the Site Plan and Landscape Plan. All improvements within the river setback must substantially be completed prior to receipt of Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

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 of Chicago, 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 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 Planned Manufacturing District Number 6.

[Existing Zoning Map; Existing Land-Use Map; Existing and Future Land-Use Map
 -- Overall Avenue O Development; Boundary and Property Line Map; Site Plan;
 North and South Landscape Plans; Typical Corner Office Landscape
 Detail; Planting Details; 122nd Street Typical Cross Section;
 and Building Elevations referred to in these Plan of
 Development Statements printed on pages 19703
 through 19718 of this *Journal*.]

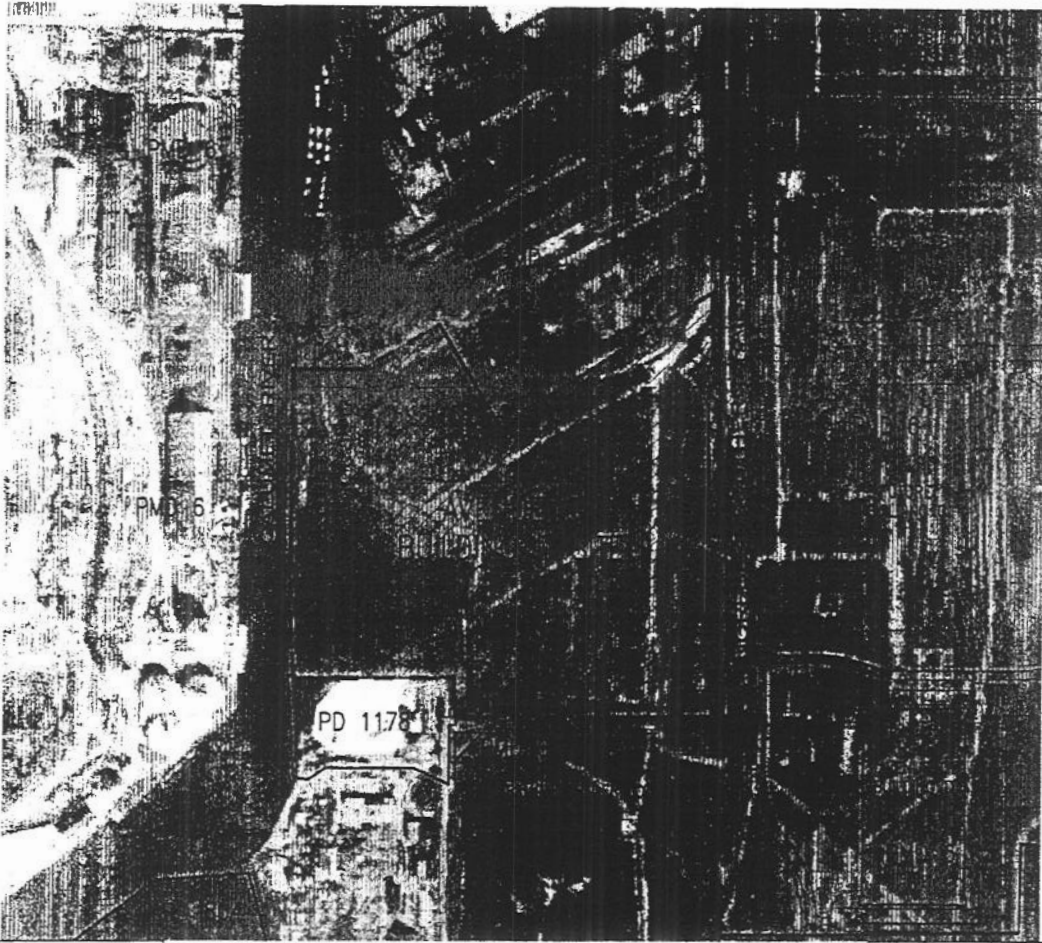
Bulk Regulations and Data Table referred to in these Plan of Development Statements read
 as follows:

Waterway-Industrial Planned Development No. 1479.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	2,661,488
Area of Public Rights-of-Way (square feet):	38,287
Net Site Area (square feet):	2,623,201
Maximum Floor Area Ratio:	3.0
Minimum Accessory Off-Street Parking Spaces:	386
Minimum Off-Street Loading Spaces:	60 (10 feet by 25 feet)
Maximum Building Height:	51 feet
Minimum Setbacks:	In conformance with the Plans
Dwelling Units:	0

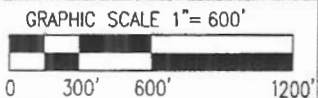
EXISTING ZONING MAP



FINAL FOR PUBLICATION



JACOB & HEFNER ASSOCIATES
 1333 Butterfield Rd. Suite 300, Downers Grove, IL 60514
 PHONE: (630) 652-0600, FAX: (630) 652-0601
 www.jacobandhefner.com



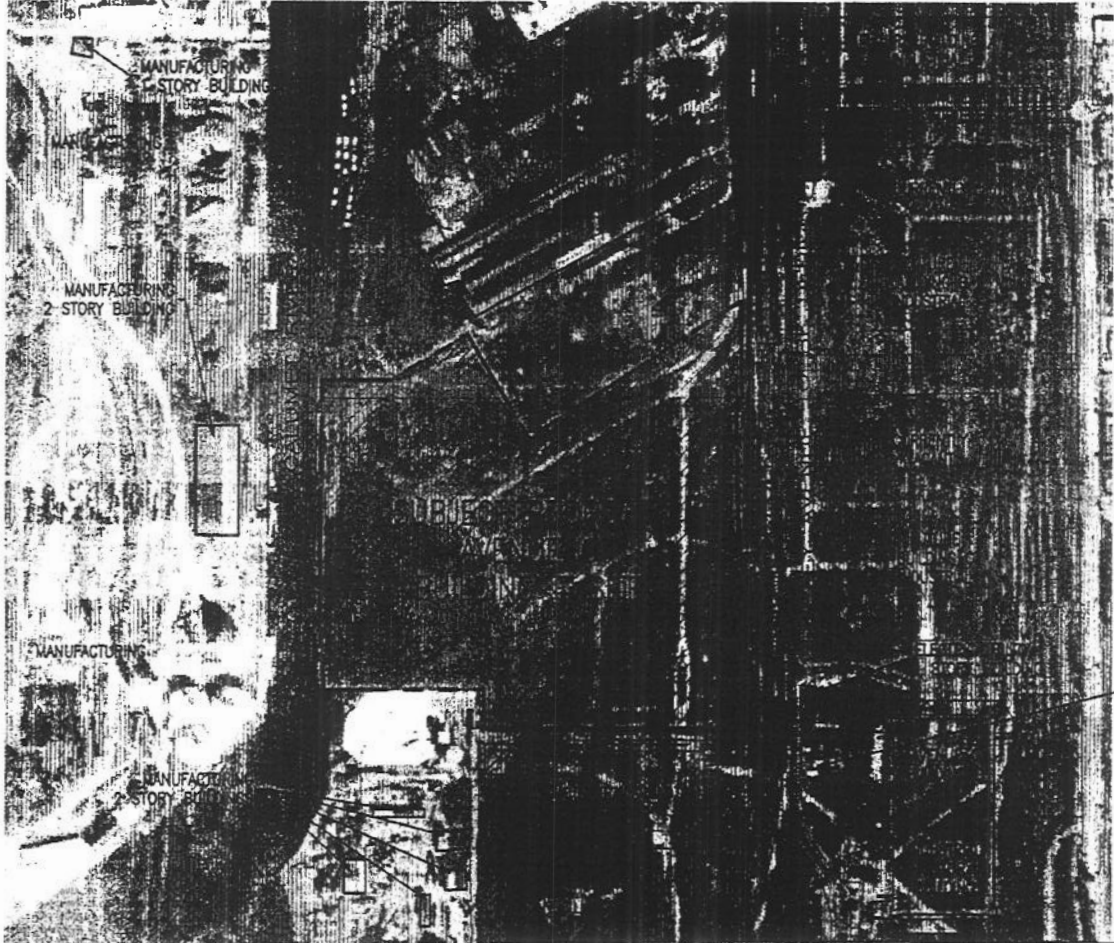
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ADDRESS:	3000-3148 EAST 122ND STREET
INTRODUCED:	APRIL 15, 2020
PLAN COMMISSION:	JUNE 18, 2020
SHEET:	EX-4
JOB NO.	P369k

7/22/2020

REPORTS OF COMMITTEES

19703

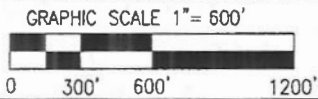
EXISTING LAND USE MAP



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JACOB & HEFNER ASSOCIATES
 1333 Butterfield Rd., Suite 300, Downers Grove, IL 60515
 PHONE: (630) 652-4600, FAX: (630) 652-4601
 www.jacobandhefner.com



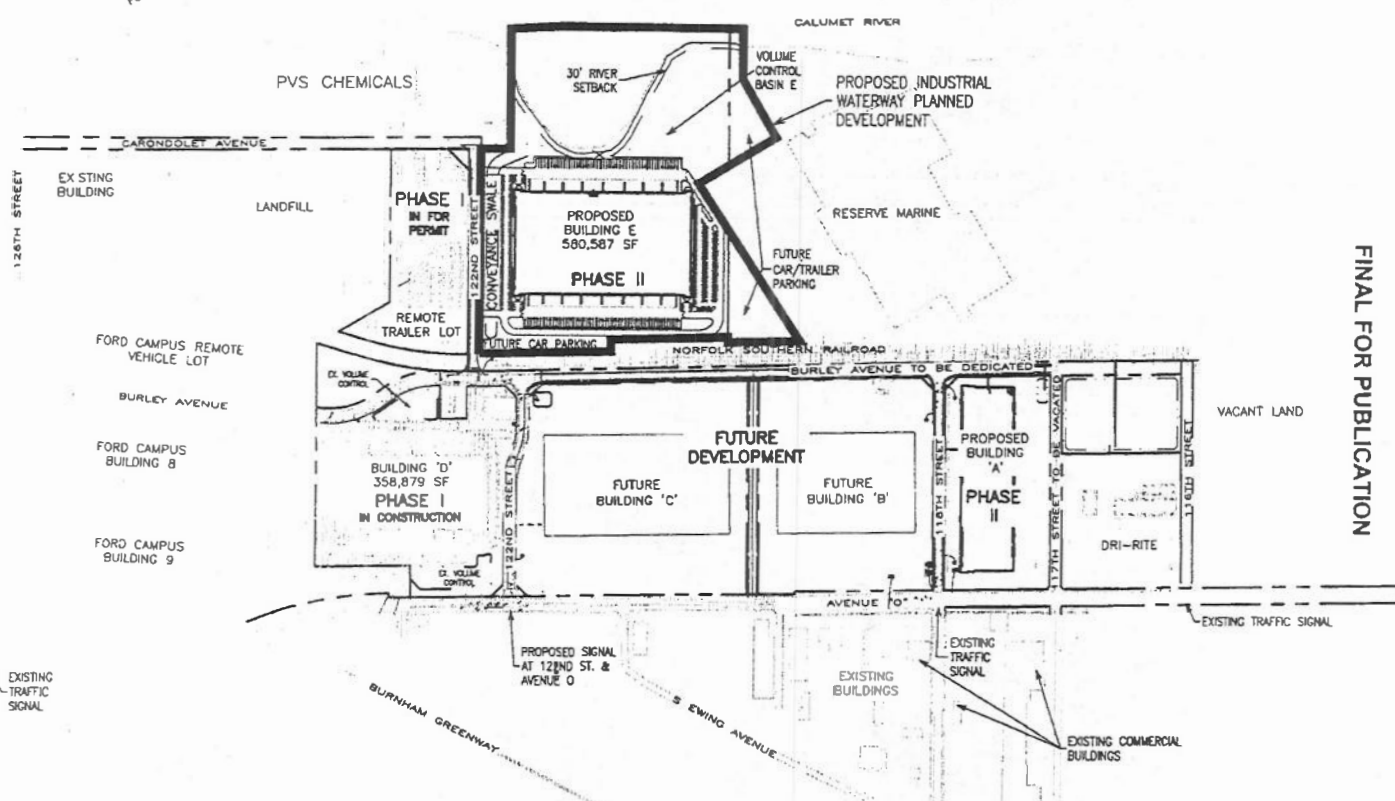
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ADDRESS:	3000-3148 EAST 122ND STREET
INTRODUCED:	APRIL 15, 2020
PLAN COMMISSION:	JUNE 18, 2020
SHEET:	EX-1 JOB NO. F369K

19704

JOURNAL--CITY COUNCIL--CHICAGO

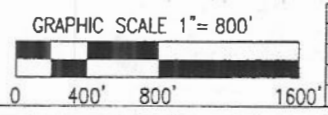
7/22/2020

EXISTING & FUTURE LAND USE MAP - OVERALL AVENUE 0 DEVELOPMENT



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**JACOB & HEFNER
ASSOCIATES**
1333 Butterfield Rd., Suite 300, Downers Grove, IL 60515
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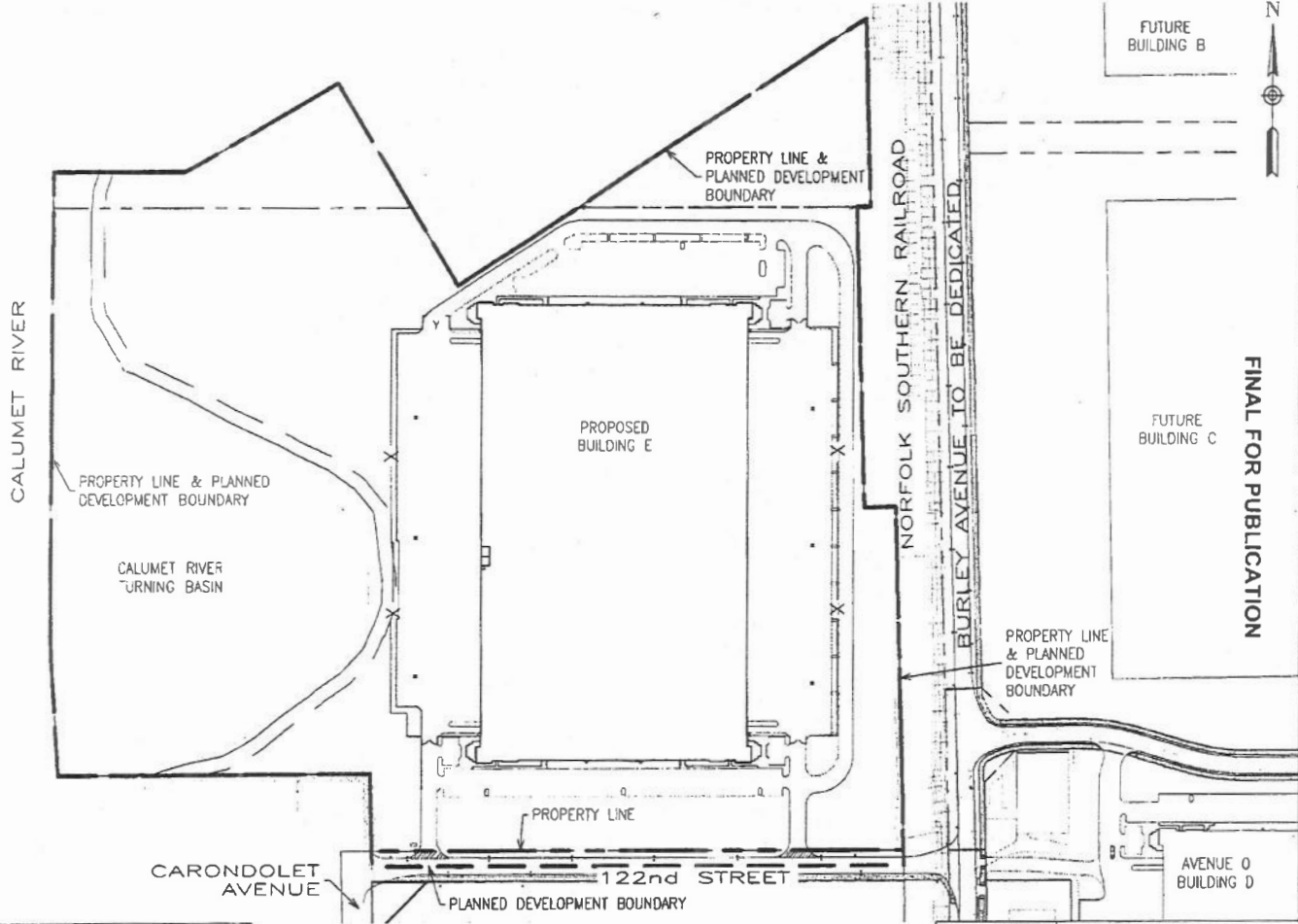
APPLICANT:	NP AVENUE 0, LLC
ADDRESS:	3000-3148 EAST 122ND STREET
INTRODUCED:	APRIL 15, 2020
PLAN COMMISSION:	JUNE 18, 2020
SHEET:	EX-2 JOB NO. F369k

7/22/2020

REPORTS OF COMMITTEES

19705

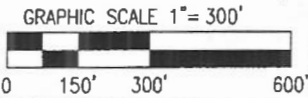
PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



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JACOB & HEFNER ASSOCIATES
 1533 Butterfield Rd, Suite 300, Downers Grove, IL 60515
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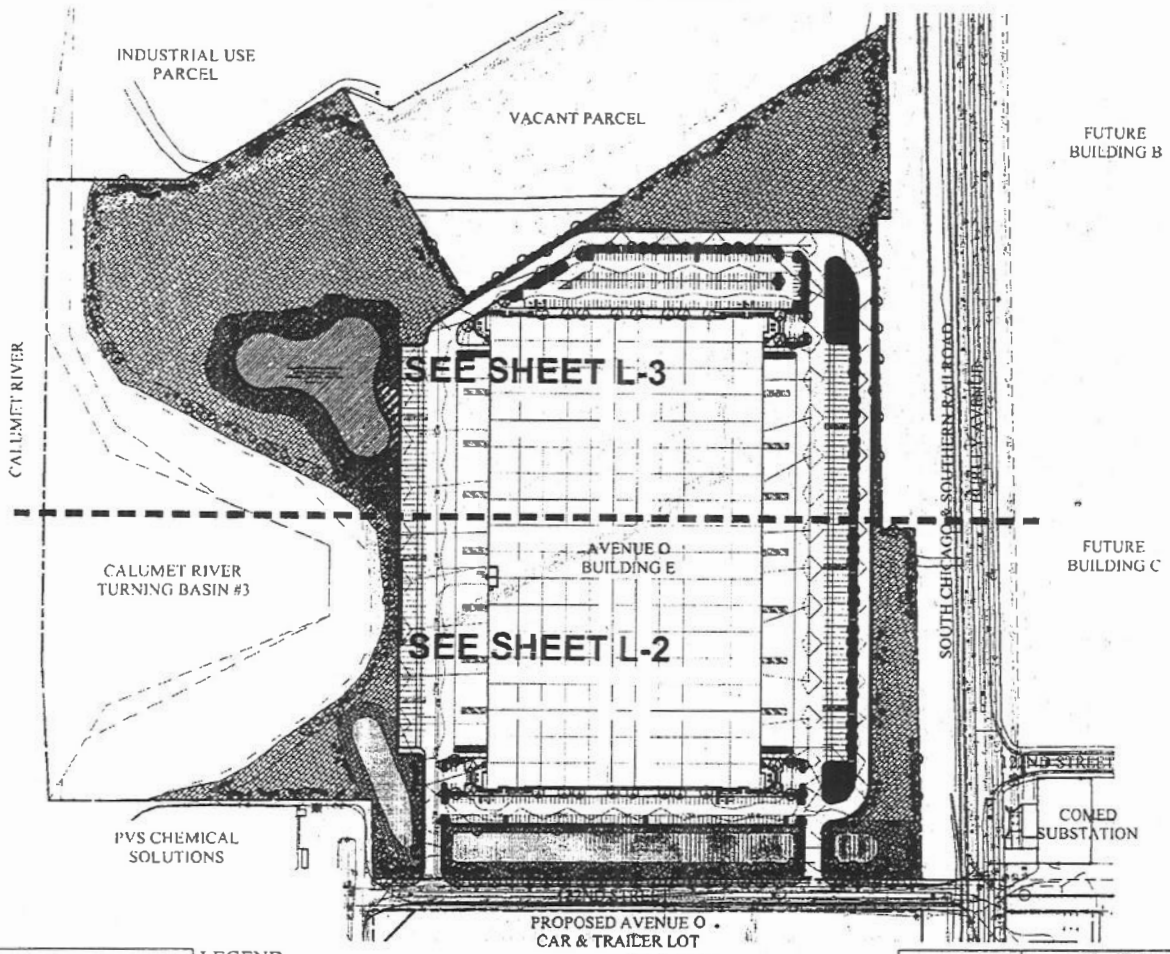
APPLICANT:	NP AVENUE O, LLC
ADDRESS:	3000-3148 EAST 122ND STREET
INTRODUCED:	APRIL 15, 2020
PLAN COMMISSION:	JUNE 18, 2020
SHEET:	EX-3 JOB NO. F369k

19706

JOURNAL--CITY COUNCIL--CHICAGO

7/22/2020

LANDSCAPE PLAN



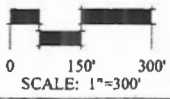
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GRWA
 LAND PLANNING
 LANDSCAPE CONSULTING
 LANDSCAPE ARCHITECTURE
 402 W. LIBERTY DRIVE
 WHEATON, ILLINOIS 60187
 PHONE: 630.941.1197
GARY R. WEBER
 ASSOCIATES, INC.

LEGEND

- OVERMATURE TREE
- INTERMEDIATE TREE
- IMMATURE TREE
- 1/2" OR 3/4" DIAMETER
- 1" OR 1 1/2" DIAMETER
- 2" OR 2 1/2" DIAMETER
- 3" OR 3 1/2" DIAMETER
- 4" OR 4 1/2" DIAMETER
- 6" OR 6 1/2" DIAMETER
- 8" OR 8 1/2" DIAMETER
- 10" OR 10 1/2" DIAMETER
- 12" OR 12 1/2" DIAMETER
- 14" OR 14 1/2" DIAMETER
- 16" OR 16 1/2" DIAMETER
- 18" OR 18 1/2" DIAMETER
- 20" OR 20 1/2" DIAMETER
- 24" OR 24 1/2" DIAMETER
- 30" OR 30 1/2" DIAMETER
- 36" OR 36 1/2" DIAMETER
- 42" OR 42 1/2" DIAMETER
- 48" OR 48 1/2" DIAMETER
- 54" OR 54 1/2" DIAMETER
- 60" OR 60 1/2" DIAMETER
- 72" OR 72 1/2" DIAMETER
- 84" OR 84 1/2" DIAMETER
- 96" OR 96 1/2" DIAMETER
- 108" OR 108 1/2" DIAMETER
- 120" OR 120 1/2" DIAMETER
- 144" OR 144 1/2" DIAMETER
- 168" OR 168 1/2" DIAMETER
- 192" OR 192 1/2" DIAMETER
- 216" OR 216 1/2" DIAMETER
- 240" OR 240 1/2" DIAMETER
- 270" OR 270 1/2" DIAMETER
- 300" OR 300 1/2" DIAMETER
- 360" OR 360 1/2" DIAMETER
- 420" OR 420 1/2" DIAMETER
- 480" OR 480 1/2" DIAMETER
- 540" OR 540 1/2" DIAMETER
- 600" OR 600 1/2" DIAMETER
- 720" OR 720 1/2" DIAMETER
- 840" OR 840 1/2" DIAMETER
- 960" OR 960 1/2" DIAMETER
- 1080" OR 1080 1/2" DIAMETER
- 1200" OR 1200 1/2" DIAMETER
- 1440" OR 1440 1/2" DIAMETER
- 1680" OR 1680 1/2" DIAMETER
- 1920" OR 1920 1/2" DIAMETER
- 2160" OR 2160 1/2" DIAMETER
- 2400" OR 2400 1/2" DIAMETER
- 2700" OR 2700 1/2" DIAMETER
- 3000" OR 3000 1/2" DIAMETER

- LOW MOW FESCUE
- LOW PROFILE PRAIRIE - MIX #2, 3, OR 4
- LOW PROFILE PRAIRIE - MIX #5
- WET PRAIRIE - MIX #2
- EMERGENT MARSH - MIX #4



APPLICANT:	NP AVENUE O, LLC
ADDRESS:	3000-3148 East 122nd Street
INTRODUCED:	APRIL 15, 2020
PLAN COMMISSION:	JUNE 18, 2020
SHEET:	L-1 JOB NO. F369k

19708

JOURNAL--CITY COUNCIL--CHICAGO

7/22/2020

LANDSCAPE PLAN-SOUTH

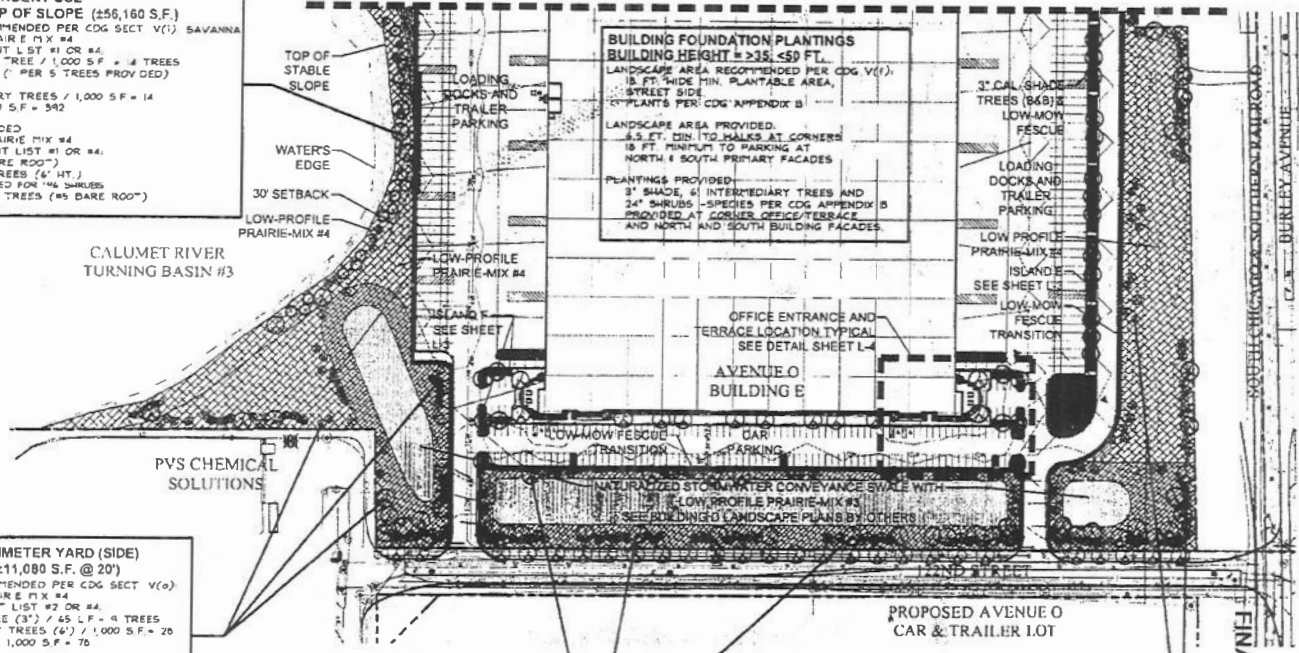
MATCH LINE - SEE SHEET L-3

WEST PERIMETER URBAN GREENWAY ZONE
RIVER NON-DEPENDENT USE
WITHIN 30' OF TOP OF SLOPE (±55,160 S.F.)
 LANDSCAPING RECOMMENDED PER CDG SECT V(1) SAVANNA
 LOW PROFILE PRAIRIE MIX #4
 *PER WOODY PLANT LIST #1 OR #4
 0.25 OVERSTORY TREE / 1,000 S.F. = 14 TREES
 3 @ 25' CAL. (1 PER 5 TREES PROVIDED)
 1 @ 1' CA.
 0.25 INTERMEDIARY TREES / 1,000 S.F. = 14
 7 SHRUBS / 1,000 S.F. = 542
LANDSCAPING PROVIDED
 LOW PROFILE PRAIRIE MIX #4
 *PER WOODY PLANT LIST #1 OR #4
 14 TREES (#5 BARE ROOT)
 30 EVERGREEN TREES (6' HT.)
 - SUBSTITUTED FOR 14% SHRUBS
 14 INTERMEDIARY TREES (#5 BARE ROOT)
 14% SHRUBS (#5)

SOUTHWEST PERIMETER YARD (SIDE)
YARD: ±554 L.F. (±11,080 S.F. @ 20')
 LANDSCAPING RECOMMENDED PER CDG SECT V(e)
 LOW PROFILE PRAIRIE MIX #4
 *PER WOODY PLANT LIST #2 OR #4
 1 OVERSTORY TREE (3") / 45 L.F. = 9 TREES
 2.5 INTERMEDIARY TREES (6") / 1,000 S.F. = 28
 7 SHRUBS (30") / 1,000 S.F. = 70
LANDSCAPING PROVIDED
 LOW PROFILE PRAIRIE MIX #4
 *PER WOODY PLANT LIST #2 OR #4
 9 OVERSTORY TREES (#5 BARE ROOT)
 28 INTERMEDIARY TREES (#5 BARE ROOT)
 70 SHRUBS (#5)

SOUTH PERIMETER YARD (FRONT)
YARD: ±1,160 L.F. (±34,800 S.F. @ 30')
 LANDSCAPING RECOMMENDED PER CDG SECT V(e)
 LOW PROFILE PRAIRIE MIX #4
 *PER WOODY PLANT LIST #2 OR #4
 1 OVERSTORY TREE (3") / 40 L.F. = 24 TREES
 2.5 INTERMEDIARY TREES (6") / 1,000 S.F. = 87
 7 SHRUBS (30") / 1,000 S.F. = 244
LANDSCAPING PROVIDED
 LOW PROFILE PRAIRIE MIX #3 (PER BLDG D)
 *PER WOODY PLANT LIST #2 OR #4
 29 OVERSTORY TREES (3")
 87 INTERMEDIARY TREES (6")
 244 SHRUBS (#5)

EAST PERIMETER YARD (SIDE)
YARD: ±1,820 L.F. (±35,420 S.F. @ 20')
 LANDSCAPING RECOMMENDED PER CDG SECT V(e)
 LOW PROFILE PRAIRIE MIX #4
 *PER WOODY PLANT LIST #2 OR #4
 1 OVERSTORY TREE (3") / 45 L.F. = 20 TREES
 2.5 INTERMEDIARY TREES (6") / 1,000 S.F. = 41
 7 SHRUBS (30" HT.) / 1,000 S.F. = 255
LANDSCAPING PROVIDED
 LOW PROFILE PRAIRIE MIX #4
 *PER WOODY PLANT LIST #2 OR #4
 20 OVERSTORY TREES (#5 BARE ROOT)
 41 INTERMEDIARY TREES (#5 BARE ROOT)
 255 SHRUBS (#5)



GRWA
 LAND PLANNING
 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 402 W. LIBERTY DRIVE
 WHEATON, ILLINOIS 60187
 PHONE: 630.966.1197
GARY R. WEBER
 ASSOCIATES, INC.

LEGEND

- OPENED DRY DRAIN
- INTERMEDIARY TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- BARE ROOT TREE
- LOW-MOW FESCUE
- LOW-PROFILE PRAIRIE - MIX #2, 3, OR 4
- LOW-PROFILE PRAIRIE - MIX #5
- WET PRAIRIE - MIX #2
- EMERGENT MARSH - MIX #4

SCALE: 1"=200'

0 100' 200'

NORTH

APPLICANT:	NP AVENUE O, LLC
ADDRESS:	3000-3148 East 122nd Street
INTRODUCED:	APRIL 15, 2020
PLAN COMMISSION:	JUNE 18, 2020
SHEET:	L-2
JOB NO.:	F369k

FINAL FOR PUBLICATION

LANDSCAPE PLAN-NORTH

STORMWATER WETLAND
 LANDSCAPING RECOMMENDED/PROVIDED PER CDG SECT. V(g)(5)
 TOP OF SLOPE TO 6" ABOVE NNL
 6" ABOVE NNL TO NNL
 NNL TO 6" BELG NNL

LOW PROFILE, MIX #2
 WET PRAIRIE, MIX #2
 EMERGENT MARSH, MIX #2

SEED: 4.4 LBS/AC
 PLUGS: 50/AC (25' CONT. @ 24' O.C.)
 SEED: 43.4 LBS/AC
 SEED: 5.6 LBS/AC
 PLUGS: 400/AC (25' CONT. @ 24' O.C.)

NORTH PERIMETER YARD #1 (REAR)
 YARD: ±593 L.F. (±11,860 S.F. @ 20')
 LANDSCAPING RECOMMENDED PER CDG SECT. V(g)
 LOW PROFILE PRAIRIE MIX #4
 #PER WOODY PLANT LIST #2 OR #4
 1 OVERSTORY TREE (3") / 65 L.F. = 10 TREES
 25 INTERMEDIARY TREES (6") / 1,000 S.F. = 30
 7 SHRUBS (30' HT) / 1,000 S.F. = 83

LANDSCAPING PROVIDED:
 LOW PROFILE PRAIRIE MIX #4
 #PER WOODY PLANT LIST #2 OR #4
 10 OVERSTORY TREES (#5 BARE ROOT)
 30 INTERMEDIARY TREES (#5 BARE ROOT)
 83 SHRUBS (#5)

PARKING LOT ISLANDS (NON-SW BASED)
 LANDSCAPING RECOMMENDED PER CDG SECT. V(d)
 2 LOW MOW TURF (SEED @ 5 LBS. / 1,000 SF)
 #PER WOODY PLANT LIST #2
 1 OVERSTORY TREE (3") / 40 L.F.
 SHRUBS (24") OR PERENNIALS (#1)

ISLAND A: ±174 L.F.
 LANDSCAPING PROVIDED:
 LOW MOW TURF (SEED @ 5 LBS. / 1,000 SF)
 5 OVERSTORY TREES (3" CAL.)

ISLAND B: ±440 L.F.
 LANDSCAPING PROVIDED:
 LOW MOW TURF (SEED @ 5 LBS. / 1,000 SF)
 11 OVERSTORY TREES (3" CAL.)

ISLAND C: ±35 L.F.
 LANDSCAPING PROVIDED:
 LOW MOW TURF (SEED @ 5 LBS. / 1,000 SF)
 1 OVERSTORY TREES (3" CAL.)

ISLAND D: ±150 L.F.
 LANDSCAPING PROVIDED:
 LOW MOW TURF (SEED @ 5 LBS. / 1,000 SF)
 4 OVERSTORY TREES (3" CAL.)

ISLAND E: ±1,174 L.F.
 LANDSCAPING PROVIDED:
 LOW MOW TURF (SEED @ 5 LBS. / 1,000 SF)
 30 OVERSTORY TREES (3" CAL.)

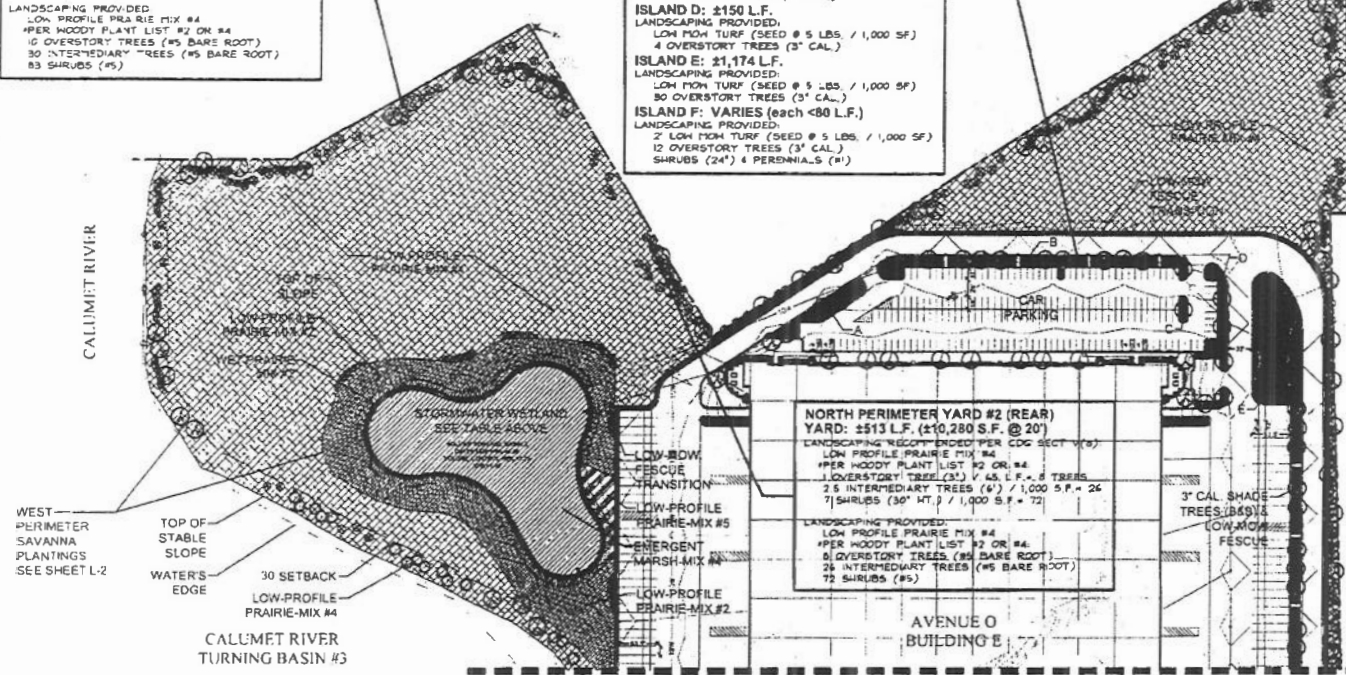
ISLAND F: VARIES (each <80 L.F.)
 LANDSCAPING PROVIDED:
 2 LOW MOW TURF (SEED @ 5 LBS. / 1,000 SF)
 12 OVERSTORY TREES (3" CAL.)
 SHRUBS (24") 4 PERENNIALS (#1)

NORTH PERIMETER YARD #3 (REAR)
 YARD: ±1,064 L.F. (±21,280 S.F. @ 20')
 LANDSCAPING RECOMMENDED PER CDG SECT. V(g)
 LOW PROFILE PRAIRIE MIX #4
 #PER WOODY PLANT LIST #2 OR #4
 1 OVERSTORY TREE (3") / 65 L.F. = 17 TREES
 25 INTERMEDIARY TREES (6") / 1,000 S.F. = 54
 7 SHRUBS (30' HT.) / 1,000 S.F. = 148

LANDSCAPING PROVIDED:
 LOW PROFILE PRAIRIE MIX #4
 #PER WOODY PLANT LIST #2 OR #4
 17 OVERSTORY TREES (#5 BARE ROOT)
 54 INTERMEDIARY TREES (#5 BARE ROOT)
 148 SHRUBS (#5)

NORTH PERIMETER YARD #2 (REAR)
 YARD: ±513 L.F. (±10,260 S.F. @ 20')
 LANDSCAPING RECOMMENDED PER CDG SECT. V(g)
 LOW PROFILE PRAIRIE MIX #4
 #PER WOODY PLANT LIST #2 OR #4
 1 OVERSTORY TREE (3") / 65 L.F. = 8 TREES
 25 INTERMEDIARY TREES (6") / 1,000 S.F. = 24
 7 SHRUBS (30' HT.) / 1,000 S.F. = 72

LANDSCAPING PROVIDED:
 LOW PROFILE PRAIRIE MIX #4
 #PER WOODY PLANT LIST #2 OR #4
 5 OVERSTORY TREES (#5 BARE ROOT)
 25 INTERMEDIARY TREES (#5 BARE ROOT)
 72 SHRUBS (#5)



WEST PERIMETER SAVANNA PLANTINGS SEE SHEET L-2

TOP OF STABLE SLOPE

WATER'S EDGE

30 SETBACK

LOW-PROFILE PRAIRIE-MIX #4

CALLUMET RIVER TURNING BASIN #3

MATCH LINE - SEE SHEET L-2

GRWA
 LAND PLANNING
 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 402 W. LEXINGTON DRIVE
 WILMINGTON, ILLINOIS 60491
 PHONE: 630.666.1177
 GARY R. WEBER
 ASSOCIATES, INC.

LEGEND

- OVERSTORY TREE
- INTERMEDIARY TREE
- LOW PROFILE PRAIRIE - MIX #2, 3, OR 4
- LOW PROFILE PRAIRIE - MIX #5
- WET PRAIRIE - MIX #2
- EMERGENT MARSH - MIX #4
- LOW MOW FESCUE
- LOW-PROFILE PRAIRIE-MIX #5
- EMERGENT MARSH-MIX #4
- LOW-PROFILE PRAIRIE-MIX #2

0 100' 200'
 SCALE: 1"=200'

NORTH

APPLICANT:	NP AVENUE O, LLC
ADDRESS:	3000-3148 East 122nd Street
INTRODUCED:	APRIL 15, 2020
PLAN COMMISSION:	JUNE 18, 2020
SHEET:	L-3 JOB NO. F369k

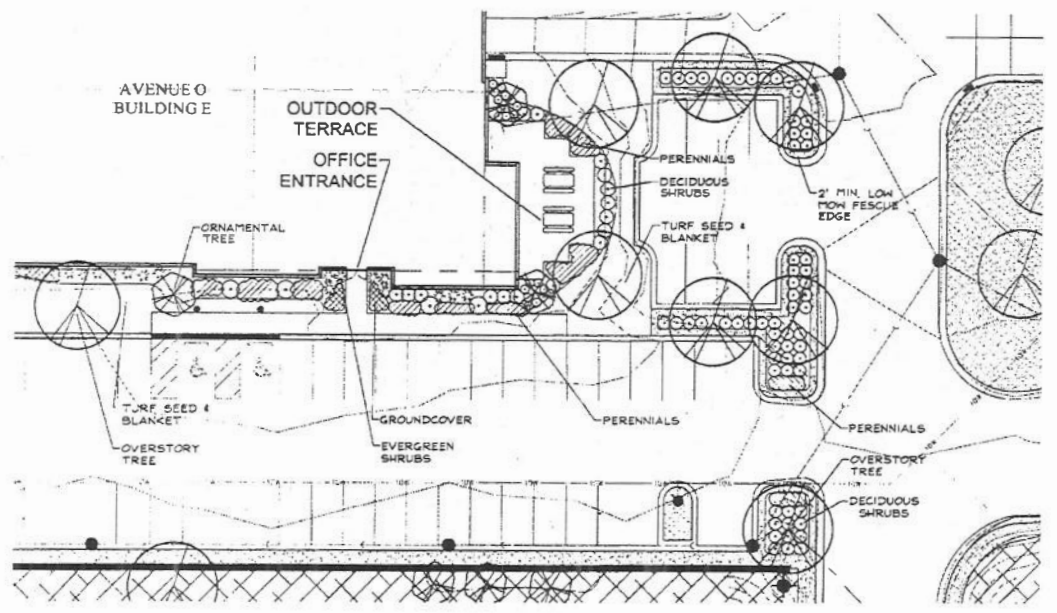
SOUTH CHICAGO SOUTHERN RAILROAD
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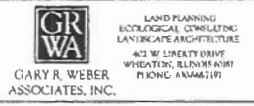
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TYPICAL CORNER OFFICE LANDSCAPE DETAIL



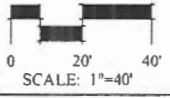
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LEGEND

- OVERSTORY TREE
- ⊙ INTERMEDIATE TREE
- ⊙ EVERGREEN TREE
- ⊙ DECIDUOUS SHRUB
- ⊙ EVERGREEN SHRUB
- ⊙ PERENNIAL

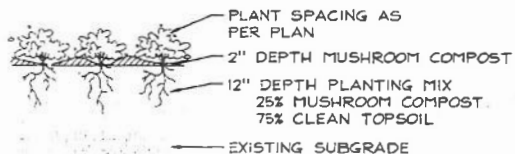
- ▨ LOW MOW FESCUE
- ▨ LOW PROFILE PRAIRIE - MIX #2, 3, OR 4
- ▨ LOW PROFILE PRAIRIE - MIX #5
- ▨ WET PRAIRIE - MIX #2
- ▨ EMERGENT MARSH - MIX #4



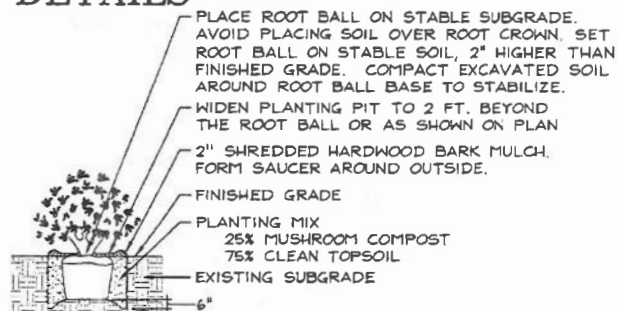
APPLICANT:	NP AVENUE O, LLC
ADDRESS:	3000-3148 East 122nd Street
INTRODUCED:	APRIL 15, 2020
PLAN COMMISSION:	JUNE 18, 2020
SHEET:	L-4 JOB NO. F369k

PLANTING DETAILS

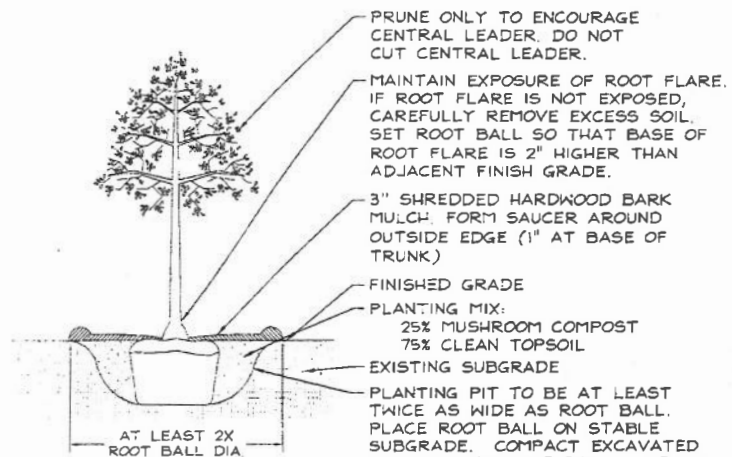
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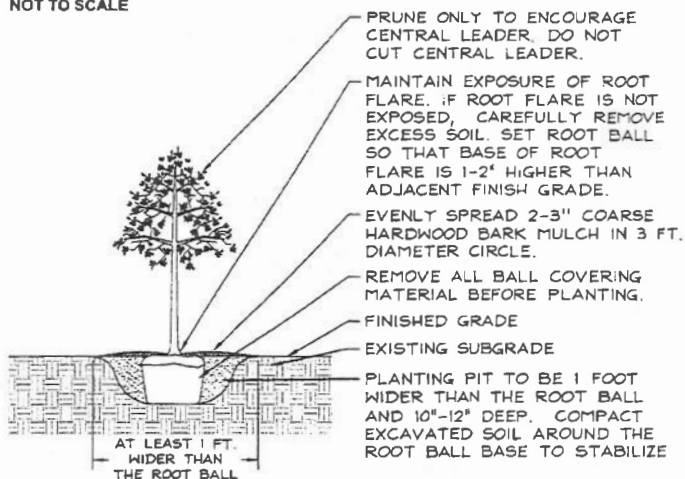
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES - B&B
NOT TO SCALE



DECIDUOUS TREES - ROOT BAG (BARE ROOT)
NOT TO SCALE

NOTES:

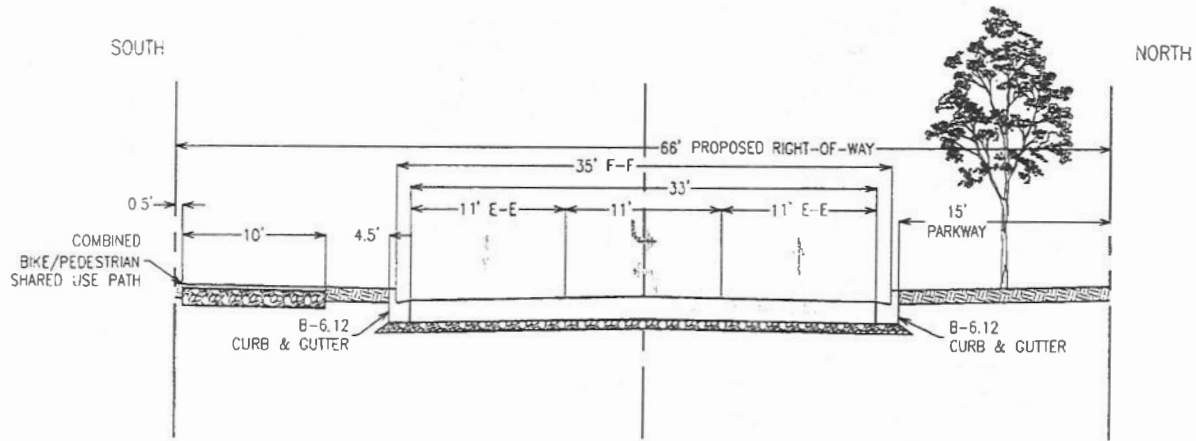
1. WATERING: AFTER THE TREE IS IN THE GROUND IT SHOULD BE WATERED IN, ABOUT 5 GALLONS; DO THIS TWICE. AFTER THAT, WATER 10-15 GALLONS TWICE A WEEK FOR EVERY WEEK THERE'S NO RAIN. DO THIS 8-12 WEEKS DURING THE GROWING SEASON.
2. ALL PLANTINGS SHALL CONFORM TO THE REGULATIONS AND GUIDELINES RELATING TO TITLE 10, CHAPTER 32 AND TITLE 17, CHAPTER 144A OF THE LATEST EDITION OF THE CHICAGO MUNICIPAL CODE AND CONFORM TO THE CALUMET DESIGN GUIDELINES.
3. TRASH CONTAINERS SHALL BE LOCATED WITHIN THE PRINCIPLE BUILDING.

LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
403 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630.684.1100

GARY R. WEBER
ASSOCIATES, INC.

APPLICANT:	NP AVENUE O, LLC
ADDRESS:	3000-3148 East 122nd Street
INTRODUCED:	APRIL 15, 2020
PLAN COMMISSION:	JUNE 18, 2020
SHEET:	L-5 JOB NO. F369K

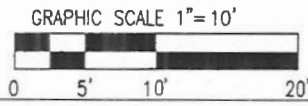
122nd STREET TYPICAL CROSS SECTION



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**JACOB & HEFNER
ASSOCIATES**
1333 Butterfield Rd., Suite 200, Downers Grove, IL 60515
PHONE: 630.457.1400, FAX: 630.457-4661
www.jacobandhefner.com



APPLICANT:	NP AVENUE O, LLC
ADDRESS:	3000-3148 EAST 122ND STREET
INTRODUCED:	APRIL 15, 2020
PLAN COMMISSION:	JUNE 18, 2020
SHEET:	EX-6 JOB NO. F389k

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OVERALL WEST ELEVATION



OVERALL EAST ELEVATION



JACOB & HEFNER
ASSOCIATES

1111 Butterfield Rd., Suite 200, Downers Grove, IL 60515
PHONE: (630) 852-6000 FAX: (630) 852-6001
www.jahassociates.com

APPLICANT:	NP AVENUE O, LLC
ADDRESS:	3000-3148 East 122nd Street
INTRODUCED:	APRIL 15, 2020
PLAN COMMISSION:	JUNE 18, 2020
SHEET:	1 of 5
JOB NO.:	F389k

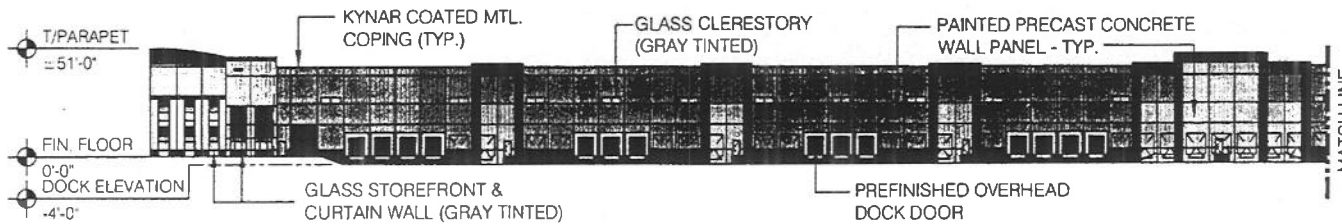
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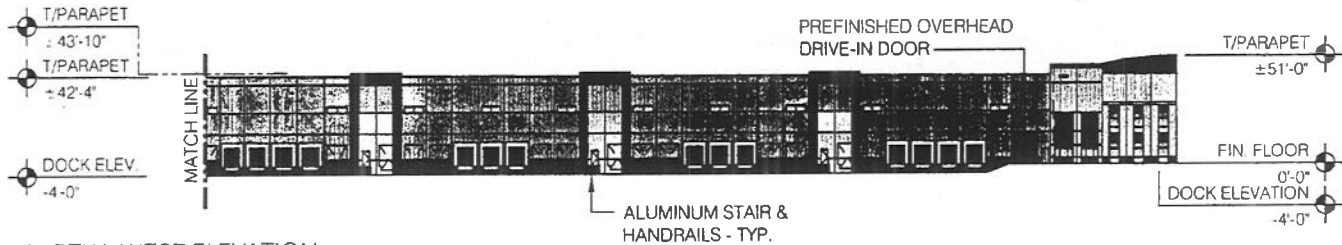
REPORTS OF COMMITTEES

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PARTIAL WEST ELEVATION



PARTIAL WEST ELEVATION



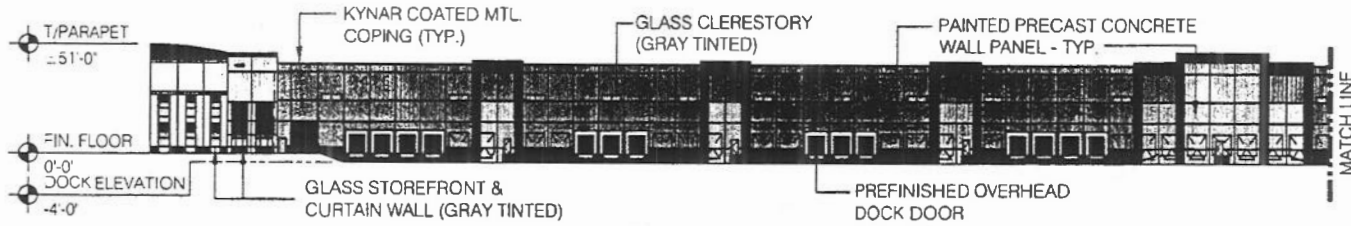
JACOB & HEFNER
ASSOCIATES

1333 Butterfield Rd., Suite 300, Downers Grove, IL 60515
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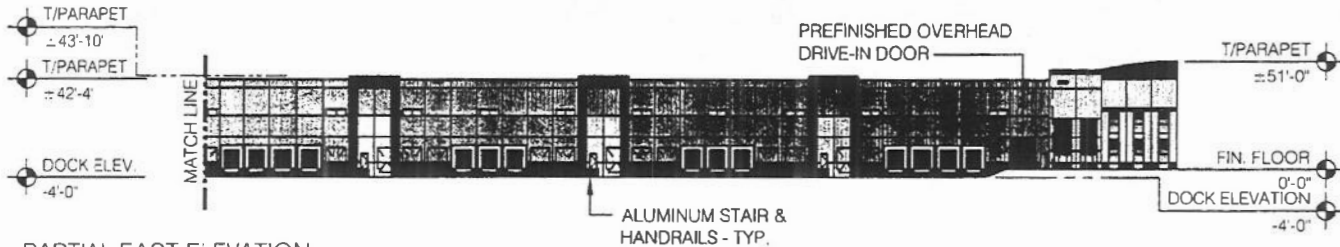
APPLICANT:	NP AVENUE 0, LLC
ADDRESS:	3000-3148 East 122nd Street
INTRODUCED:	APRIL 15, 2020
PLAN COMMISSION:	JUNE 18, 2020
SHEET:	2 of 5
JOB NO.:	F399k

FILENAME

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PARTIAL EAST ELEVATION



PARTIAL EAST ELEVATION



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APPLICANT:	NP AVENUE 0, LLC
ADDRESS:	3000-3148 East 122nd Street
INTRODUCED:	APRIL 15, 2020
PLAN COMMISSION:	JUNE 18, 2020
SHEET:	3 of 5
JOB NO.	F389k

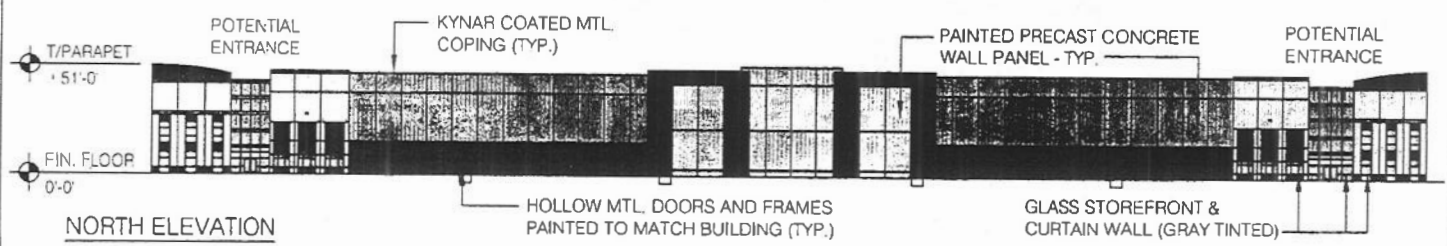
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NORTH ELEVATION



JACOB & HEFNER ASSOCIATES

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PHONE: (630) 452-4400 FAX: (630) 452-4401
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APPLICANT:	NP AVENUE 0, LLC	
ADDRESS:	3000-3148 East 122nd Street	
INTRODUCED:	APRIL 15, 2020	
PLAN COMMISSION:	JUNE 18, 2020	
SHEET:	4 of 5	JOB NO. F369k

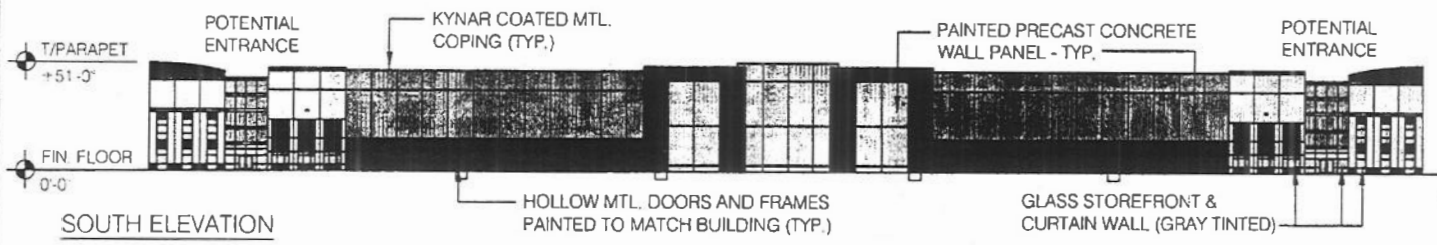
FILENAME

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SOUTH ELEVATION



JACOB & HEFNER
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www.jacobandhefner.com

APPLICANT:	NP AVENUE O, LLC
ADDRESS:	3000-3148 East 122nd Street
INTRODUCED:	APRIL 18, 2020
PLAN COMMISSION:	JUNE 18, 2020
SHEET:	5 of 5
JOB NO.	F389k

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