

# PD 1493

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

November 14, 2022

Katherine C. Jahnke Dale  
DLA Piper LLP  
444 West Lake Street  
Suite 900  
Chicago, IL 60606-0089

**Re: Minor Change for Planned Development No. 1493 – 1357 N Elston Ave.**

Dear Ms. Jahnke-Dale:

Please be advised that your request for a minor change to Planned Development No. 1493 (“PD 1493”) has been considered by the Department of Planning and Development (“Department”) pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 12 of the PD. The applicant and owner, 1357 Property Owner, LLC, is seeking a minor change for the proposed development. The revised submission includes a revised Bulk Regulations and Data Table (“Bulk Table”).

You are seeking a revision in the previously approved off-site parking strategy; this strategy was contained in a footnote on the previously approved Bulk Table along with the ability to revise such strategy pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance. The applicant seeks to remove the footnote altogether and to subsequently reduce the required number of off-street-parking spaces to 17 as included and stated on the revised Bulk Table.

The proposed revision in the parking count is supported by the following zoning code allowances, the subject site is located within the North Branch Corridor Overlay and parking for these sites is regulated pursuant to Section’s 17-7-0410-A and 17-10-0207, the subject site was also adopted as a Chicago Landmark so further rehabilitation and re-use of said building would be exempt from parking requirements pursuant to Section 17-10-0102-A of the Chicago Zoning Ordinance. In addition, the applicant has filed a revised traffic management plan with the Chicago Department of Transportation as of November 2022.

The Department 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. Accordingly, pursuant to the authority granted by the Chicago

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Page 2

Zoning Ordinance and PD 1493, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Since this parking reduction results in no proposed changes to the site, the typical 12-month time period for a minor change does not apply. No further action is required to memorialize this minor change as part of the Planned Development.

The following attached exhibit will be incorporated and made part of PD 1493:

- Revised Bulk Regulations and Data Table, submitted October 06, 2022
- Revised (4) page traffic management plan – reviewed and accepted by CDOT.

Sincerely,



Noah Szafraniec  
Assistant Commissioner  
Planned Developments and Plan Commission

**WATERWAY-BUSINESS PLANNED DEVELOPMENT NO. 1493**  
**BULK REGULATIONS AND DATA TABLE**

Gross Site Area (sf):	258,056
Area of Public Rights-of-Way (sf):	81,951
Net Site Area (sf):	176,105
Maximum Floor Area Ratio:	0.80
Maximum Number of Dwelling Units:	N/A
Minimum Off-Street Parking Spaces:	17
Minimum Bicycle Parking Spaces:	8
Minimum Off-Street Loading Spaces:	1
Maximum Building Height:	67'
Minimum Setbacks:	Per plans

***Minor Change – October 6, 2022***

EAST\196449029.1

# Traffic Management Plan

## The Salt Shed Event Venue – Chicago, IL November 11, 2022

Under the leadership of Blue Star Properties and R2 Companies, the former Morton Salt warehousing and packaging facility is being repurposed into a mixed-use project with a special event venue called The Salt Shed, as well as uses including retail/food & beverage, office space, and industrial space. The Morton Salt project is located at 1357 N. Elston Avenue, east of Elston Avenue and south of Blackhawk Street in Chicago, Illinois. The site was originally studied in a Traffic Impact Study (TIS) by Sam Schwartz, which was approved by the Chicago Department of Transportation (CDOT) in December 2020. The 2020 TIS forms the basis for this Traffic Management Plan (TMP).

Since CDOT approval of the original TMP, the City of Chicago passed the Connected Communities Ordinance, which includes a component that extends transit-oriented development (TOD) incentives to a larger number of properties by increasing the TOD radius to one half mile from rail stations and one quarter mile from high-frequency bus routes. Given that The Salt Shed is within one half mile of the Division Street Station for the CTA Blue Line and within one quarter mile of CTA Bus Routes 70 (Division) and 72 (North), the subject property now lies within a TOD zone. Additionally, as a landmarked property, The Salt Shed is not required to provide any off-street parking. Per these considerations, the venue will not feature off-street parking for event patrons, except those requiring ADA parking accommodations. The previous version of the TMP is therefore superseded by this version, which reflects the anticipated traffic management needs of the venue within the context of these factors. If the venue provides significant off-street parking to event patrons at a future date, a revised TMP will need to be prepared.

The following policies and actions are recommended to manage traffic congestion and maximize pedestrian, cyclist, and vehicular safety during events at The Salt Shed. Figures illustrating the planned strategies are attached to this document.

- Vehicle Access and Circulation
  - Staging space for pick-up/drop-off by taxis and Transportation Network Providers (TNPs) will be reserved along the curb on Magnolia Avenue between Le Moyne Street and Elston Avenue using on-street parking restrictions and placement of traffic cones.
  - The venue will use Changeable Message Signs along Elston Avenue and Magnolia Avenue notifying drivers of event conditions and expectation of delay to discourage through traffic on Magnolia Avenue (locations indicated on the attached exhibit).
  - During events, Blackhawk Street will be closed east of Elston Avenue to all vehicular traffic to support the safe movement of pedestrians between the venue and the parking lot, pick-up/drop-off area, and area sidewalks. Type III barriers with "Road Closed" signs (MUTCD R11-2) will be posted where Blackhawk Street meets Elston Avenue.
  - Access to the on-site parking lot along Elston Street will also be restricted to necessary personnel to prevent heavy traffic movements and potential queue spillback across the bike lane. These access driveways have gates that will be closed during events, and security personnel will be posted along the gated area.

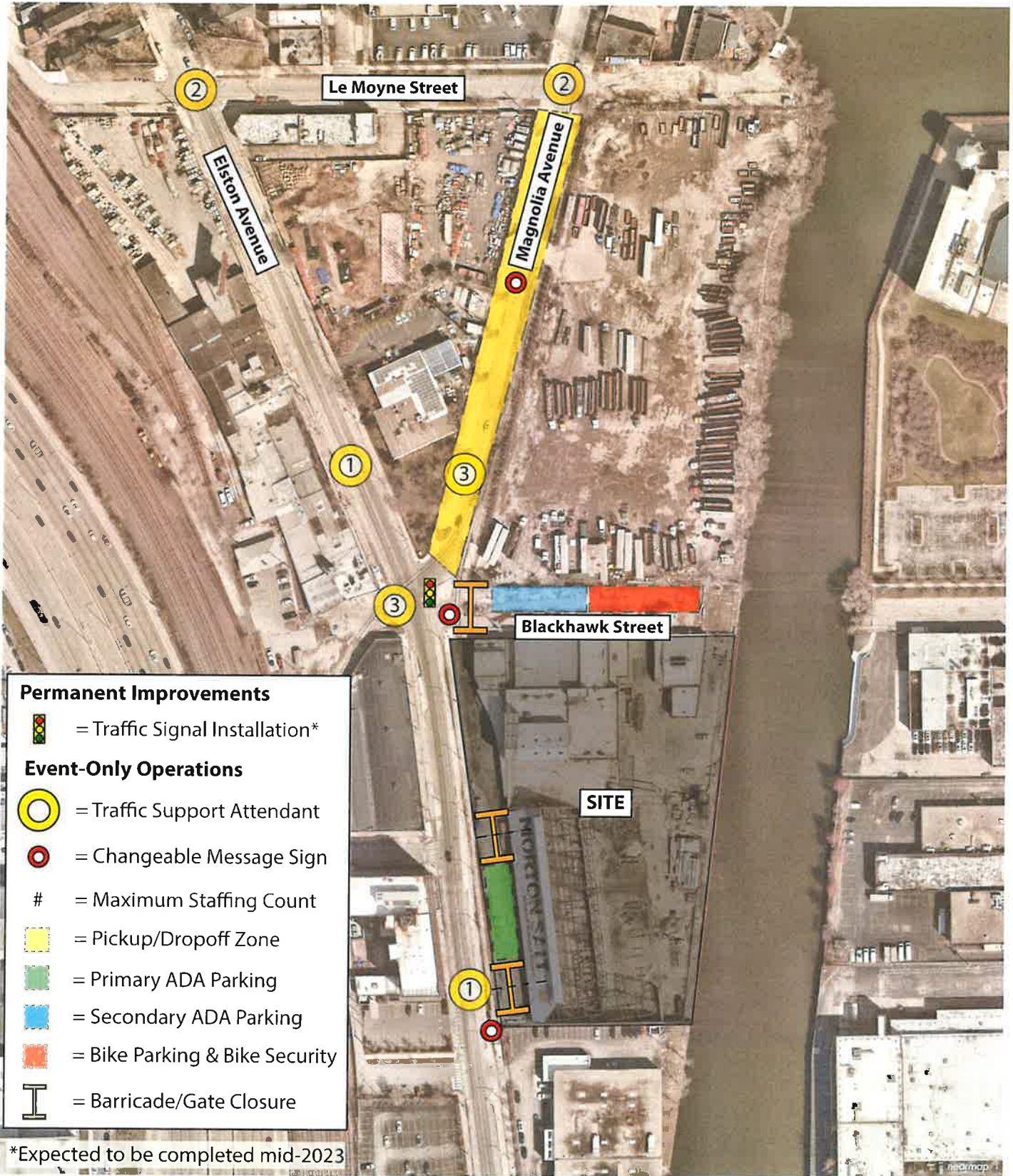
- **Travel Communication to Patrons:** The venue operator will include the following information with all communications to attendees in advance of events.
  - Notice to all attendees that patrons travel via all modes to The Salt Shed and that motorists must exercise caution and yield to pedestrians and cyclists.
  - A statement indicating that there is an extremely limited quantity of parking in the vicinity of the venue and that other travel accommodations are recommended.
  - Details regarding transit access to and from the site, including relevant links for transit schedules and a map showing CTA bus stops for the nearby Route 70 (Division), Route 72 (North), and Route N9 (Ashland); CTA rail stations at North & Clybourn (Red Line) and Division (Blue Line); the Metra rail station at Clybourn; nearby Divvy stations and bike routes; and proximate bike parking.
  - Information to patrons requiring ADA parking to allow advance reservations of these spaces.
- **Ride Share & Taxi Staging:** The venue operator will coordinate with TNPs to implement geofencing for pick-up/drop-off activity on Magnolia Avenue between Blackhawk Avenue and Le Moyne Street before, during, and after events. Staging space for pick-up/drop-off by taxis and Transportation Network Providers (TNPs) will be reserved along the curb on Magnolia Avenue between Le Moyne Street and Elston Avenue using on-street parking restrictions and placement of traffic cones. Staged taxis and TNP vehicles, as well as pedestrian activity, will be managed by traffic management personnel engaged by the venue operator.
- **Traffic Management Personnel**
  - At least 10 and up to 20 traffic management personnel will be used to manage congestion and conflicts at intersections and to enforce desirable pick-up/drop-off behavior, including 1 Mobility Solutions Director, 1 to 2 Mobility Solutions Managers, 8 to 13 Traffic Support Attendants, and up to 4 law enforcement officers (to be coordinated with the Chicago Police Department). Law enforcement officers will be stationed at major intersections along North Avenue and Division Street to manage traffic flow, as needed, potentially including access to the signal cabinets to override standard timing programs and allow event traffic to move through the study intersections more efficiently.
  - Personnel will be stationed at the locations marked on the attached exhibits for a minimum of two hours prior to the scheduled show time of each event and at least one hour following the end of each event. The attached exhibits indicate maximum staffing count at each location, which will be in place for all initial events with attendance in excess of 1,000 people at The Salt Shed. Staffing may be reduced within the ranges specified above as a greater understanding of actual field conditions is established relative to event attendance. These recommended stations are preliminary and likewise may be adjusted based on field experience and actual site conditions.
  - Personnel will reinforce a post-event strategy to manage staging of TNPs and taxis in the designated areas on Magnolia Avenue, a significant release of pedestrians from the venue, and departing personal autos from nearby on-street parking and off-street parking lots that are privately owned by others.
  - Signalization of the intersection of Elston Avenue and Magnolia Avenue/Blackhawk Street is in progress and expected to be in place in 2023. In the interim, three personnel will be stationed at this intersection to facilitate event-related traffic operations.

The venue operator will submit proposed changes to the plan to the City's Department of Transportation and the Department of Planning and Development for review and approval. Approved modifications to the plan will be kept on file with the City's Department of Transportation and the Department of Planning and Development.



Not to Scale







DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

July 29, 2022

Katherine C. Jahnke Dale  
DLA Piper LLP  
444 West Lake Street  
Suite 900  
Chicago, IL 60606-0089

**Re: Minor Change for Planned Development No. 1493 – 1357 N Elston Ave.**

Dear Ms. Jahnke-Dale:

Please be advised that your request for a minor change to Planned Development No. 1493 ("PD 1493") has been considered by the Department of Planning and Development ("Department") pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 12 of the PD. The applicant and owner, Blue Star Properties, is seeking a minor change for the proposed development. The revised submission includes a Site Plan, Building Elevations, Landscape Plans, and Plant List, dated July 8, 2022, along with a revised Bulk and Data Table submitted July 28, 2022.

You are seeking the following modifications to driveways, loading zones, landscaping, accessibility features and bicycle accommodations: widen the south driveway on North Elston Avenue from 14' to 27', widen the north driveway on North Elston Avenue from 14' to 25', and shift the north driveway further north to provide dock access to vehicles. Additionally, asphalt resurfacing on North Elston Avenue will be performed to accommodate the driveway changes. Bicycle storage racks will also be repositioned to accommodate the wider driveways.

Additionally, you seek modifications to the existing paved area in front of the west elevation dock area. These modifications would be in lieu of the bermed planted area and related concrete access ramp formerly approved by Plan Commission. In place of this bermed area you have proposed alternative planted areas, concrete curbing, and associated drainage systems west of the existing sidewalk. The accessible switchback ramp on the north end of the dock area was approved by the Permit Review Committee of the Commission on Chicago Landmarks on July 7, 2022. Similar switchback ramps are proposed for the west and south areas of the packaging buildings. Additionally, also approved was an open-air pedestrian bridge connecting the third floor of the packaging building to the former Salt Shed as a design enhancement.

The development team also seeks to abandon the existing on-site railroad tracks and resurface the affected areas with asphalt and or concrete as noted. The developer will ensure that all drainage and code required bio infiltration requirements will be met for the proposed changes contained herein.

Lastly, the development team has included a revised off-site parking strategy, this strategy was contained in a footnote on the previously approved Bulk and Data table along with the ability to

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revise such strategy pursuant to 17-13-0611-A of the Chicago Zoning Ordinance. The new revised strategy is detailed in a revised footnote on the Bulk and Data Table, the revised strategy towards parking is allowed based on the recently approved amendments to the Chicago Zoning Ordinance which now allow this location to be considered a transit served location in conjunction with the projects location in the North Branch Corridor Overlay.

The Department 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. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1493, 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 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.

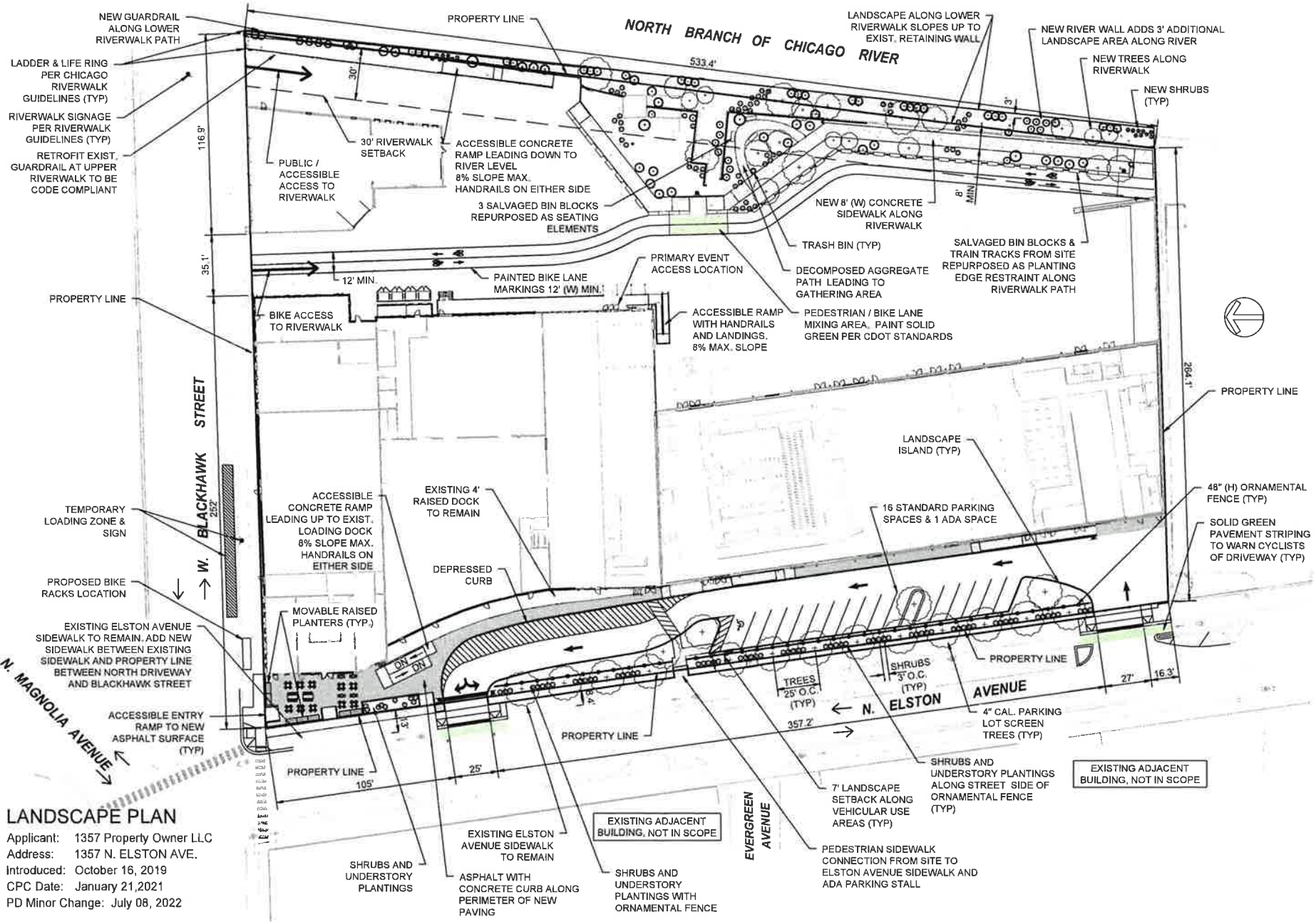
The following exhibits will be incorporated and made part of PD 1493:

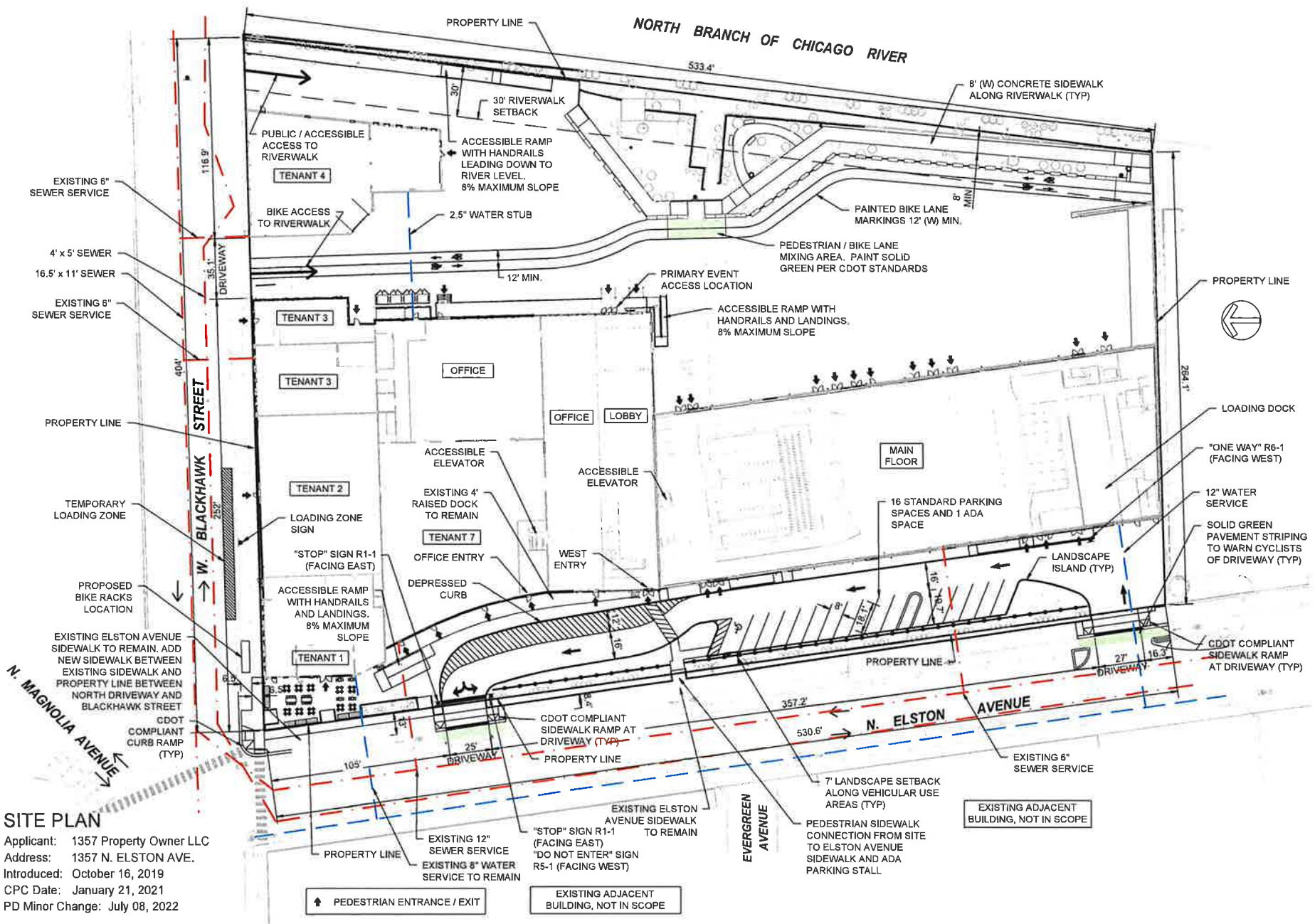
- Site Plan/First Floor Plan, dated July 8, 2022
- Landscape Plan, dated July 8, 2022
- West and South Building Elevations, dated July 8, 2022.
- Plant List, dated July 8, 2022
- Revised Bulk and Data Table, submitted July 28, 2022

Sincerely,



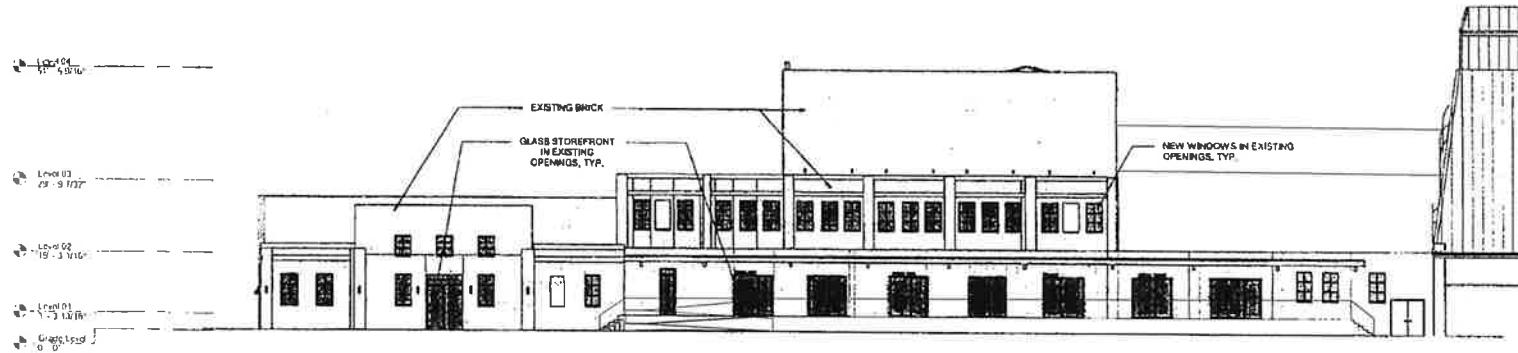
Noah Szafraniec  
Assistant Commissioner  
Planned Developments and Plan Commission



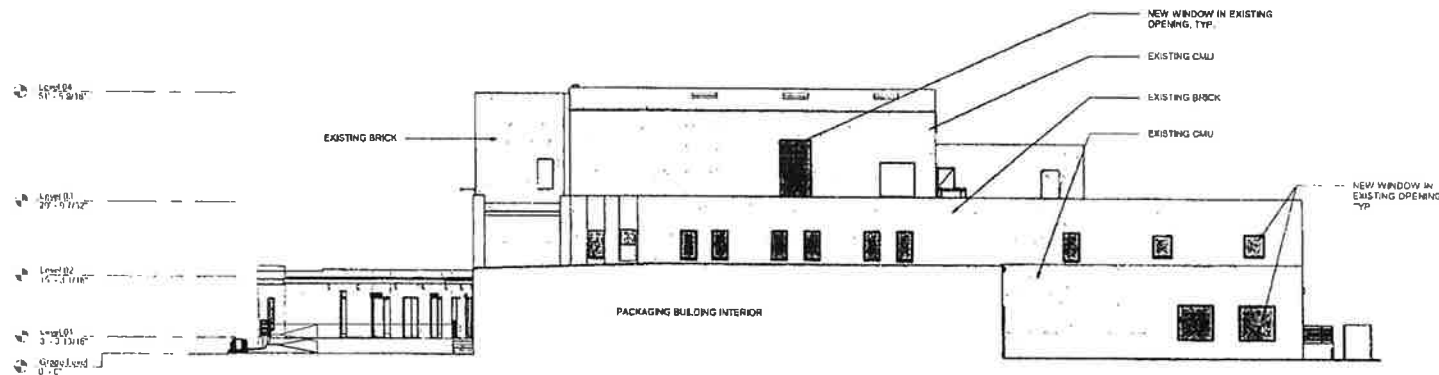


**SITE PLAN**  
 Applicant: 1357 Property Owner LLC  
 Address: 1357 N. ELSTON AVE.  
 Introduced: October 16, 2019  
 CPC Date: January 21, 2021  
 PD Minor Change: July 08, 2022

- ↑ PEDESTRIAN ENTRANCE / EXIT
- EXISTING ADJACENT BUILDING, NOT IN SCOPE



**PACKAGING - WEST**



**PACKAGING - SOUTH**

**EXTERIOR ELEVATIONS**

Applicant: 1357 Property Owner LLC  
 Address: 1357 N. ELSTON AVE.  
 Introduced: October 16, 2019  
 CPC Date: January 21, 2021  
 PD Minor Change: July 08, 2022

R^2 | LAMAR JOHNSON COLLABORATIVE

<b>ALL DOORS AND WINDOWS ARE NEW</b>	
	NEW DOOR OR WINDOW IN EXISTING OPENING
	NEW DOOR OR WINDOW IN NEW OPENING

PLANTING SCHEDULE										
CODE	BOTANIC NAME	COMMON NAME	SIZE	CONDITION	SPACING	TOTAL QUANTITY	EAST QUANTITY	WEST QUANTITY	NATIVE	NOTES
TREES										
AM GL	<i>Amygdalier canadensis 'gladlam'</i>	Rainbow Pilar Serviceberry	10'x [H]	BB	=	0	0	0	YES	
CE CA	<i>Cercis canadensis</i>	Eastern Redbud	10'x [H]	BB	=	4	4	0	YES	Multi-stem, 2+ stems
OS VI	<i>Ostrya virginiana</i>	Hickory	8-10'x [H]	BB	=	3	3	0	YES	Multi-stem, 2+ stems
PD TS	<i>Populus tremuloides</i>	Quaking Aspen	12'x [H]	BB	=	8	8	0	YES	Multi-stem, 2+ stems
PD TR	<i>Populus tremuloides</i>	Quaking Aspen	2.5' CAL MIN	BB	=	17	0	17	YES	Elston Streetscape, Multi-stem, minimum 2 stems, 2.5' caliper each,
QU BI	<i>Quercus bicolor</i>	Swamp White Oak	8-10'x [H]	BB	=	5	5	0	YES	Multi-stem, 2+ stems
SA NI	<i>Salix nigra</i>	Black Willow	8'x [H]	BB	=	6	4	0	YES	Multi-stem, 2+ stems
SHRUBS										
AR MU	<i>Atropa metanocarpa 'Mango'</i>	Requies Beauty Globeberry	30"	B&B	=	93	87	76	YES	
CE SU	<i>Lepachanthus occidentalis 'Sugar Shack'</i>	Sugar Shack Button Bush	#5	Container	=	17	17	0	YES	
DD CA	<i>Cornus sericea 'Cardinal'</i>	Cardinal Red-bow Dogwood	#5	Container	=	6	6	0	YES	
CO PE	<i>Coleonastir horizontalis var. sericeifolius</i>	Rock Cotonaster	#3	Container	=	0	0	0		
JU HO	<i>Juniperus horizontalis</i>	Creeping Juniper	#3	Container	=	28	28	0	YES	
PH DP	<i>Physocarpus opulifolius</i>	Common Nivea	#7	Container	=	9	9	0	YES	
RH BA	<i>Rhus typhina 'Baediger'</i>	Ignor Eyes Cutleaf Staghorn Sumac	#5	Container	=	1	1	0	YES	
RH LA	<i>Rhus typhina 'Lacinala'</i>	Cuttleaf Staghorn Sumac	#5	Container	=	5	5	0	YES	
SA CA	<i>Sambucus canadensis</i>	Common Elderberry	#5	Container	=	3	3	0	YES	
SP DR	<i>Symphoricarpos orbiculatus</i>	Coralberry	#3	Container	=	7	7	0	YES	
ORNAMENTAL GRASSES										
CA FL	<i>Carex flacca</i>	Blue Green Sedge	38 Flat	Deep Plug	12" O.C.	303	0	303	NO	
PA SH	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switchgrass	38 Flat	Deep Plug	12" O.C.	1038	0	0	YES	
PA VI	<i>Panicum virgatum</i>	Switchgrass	38 Flat	Deep Plug	12" O.C.	368	368	0	YES	
SC SC	<i>Schizanthium scoparium</i>	Little Bluestem	38 Flat	Deep Plug	12" O.C.	2132	2132	0	YES	
SC CA	<i>Schizanthium scoparium 'Carusel'</i>	Carousel Little Bluestem	38 Flat	Deep Plug	12" O.C.	1713	1713	0	YES	
SE AU	<i>Sesleria autumnalis</i>	Autumn Moor Grass	38 Flat	Deep Plug	12" O.C.	0	0	0	NO	
SP HE	<i>Sporobolus heterolepis</i>	Prairie Dropseed	38 Flat	Deep Plug	12" O.C.	0	0	0	YES	
PERENNIALS										
BA AU	<i>Baptisia australis</i>	Blue False Indigo	38 Flat	Deep Plug	12" O.C.	0	0	0	YES	
ER YU	<i>Eryngium yuccifolium</i>	Rattlesnake Master	38 Flat	Deep Plug	12" O.C.	0	0	0	YES	
EU CA	<i>Euthrochium maculatum 'Gallop'</i>	Joe Pye Weed 'Gallop'	38 Flat	Deep Plug	12" O.C.	209	209	0	YES	
LI SP	<i>Liatris spicata</i>	Blazing Star	38 Flat	Deep Plug	12" O.C.	256	256	0	YES	
LI PY	<i>Liatris pycnostachya</i>	Prairie Blazing Star	38 Flat	Deep Plug	12" O.C.	256	256	0	YES	
MD PI	<i>Menarda heliopsis</i>	Wild Bergamot	38 Flat	Deep Plug	12" O.C.	0	0	0	YES	
NE CA	<i>Nepeta subseriata 'Cool Cat'</i>	Catmint	38 Flat	Deep Plug	12" O.C.	4232	0	4232	NO	
PI MU	<i>Pycnanthemum muticum</i>	Mountain Mint	38 Flat	Deep Plug	12" O.C.	207	207	0	YES	
PI VI	<i>Pycnanthemum virginianum</i>	Common Mountain Mint	38 Flat	Deep Plug	12" O.C.	562	562	0	YES	
RA PI	<i>Ratibida pinnata</i>	Grey-Headed Coneflower	38 Flat	Deep Plug	12" O.C.	342	342	0	YES	
RU TR	<i>Rudbeckia triloba</i>	Brown-Eyed Susan	38 Flat	Deep Plug	12" O.C.	311	311	0	YES	
ST PE	<i>Stokesia laevis 'Freddie's Blue'</i>	Stokes' Aster	38 Flat	Deep Plug	12" O.C.	0	0	0	YES	
VE NA	<i>Verbena hastata</i>	American Blue Vervain	38 Flat	Deep Plug	12" O.C.	170	170	0	YES	
BULBS										
AL BE	<i>Allium 'Summer Beauty'</i>	Allium 'Summer Beauty'	=	Bulb	12" O.C.	1507	0	1507	YES	
AL SE	<i>Allium 'Purple Sensation'</i>	Allium 'Purple Sensation'	=	Bulb	12" O.C.	0	0	0	YES	
AL GI	<i>Allium stipitatum 'White Giant'</i>	Allium 'White Giant'	=	Bulb	12" O.C.	0	0	0	YES	
COVER CROP										
=	Winter Wheat	=	Seed	=	=	=	=	=	YES	All Planting Areas to be Seeded with Cover Crop

## LANDSCAPE PLANTING SCHEDULE

Applicant: 1357 Property Owner LLC  
 Address: 1357 N. ELSTON AVE.  
 Introduced: October 16, 2019  
 CPC Date: January 21, 2021  
 PD Minor Change: July 08, 2022

### IRRIGATION

ALL PLANTING TO BE HAND WATERED. PROVIDE HOSE BIBS 100' MAX. FROM ALL PLANTED AREAS.  
 REFER TO PLUMBING DRAWINGS FOR HOSE BIB CONNECTIONS.

**WATERWAY-BUSINESS PLANNED DEVELOPMENT NO. 1493**  
**BULK REGULATIONS AND DATA TABLE**

Gross Site Area (sf):	258,056
Area of Public Rights-of-Way (sf):	81,951
Net Site Area (sf):	176,105
Maximum Floor Area Ratio:	0.80
Maximum Number of Dwelling Units:	N/A
Minimum Off-Street Parking Spaces:	
On-Site:	17
Off-Site:	Per note 1
Minimum Bicycle Parking Spaces:	8
Minimum Off-Street Loading Spaces:	1
Maximum Building Height:	67'
Minimum Setbacks:	Per plans

Notes:

1. The subject site is a transit served location due to proximity to the Division Street Bus Corridor. The applicant shall have a 0-parking requirement for the 2022 concert season but shall use reasonable efforts to find legally established parking for patrons during this calendar year. Starting June 1, 2023, the Applicant shall provide for a minimum of 1 space per 10 persons occupancy within 1,500 feet of the Property during Special Events or use as a Banquet or Meeting Hall. Such parking shall be legally established and fully compliant with the Chicago Zoning Ordinance. The location of such off-site parking shall be subject to review and approval by CDOT and DPD. This parking requirement may be reduced administratively pursuant to section 17-13-0611-A of the Zoning Ordinance if the applicant is able to provide documentation demonstrating that the actual need for parking has been reduced. Such information is subject to the review and approval of CDOT and DPD.

20227

*Reclassification Of Area Shown On Map No. 2-K*  
 (Application No. 20545)  
 (Common Address: 4206 W. Van Buren St.)

[O2020-5649]

*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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 2-K in the area bounded by:

the alley next north of and parallel to West Van Buren Street; a line 50.8 feet west of and parallel to South Keeler Avenue; West Van Buren Street; and a line 75.8 feet west of and parallel to South Keeler 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. 3-G.*  
 (As Amended)  
 (Application No. 20227)  
 (Common Address: 1357 N. Elston Ave.)

WBPD 1493

[SO2019-7968]

*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 M3-3 Heavy Industry District symbols and indications as shown on Map Number 3-G in the area bounded by:

North Elston Avenue; West Blackhawk Street; the north branch of the Chicago River; and a line 530.06 feet south of and parallel to West Blackhawk Street, as measured along North Elston Avenue,

to the C3-3 Commercial, Manufacturing and Employment District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C3-3 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 3-G in the area bounded by:

North Elston Avenue; West Blackhawk Street; the north branch of the Chicago River; and a line 530.06 feet south of and parallel to West Blackhawk Street, as measured along North Elston Avenue,

those of a Waterway-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 referred to in this ordinance read as follows:

*Waterway-Business Planned Development No. 1493.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1493 ("Planned Development") consists of approximately 176,105 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). 1357 Property Owner 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 Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans (defined below).

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by CDOT.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the City's 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 CDOT'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 CDOT 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 CDOT 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 CDOT 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 CDOT.

Prior to the issuance of a license for any of the permitted uses within this Planned Development, the Applicant shall submit an updated Traffic Impact Study (TIS) for this

project for review and approval by the Chicago Department of Transportation (CDOT). The updated TIS shall identify and analyze any off-site parking lots that will serve the Planned Development and shall include traffic signal and arrow warrant analyses and recommendations for infrastructure improvements to increase pedestrian and bicyclist safety and reduce congestion generated by the site. If the updated TIS identifies infrastructure upgrades or improvements that are warranted by and attributed to the project, the Applicant shall fund, design and install such upgrades and improvements to CDOT standards prior to issuance of Certificate of Occupancy. An updated TIS shall be submitted to CDOT for review and approval at any point in the future should parking arrangements change or a new lot be identified to serve the Planned Development.

Prior to the issuance of a license for Special Events or use as a Banquet or Meeting Hall, the Applicant also shall submit a Traffic Management Plan (TMP) with detailed drop-off/pick-up operations and staging plan including geofencing strategies to manage operations for this project for review and approval by the Chicago Department of Transportation (CDOT) and as submitted to the Department of Planning and Development (DPD) and the Department of Business Affairs and Consumer Protection for awareness. The Applicant or its assignees shall provide Traffic Management Aides in compliance with the approved TMP for any events with capacity over 1,000.

Prior to Part II approval, the Applicant shall submit detailed pavement marking and signage plans to CDOT's Plan Review Committee for review and approval. The Applicant will be responsible for installing all proposed pavement marking and signage changes as shown on the approved pavement marking and signage plan.

Pursuant to the Traffic Impact Study (TIS) for this Planned Development as approved by the Chicago Department of Transportation (CDOT) and as submitted to the Department of Planning and Development (DPD) and the Department of Business Affairs and Consumer Protection for awareness and that no license approvals can be issued related to the permitted uses contained within this Planned Development until the parking requirements are satisfied and the TIS is deemed acceptable by CDOT the following improvements will be implemented at the Applicant's expense prior to Certificate of Occupancy. The final TIS for this Planned Development must be reviewed and approved by IDOT prior to implementation of the following improvements:

- Reconstruction and resurfacing of West Blackhawk Street from North Elston Avenue to the River to CDOT standards, including a publicly accessible connection from the end of Blackhawk to the river trail.
- Installation of a new traffic signal at West North Avenue and North Magnolia Avenue and addition of a westbound left turn lane on West North Avenue at North Magnolia Avenue. Concurrence from IDOT is required because West North Avenue is an IDOT route.
- Installation of a new traffic signal at Elston/Blackhawk/Magnolia.

- Addition of an eastbound left-turn arrow on West Division Street at North Elston Avenue.
  - Addition of pedestrian countdown timers at West Division Street and North Elston Avenue.
  - Enhanced treatment of the protected bike lane on Elston Avenue where it crosses the two access driveways that connect to the on-site parking lot, including additional signage and replacement and/or repair of existing raised curb buffers.
  - Installation of ADA-compliant ramps on all corners at Elston/Blackhawk/Magnolia.
4. This Planned Development consists of these 19 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by the Lamar Johnson Collaborative and dated January 21, 2021 (the "Plans"): an Existing Land-Use Map; a P.D. Boundary; an Existing Zoning Map; a Site Plan; a Landscape Plan and Details (5 pages); and Exterior Elevations (5 pages). 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: animal services; artist work or sales space; business support services; communication service establishments; eating and drinking establishments (all, including outdoor patios at, and above grade); indoor special event; venue (all); banquet or meeting halls; financial services (excluding pawn shop and payday/title secured loan store); food and beverage retail sales; medical service; office; personal service; general retail sales; indoor and outdoor participant sports and recreation; artisan, limited and general manufacturing, production and industrial service; 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. For purposes of this Planned Development, any sign which identifies the name of a sponsor of any product, service, structure, feature, area, space or event within the Property shall be deemed an on-premises sign.

Notwithstanding the foregoing or any provision of the Zoning Ordinance, it is hereby acknowledged that the Property is improved with an existing non-conforming on-premises sign that is 15,647 square feet and painted on the west slope of the roof. On June 4, 2020, the Permit Review Committee of the Commission on Chicago Landmarks approved the proposed rehabilitation with a condition that the painted sign on the west slope of the roof will be replicated in its entirety and specifications for this shall be provided with permit application for review and approval by Historic Preservation staff. Subject to the approval of the Commission on Chicago Landmarks, the sign may remain notwithstanding any future change in status to a non-conforming sign and the area of such sign shall be excluded for purposes of calculating the total sign area permitted on the Property. Any replacement sign or additional proposed signage or exterior lighting shall be subject to Historic Preservation staff review and approval.

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 176,105 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.

The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the Plans, other than Part II approval (per Section 17-13-0610 of the Zoning Ordinance).

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 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. Pursuant to the Chicago Zoning Ordinance (Section 17-8-0911) a P.D. gives priority to the preservation and adaptive reuse of Chicago Landmark buildings. The P.D. includes the Morton Salt Company Warehouse Complex, which has been preliminarily designated as a Chicago Landmark. Work to designated Chicago Landmarks is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.
17. The Applicant acknowledges that the Property is located in the North Branch Industrial Corridor Conversion Area and has undergone a "rezoning" within the meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the City's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the conversion fee may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment. The Applicant shall record a notice against the Property to ensure that the requirements of the Industrial Corridor System Fund Ordinance are enforced in accordance with Section 16-8-100.

Notwithstanding the foregoing, a currently pending ordinance would allow for the waiver of the conversion fee for character buildings that are designated as official Chicago Landmarks. On October 7, 2020 the Applicant consented in writing to the designation of the Property as an official Chicago Landmark. Therefore, if the pending ordinance is approved, the conversion fee provided for in this Statement 17 shall be waived.

18. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the Waterway Planned Development Guidelines contained in the Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Design Guidelines. 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: (a) provide and maintain a minimum 30-foot-wide river setback and continuous riverside trail with landscaping that includes primarily native, river-edge species as indicated on the Site Plan, Public and Common Open Space Plan and Landscape Plan; (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved; and (c) participate and cooperate with the City of Chicago and civic and community-based organizations to permit future installation of river habitat features within the required setback and/or as attachments to the existing seawall with any necessary local, state, or federal approvals. The Applicant shall permit un-gated public access to the river setback and provide informational and wayfinding signage following the Chicago River Brand and Sign Guidelines at all entries to the riverwalk that the riverwalk is open to the public, free of charge, during normal park hours from 6:00 A.M. to 11:00 P.M. The Applicant shall provide the menu of improvement items identified on the Landscape Plan with supporting documentation necessary to meet the requirements of the Chicago River Design Guidelines, in effect at the time the Part II Review process. 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.
19. 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 a C3-3 District.

[Existing Land-Use Map; Boundary Map; Existing Zoning Map; Site Plan;  
Landscape Plans; Planting Schedule; Landscape Details; and Exterior  
Building Elevations referred to in these Plan of Development  
Statements printed on pages 28102 through 28115  
of this *Journal*.]

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

*Waterway-Business Planned Development No. 1493.**Bulk Regulations And Data Table.*

Gross Site Area (square feet):	258,056
Area of Public Rights-of-Way (square feet):	81,951
Net Site Area (square feet):	176,105
Maximum Floor Area Ratio:	0.80
Maximum Number Residential Dwelling Units:	N/A
Minimum Number of Off-Street Parking Spaces:	
On-Site:	17
Off-Site:	Per note 1
Minimum Bicycle Parking Spaces:	8
Minimum Off-Street Loading Space:	1
Maximum Building Height:	67 feet
Minimum Setbacks:	Per plans

## Notes:

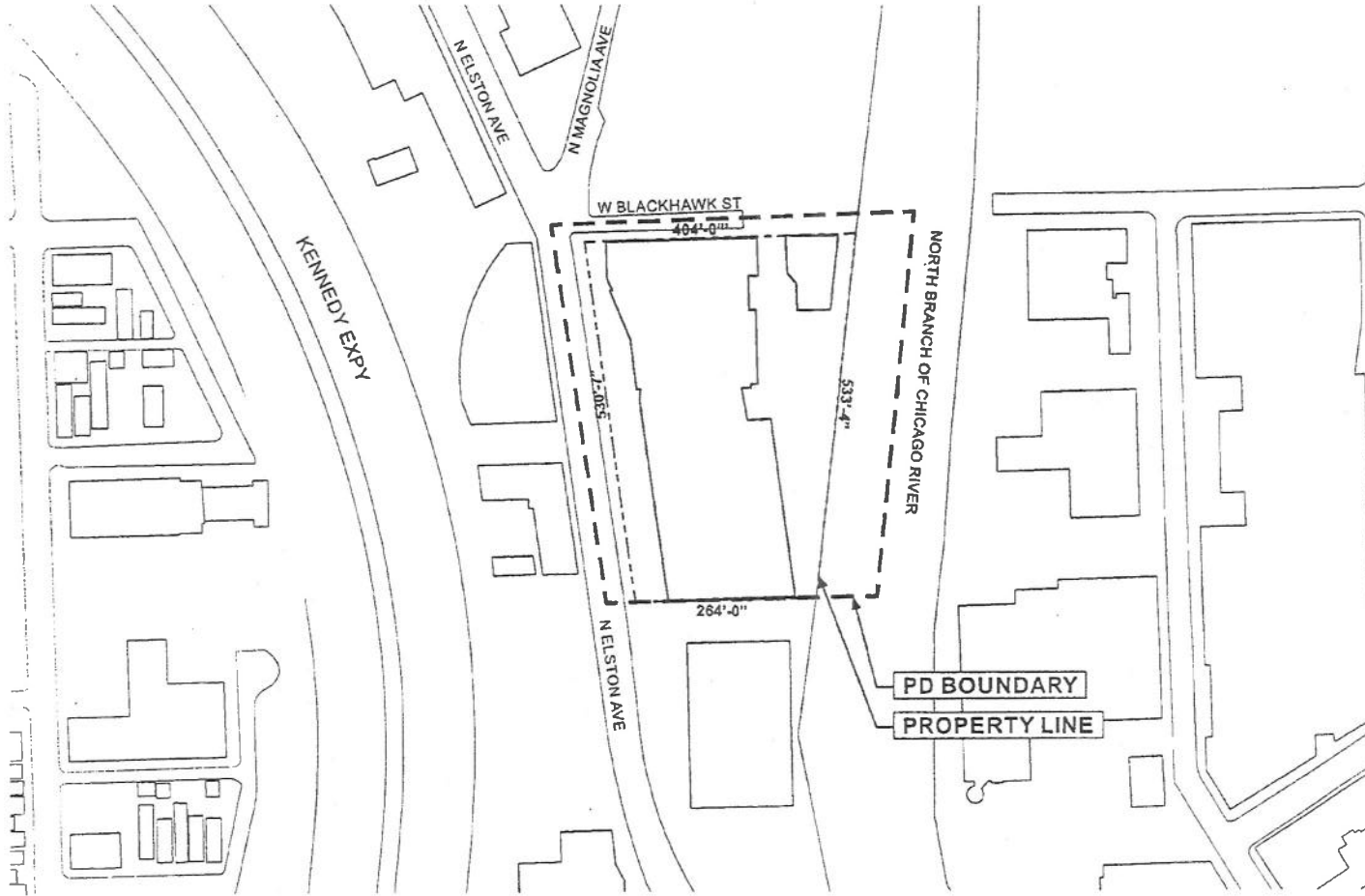
1. The Applicant shall provide for a minimum of 1 space per 10 persons occupancy within 750 feet of the Property during special events or use as a banquet or meeting hall. The Location of such off-site parking shall be subject to review and approval by CDOT and DPD. This parking requirement may be reduced administratively pursuant to Section 17-13-0611-A of the Zoning Ordinance if the Property becomes a transit-served location in the future.

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**EXISTING LAND USE MAP**

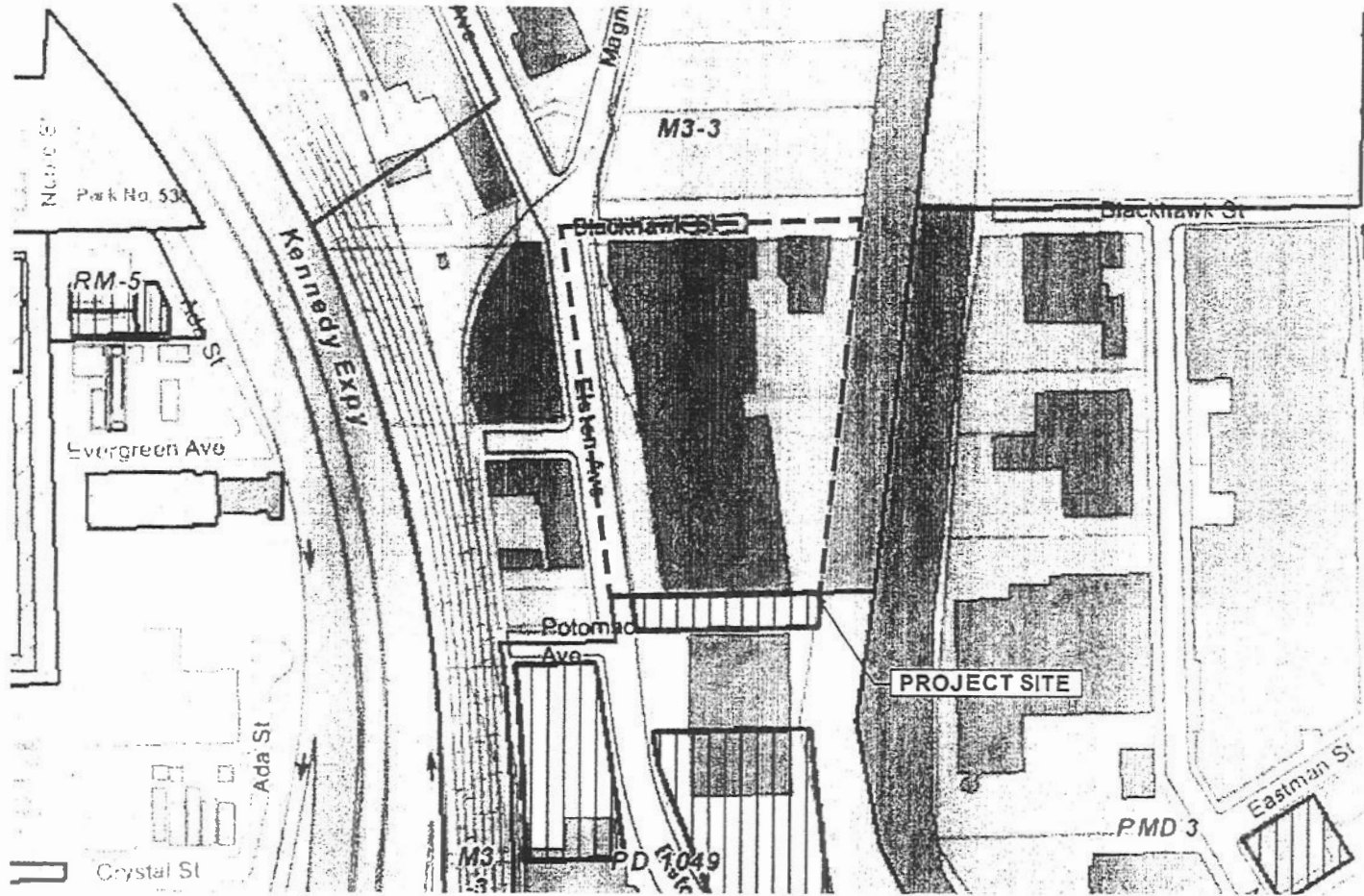
Applicant: 1357 Property Owner LLC  
Address: 1357 N. ELSTON AVE.  
Introduced: October 16, 2019  
CPC Date: January 21, 2021



**PD BOUNDARY**

Applicant: 1357 Property Owner LLC  
 Address: 1357 N. ELSTON AVE.  
 Introduced: October 16, 2019  
 CPC Date: January 21, 2021

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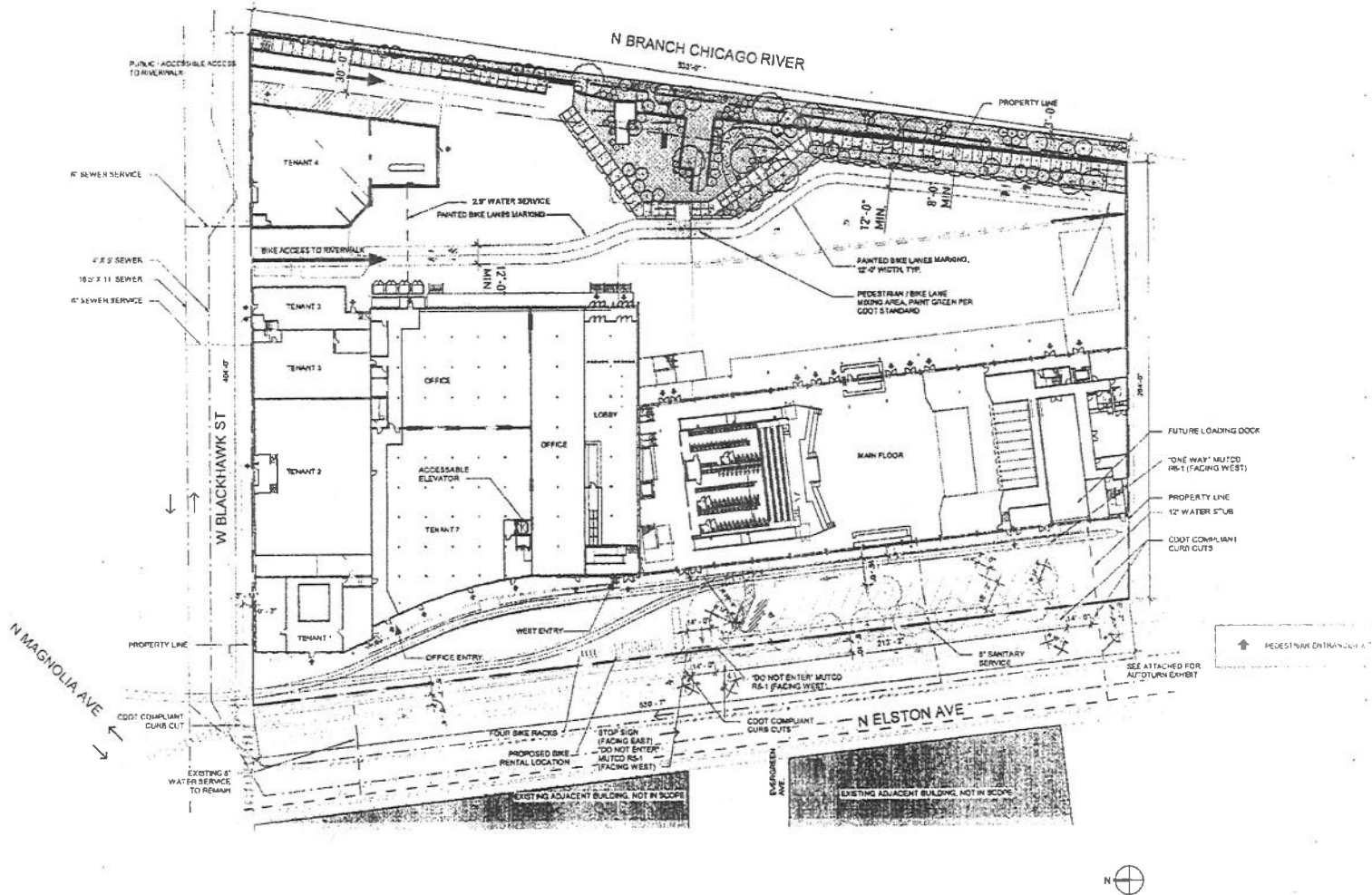
**EXISTING ZONING MAP**

Applicant: 1357 Property Owner LLC  
 Address: 1357 N. ELSTON AVE.  
 Introduced: October 16, 2019  
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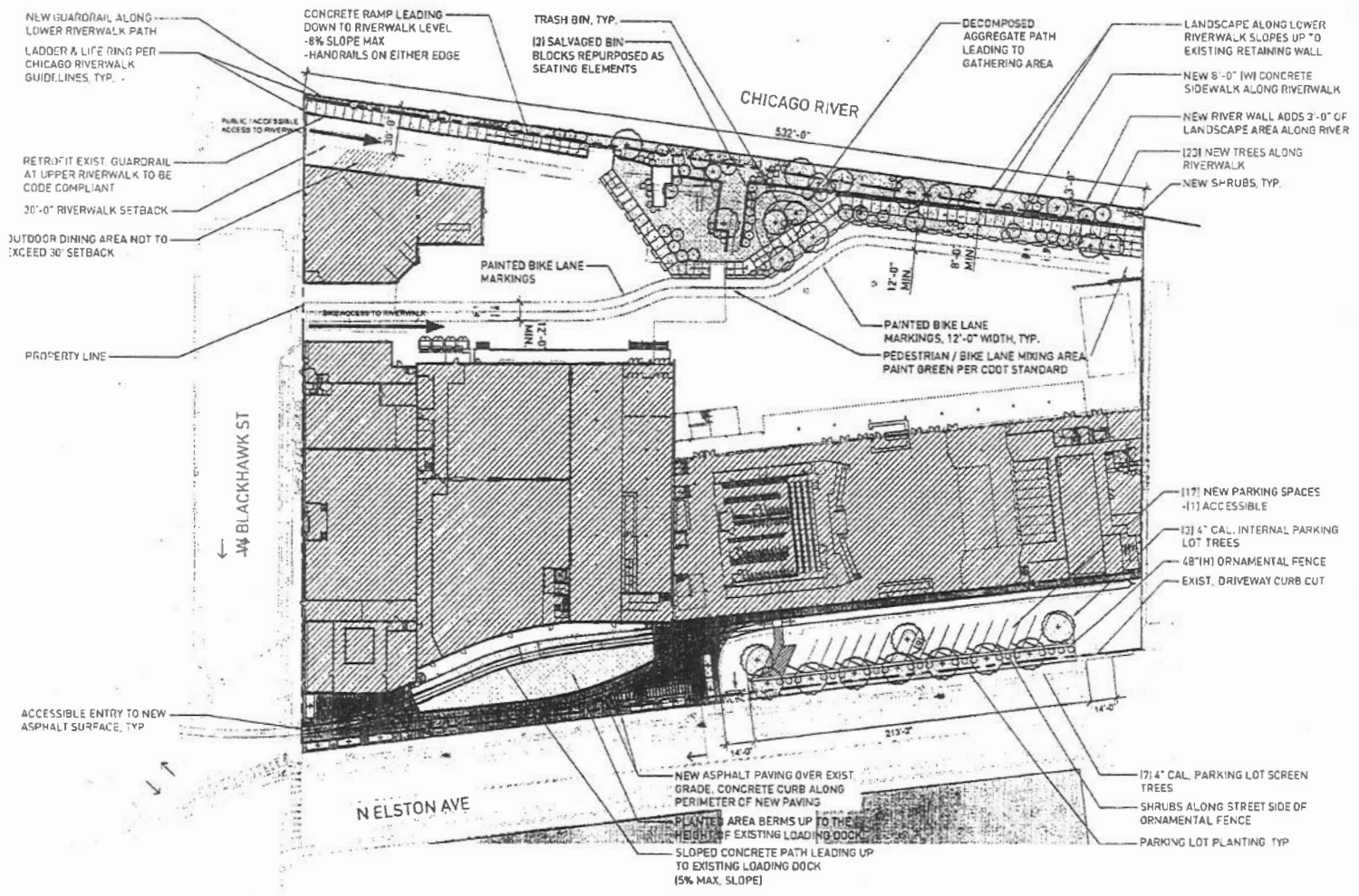
R-2 | LAMAR JOHNSON COLLABORATIVE 7

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REPORTS OF COMMITTEES

28105



LANDSCAPE PLAN

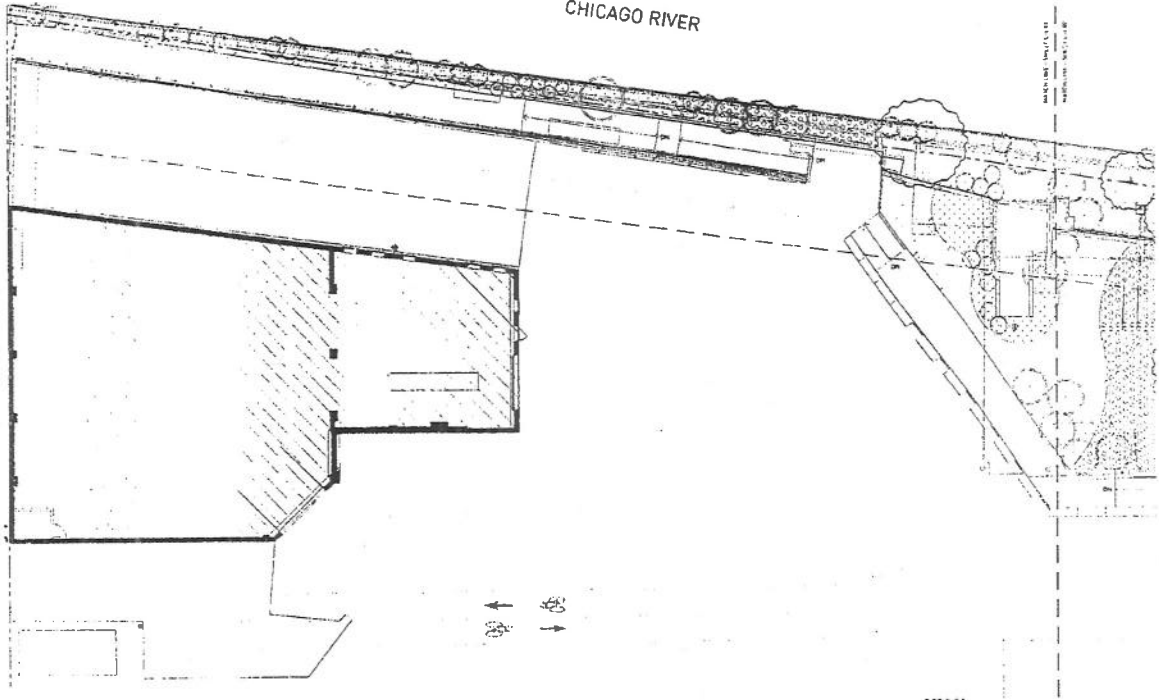
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CHICAGO RIVER

W. BLACKHAWK ST.



**PLANTING SCHEDULE**

ID#	REFERENCE NAME	COMMON NAME	SIZE	CONDITION	SPACING	QUANTITY	NATIVE
246 GA	Four Wheeler Camellia Camellia	Common Pear Semi-deciduous	14'-18"	BB	-	1	YES
EL CA	Little's Loriberry	Eastern Redbud	10'-16"	BB	-	4	YES
27-41	Dr. High Edge Vine	Ironwood	6-10'-18"	BB	-	3	YES
29-15	Redbud	Corking Aspen	12'-18"	BB	-	8	YES
30-18	Redbud	Corking Aspen	12'-18"	BB	-	10	YES
31-11	Blackberry	Sourwood White Oak	6-10'-14"	BB	-	5	YES
33-11	Blackberry	Black Yellow	8'-10"	BB	-	4	YES

**SHRUBS**

REF ID	REFERENCE NAME	COMMON NAME	SIZE	CONTAINER	QUANTITY	NATIVE
AR MO	Aronia melanocarpa variegata	Queenberry Chokeberry	#5	Container	34	YES
CE SU	Ceanothus occidentalis Sugar Shrub	Sugar Shrub Button Bush	#5	Container	17	YES
CD CA	Cornus sericea variegata variegata variegata variegata	variegated variegated variegated variegated variegated Dogwood	#5	Container	12	YES
CD PE	Cornus sericea variegata	Black Dogwood	#3	Container	37	NO
JU MO	Juncus horizontalis	Creeching Juniper	#3	Container	32	YES
PH CP	Physocarpus opulifolius	Common Ninebark	#7	Container	15	YES
RH BA	Rhus typhina variegata	Flame Tree Staghorn Sumac	#5	Container	5	YES
RH LA	Rhus typhina variegata	Cultural Staghorn Sumac	#5	Container	4	YES
SA CA	Sambucus canadensis	Common Elderberry	#5	Container	18	YES
SY OR	Symphoricarpos argentea	Cariberry	#3	Container	11	YES

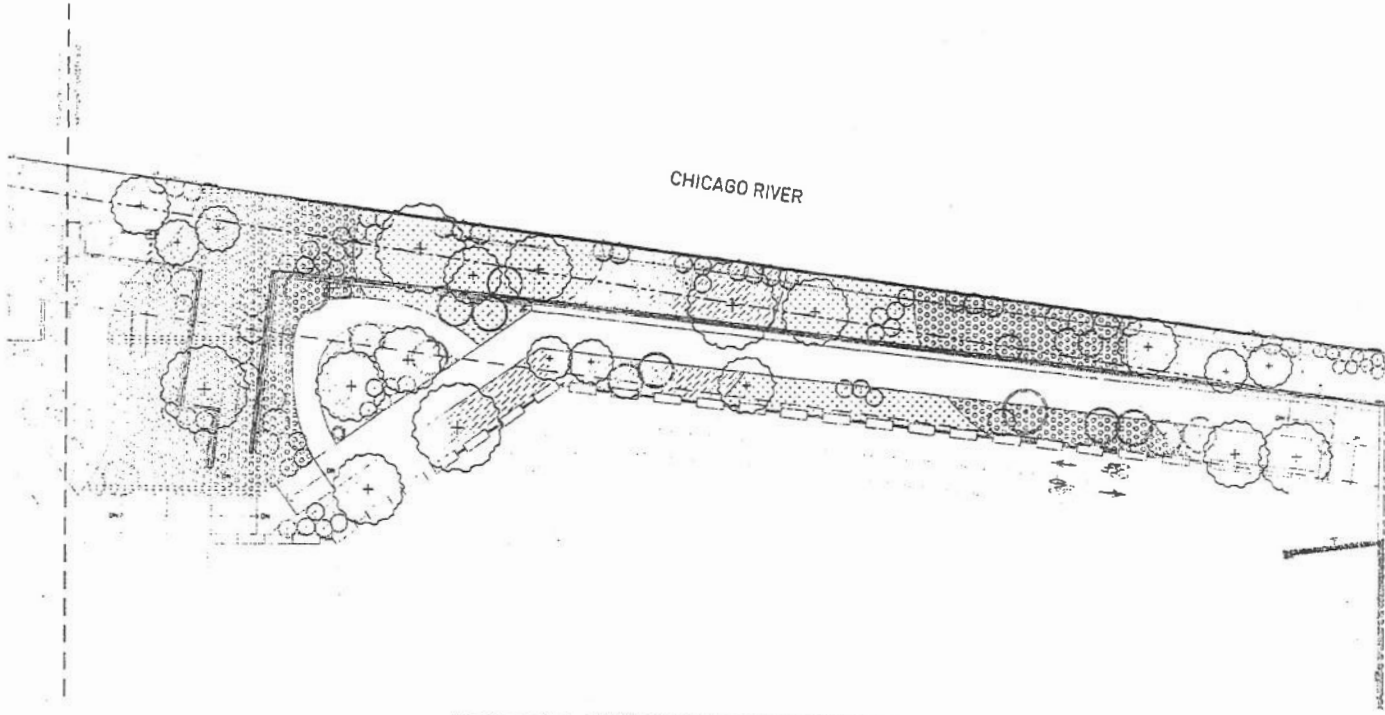
**LANDSCAPE PLAN**

Applicant: 1357 Property Owner LLC  
 Address: 1357 N. ELSTON AVE.  
 Introduced: October 16, 2019  
 CPC Date: January 21, 2021

2/26/2021

REPORTS OF COMMITTEES

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**PLANTING SCHEDULE**

PLANT	REFERENCE NAME	COMMON NAME	SIZE	CONTOUR	SPACING	QUANTITY	NATIVE
PL-01	Blueberry	Blueberry	30 Flat	Deep Plug	12' O.C.	170	NO
PL-02	Blackberry	Blackberry	30 Flat	Deep Plug	12' O.C.	148	YES
PL-03	Blackberry	Blackberry	30 Flat	Deep Plug	12' O.C.	1820	YES
PL-04	Blackberry	Blackberry	30 Flat	Deep Plug	12' O.C.	2532	YES
PL-05	Blackberry	Blackberry	30 Flat	Deep Plug	12' O.C.	2729	YES
PL-06	Blackberry	Blackberry	30 Flat	Deep Plug	12' O.C.	919	NO
PL-07	Blackberry	Blackberry	30 Flat	Deep Plug	12' O.C.	1764	YES

**PERENNIALS**

PLANT	REFERENCE NAME	COMMON NAME	SIZE	CONTOUR	SPACING	QUANTITY	NATIVE
PE-01	Blueberry	Blueberry	30 Flat	Deep Plug	12' O.C.	170	YES
PE-02	Blackberry	Blackberry	30 Flat	Deep Plug	12' O.C.	148	YES
PE-03	Blackberry	Blackberry	30 Flat	Deep Plug	12' O.C.	1820	YES
PE-04	Blackberry	Blackberry	30 Flat	Deep Plug	12' O.C.	2532	YES
PE-05	Blackberry	Blackberry	30 Flat	Deep Plug	12' O.C.	2729	YES
PE-06	Blackberry	Blackberry	30 Flat	Deep Plug	12' O.C.	919	NO
PE-07	Blackberry	Blackberry	30 Flat	Deep Plug	12' O.C.	1764	YES

**BULBS**

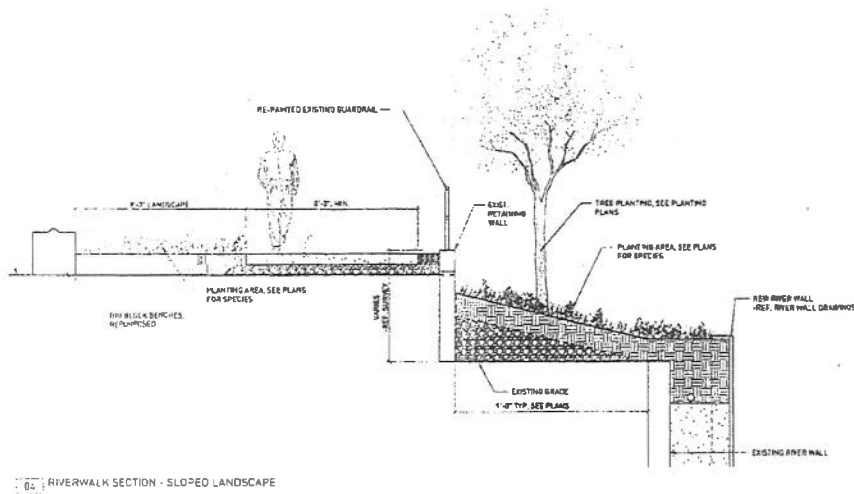
PLANT	REFERENCE NAME	COMMON NAME	SIZE	CONTOUR	SPACING	QUANTITY	NATIVE
BU-01	Allium	Allium	30 Flat	Deep Plug	12' O.C.	148	YES
BU-02	Allium	Allium	30 Flat	Deep Plug	12' O.C.	148	YES
BU-03	Allium	Allium	30 Flat	Deep Plug	12' O.C.	148	YES

**COVER CROP**

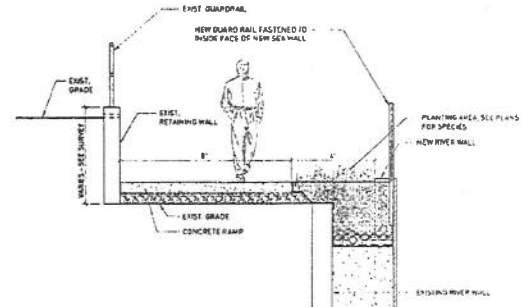
PLANT	REFERENCE NAME	COMMON NAME	SIZE	CONTOUR	SPACING	QUANTITY	NATIVE
CC-01	Winter Wheat	Winter Wheat	30 Flat	Deep Plug	12' O.C.	148	YES

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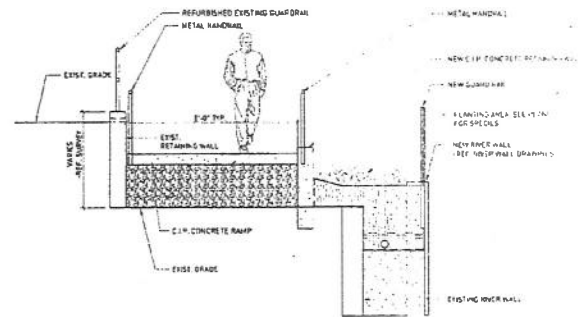
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00 RIVERWALK SECTION - SLOPED LANDSCAPE



05 RIVERWALK SECTION - PATHWAY

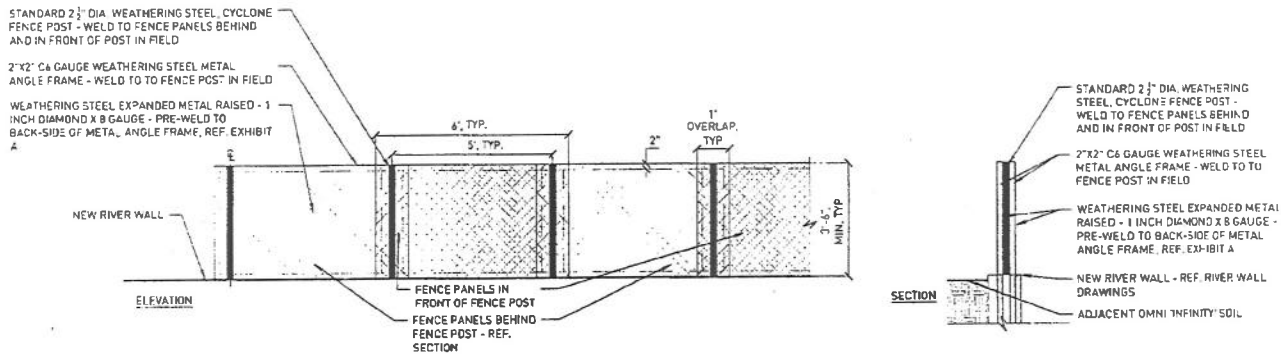
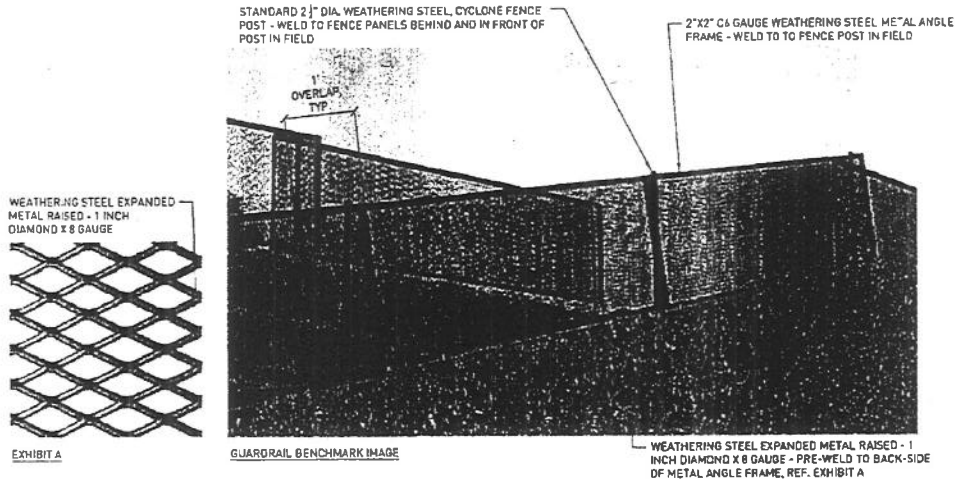


01 RIVERWALK RAMP DETAIL SECTION

LANDSCAPE DETAILS

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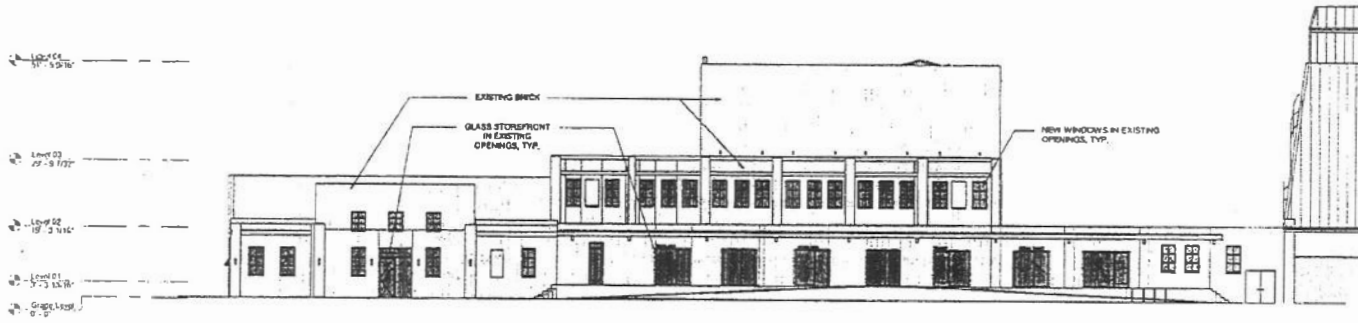


03 NEW GUARDRAIL ALONG RIVERWALK

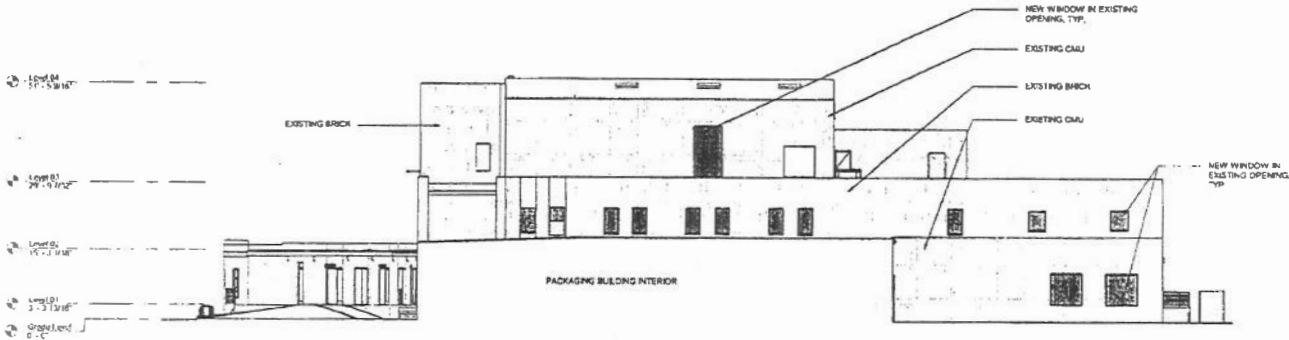
LANDSCAPE DETAILS

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PACKAGING - WEST



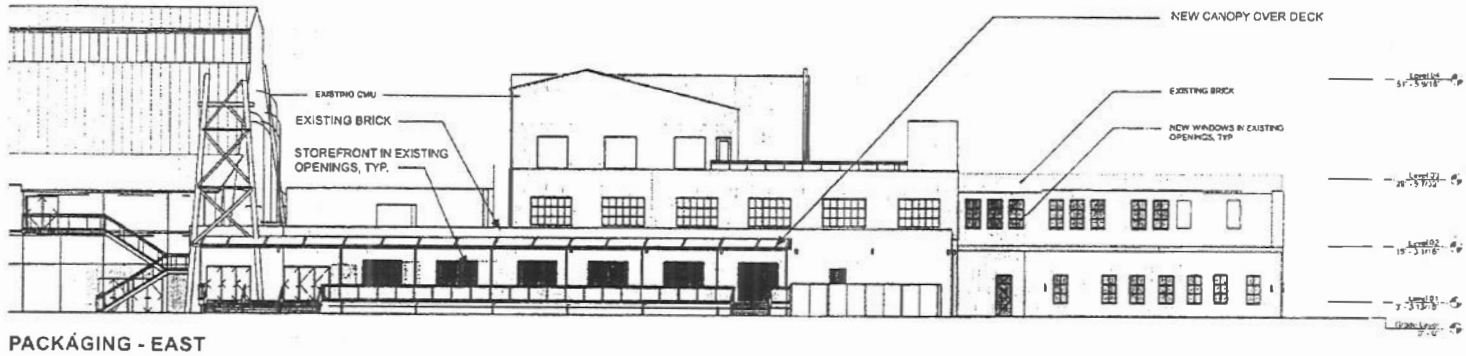
PACKAGING - SOUTH

**EXTERIOR ELEVATIONS**

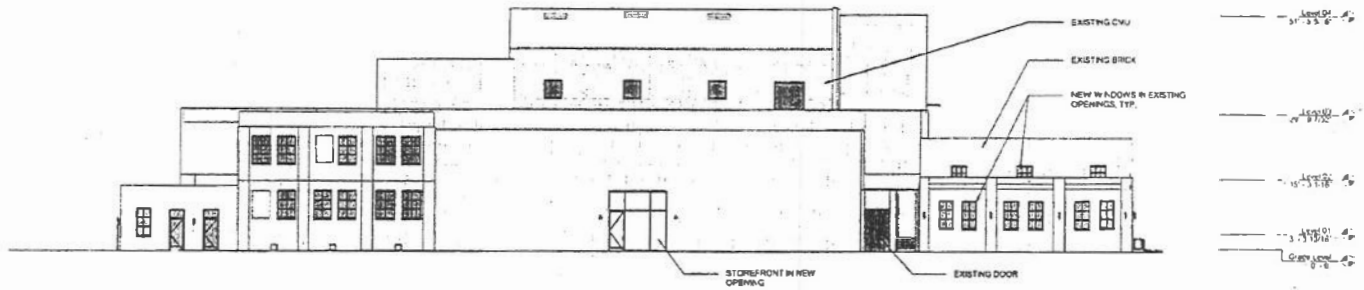
Applicant: 1357 Property Owner LLC  
 Address: 1357 N. ELSTON AVE.  
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ALL DOORS AND WINDOWS ARE NEW	
	NEW DOOR OR WINDOW IN EXISTING OPENING
	NEW DOOR OR WINDOW IN NEW OPENING

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PACKAGING - EAST



**EXTERIOR ELEVATIONS**

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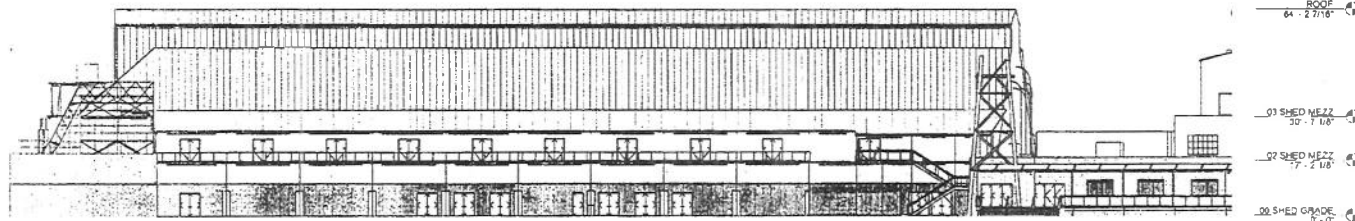
R#2 | LAMAR JOHNSON COLLABORATIVE 71

ALL DOORS AND WINDOWS ARE NEW	
	NEW DOOR OR WINDOW IN EXISTING OPENING
	NEW DOOR OR WINDOW IN NEW OPENING

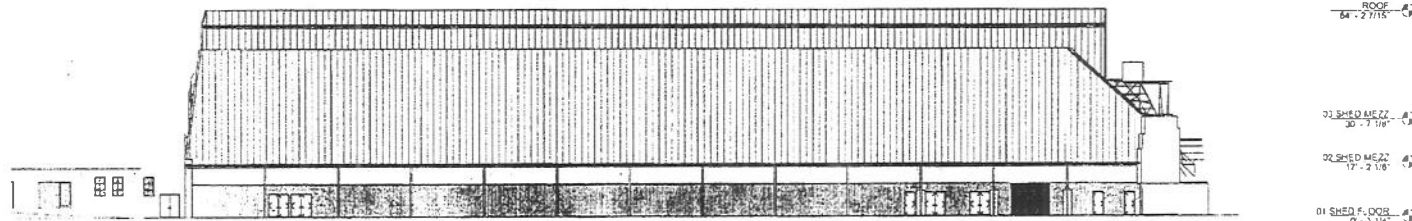
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REPORTS OF COMMITTEES



SHED - EAST



SHED - WEST

**EXTERIOR ELEVATIONS**

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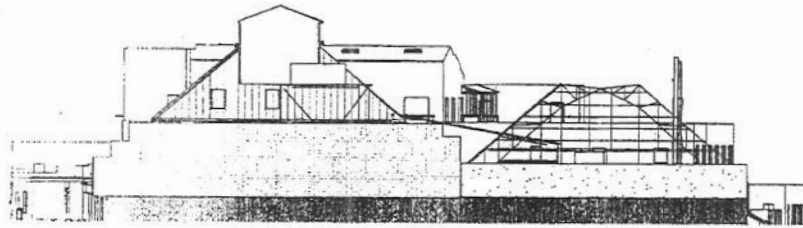
R^2 | LAMAR JOHNSON COLLABORATIVE 7

ALL DOORS AND WINDOWS ARE NEW

	NEW DOOR OR WINDOW IN EXISTING OPENING
	NEW DOOR OR WINDOW IN NEW OPENING

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SHED - SOUTH

- ROOF  
64' - 2 7/16"
- 03 SHED MEZZ  
30' - 7 1/8"
- 02 SHED MEZZ  
17' - 2 1/8"
- LEVEL 01  
2' - 10 5/8"



SHED - NORTH

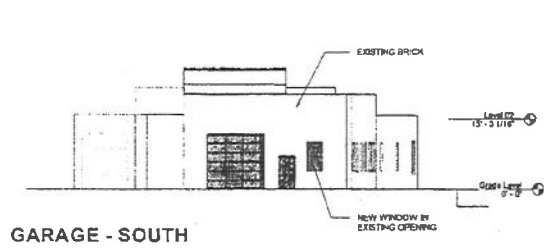
- ROOF  
64' - 2 7/16"
- 03 SHED MEZZ  
30' - 7 1/8"
- 02 SHED MEZZ  
17' - 2 1/8"
- 01 SHED FLOOR  
0' - 3 1/8"

ALL DOORS AND WINDOWS ARE NEW

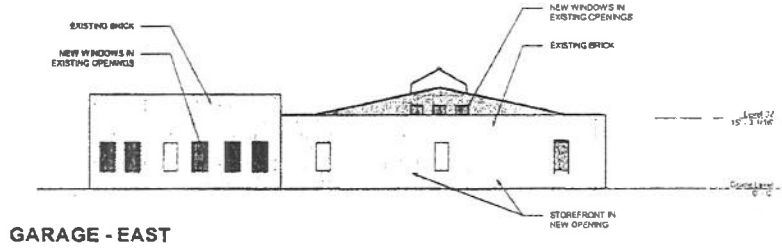
	NEW DOOR OR WINDOW IN EXISTING OPENING
	NEW DOOR OR WINDOW IN NEW OPENING

Applicant: 1357 Property Owner LLC  
 Address: 1357 N. ELSTON AVE.  
 Introduced: October 16, 2019  
 CPC Date: January 21, 2021

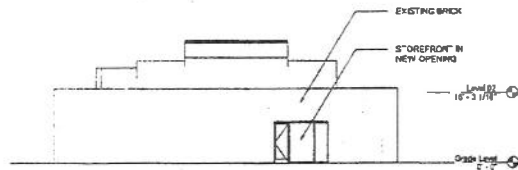
FINAL FOR PUBLICATION



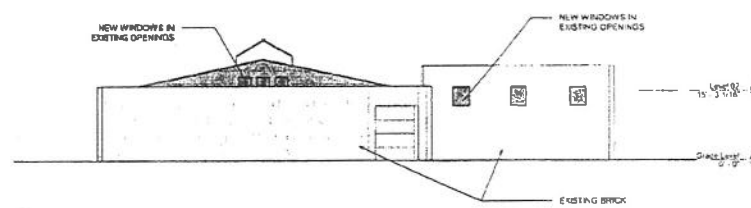
GARAGE - SOUTH



GARAGE - EAST



GARAGE - NORTH



GARAGE - WEST

**EXTERIOR ELEVATIONS**

Applicant: 1357 Property Owner LLC  
 Address: 1357 N. ELSTON AVE.  
 Introduced: October 16, 2019  
 CPC Date: January 21, 2021

ALL DOORS AND WINDOWS ARE NEW	
	NEW DOOR OR WINDOW IN EXISTING OPENING
	NEW DOOR OR WINDOW IN NEW OPENING