

PD 553

Table of Contents

03/13/2026 Zoning Letter	2
Exhibits	4
10/24/2005 Zoning Letter	9
12/11/2024 PD Amendment	11
Ordinance	11
Statements	12
Bulk Table	16
Exhibits	18
09/12/2014 Minor Change	25
06/12/2013 Minor Change	27
03/19/2013 Zoning Letter	29
09/10/1997 PD Amendment	30
Ordinance	30
Statements	33
Bulk Table	38
Exhibits	39
07/13/1994 PD Adoption	48
Ordinance	50
Statements	51
Bulk Table	55
Exhibits	57



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 13, 2026

Desean Taber
Convergent Energy and Power
7 Times Square, Suite 3504
New York, NY 10036

Re: Opinion response for PD 553, 2800 S. Ashland Avenue

Dear Mr. Taber:

In response to your recent request, please be advised that the subject property is currently zoned Riveredge-Manufacturing Planned Development 553 ("PD 553"). On behalf of Convergent Energy and Power ("Convergent") you are seeking an opinion on a proposed solar photovoltaic ("PV") system and associated battery energy storage system ("BESS") to serve the existing QTS data center located at 2800 S. Ashland Ave.

According to your request, the installation of the solar PV system and BESS is intended solely as an accessory use to support the existing QTS data center. No change to the principal use of the site is proposed. The attached aerial map identifies the PV equipment in yellow and the BESS in light blue. A dimensioned plan is required to determine which Subarea(s) the equipment would be located within. Attached exhibits identify the PV equipment along the building's east elevation and on a proposed carport structure within the existing parking lot on the southeast corner of the site. The BESS would be located along the site's western boundary adjacent to the Chicago River.

Pursuant to Statement 5 of the PD, the following uses are permitted as follows:

Subarea A: high technology office; electronic data storage; data centers, including customary data center accessory uses such as backup generators, air-cooled chillers, water storage tanks, microwave relays, and satellite uplinks permitted in outdoor areas; communication services establishments; manufacturing, production, and industrial service (subject to the requirements of Section 17-9-0117, if applicable); wireless communication facilities, co-located and free standing; accessory parking; and accessory and incidental uses.

Subarea B: high technology office; electronic data storage; data centers, including customary data center accessory uses such as backup generators, air-cooled chillers, water storage tanks, microwave relays, and satellite uplinks permitted in outdoor areas; communication services establishments; manufacturing, production, and industrial service (subject to the requirements of Section 17-9-0117, if applicable); wireless communication facilities, co-located and free standing; accessory parking; and accessory and incidental uses.

Subarea C: minor utilities and services, including without limitation electrical substations; wireless communication facilities, co-located and freestanding; accessory parking; and accessory and incidental uses.

Based on the information submitted, it is the opinion of this department that Convergent's proposed PV solar system and BESS would be defined as a minor utility and service use. Pursuant to Statement 5 of the PD, it is allowed as a permitted accessory use to the principal data center, within Subareas A, B and C.

Please be advised that if the proposed equipment results in a reduction to the automobile parking below the minimums required in the Planned Development, or in any other modification pursuant to Statement No. 13 of the Planned Development, approval of a minor change may be required.

Additional information and drawings will need to be submitted with any required permit and license applications, and other zoning comments and concerns may arise upon our review of such applications.

Sincerely,

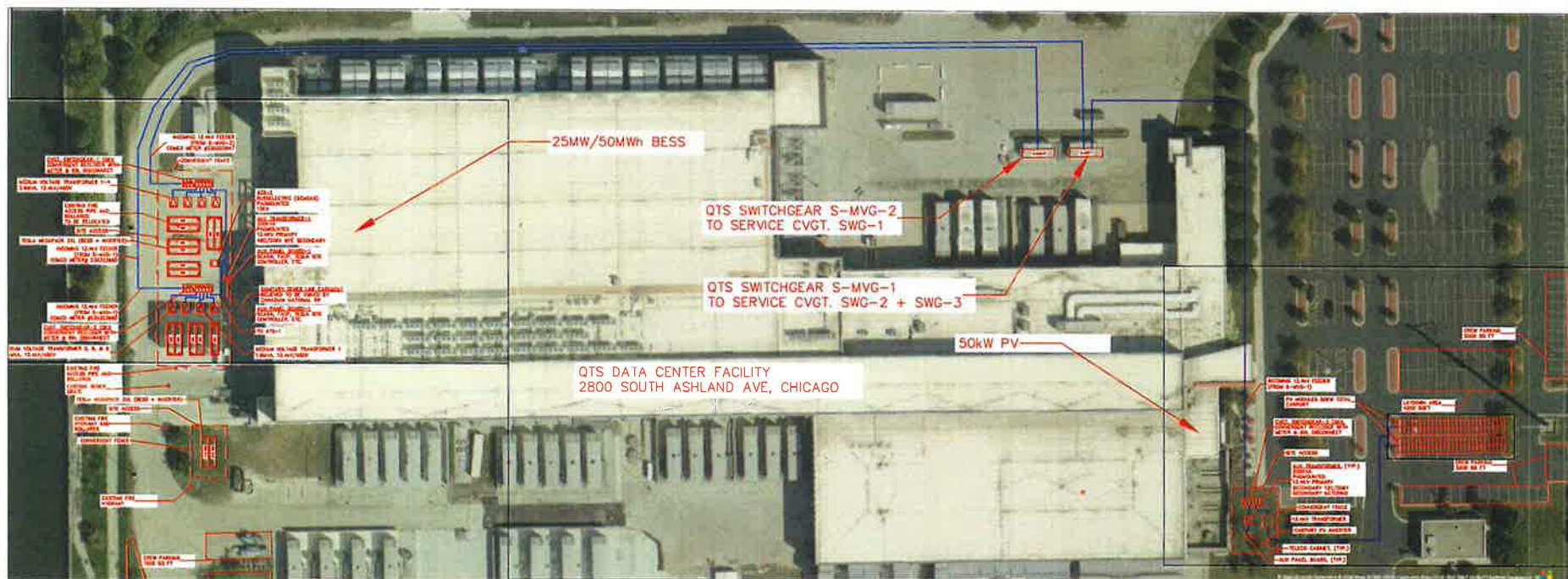
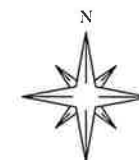
A handwritten signature in black ink, appearing to read "Kyle Bartlett". The signature is written in a cursive style with a large, sweeping initial "K".

Kyle Bartlett
Assistant Zoning Administrator

KB:tm

C: Kyle Bartlett, Noah Szafraniec, Mike Marmo, Luis Clayton, Main file



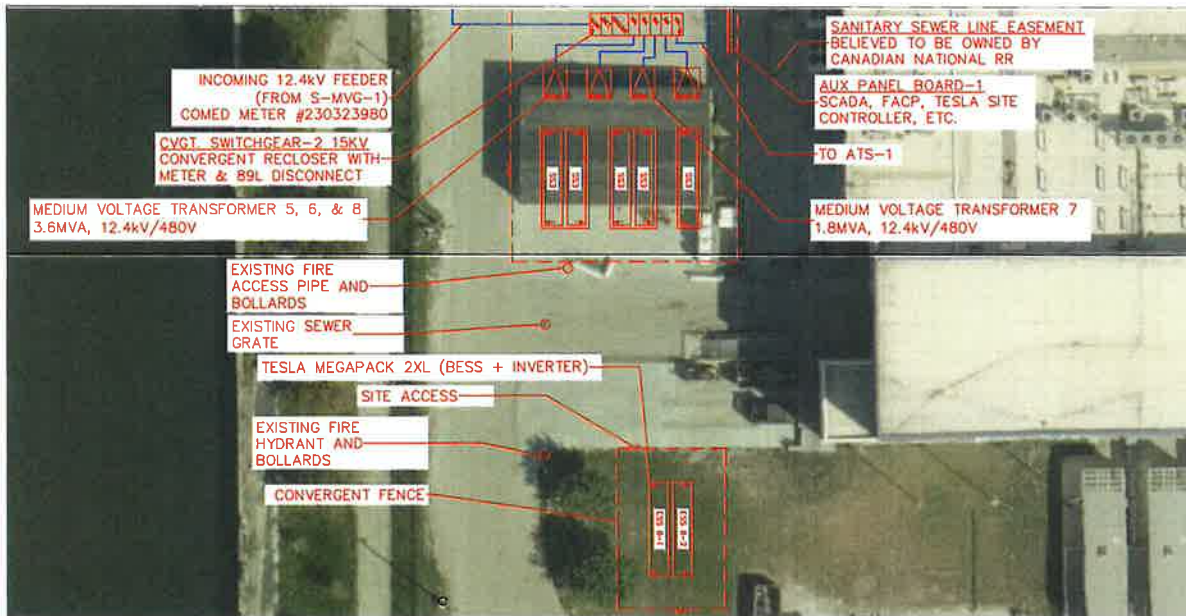


NOTES	
#	DESCRIPTION
1	CONCEPTUAL DRAWINGS ONLY, NOT FOR CONSTRUCTION
2	TOTAL SYSTEM SIZE = 35MW/50MWH BESS + 50KW PV
3	SYSTEM WILL BE COMPLIANT WITH ALL APPLICABLE NFPA70, IEEE, AND UTILITY STANDARDS
4	SITE GPS COORDINATES 41 842491, -87 664600

7 TIMES SQUARE TOWER NEW YORK, NY 10038					
PROJECT NO:					
REV	DESCRIPTION	DATE	DES	CHK	APP
A	CONCEPTUAL DRAWING	02/04/28	00	AD	00



<input type="checkbox"/> 00 DESIGN <input type="checkbox"/> 10 DESIGN <input type="checkbox"/> 20 DESIGN <input type="checkbox"/> 30 DESIGN	ENTIRE SITE 25MW/50MWH BESS + 50KW PV QTS DATA CENTERS SHEET 05	Chicago	IL
02/04/28 DATE RJC BY RJC APP	EL-100	REV. A	A



BESS SPECS (TOTAL):

IX Voltage	12.4kV
System Nameplate Rating AC	28.91MW
Storage Duration	2 Hours
Battery Nameplate Capacity	57.82MWh
Battery/Inverter Enclosure	TESLA MPK2XL
Enclosure Qty.	15
Inverter Nameplate Rating	2.4MVA
Tesla Site Controlled Output	25MW/27MVA

**BESS SPECS (CVGT. SWG-2)
CHICAGO SOLAR + ENERGY STORAGE 01
COMED METER #: 230323980**

IX Voltage	12.4kV
System Nameplate Rating AC	16.8MW
Storage Duration	2 Hours
Battery Nameplate Capacity	33.6MWh
Battery/Inverter Enclosure	TESLA MPK2XL
Enclosure Qty.	7
Inverter Nameplate Rating	2.4MVA
Tesla Site Controlled Output	11.67MW/12.6MVA

NOTES

#	DESCRIPTION
1	CONCEPTUAL DRAWINGS ONLY, NOT FOR CONSTRUCTION
2	TOTAL SYSTEM SIZE = 25MW/50MWH BESS + 50KW PV
2	SYSTEM WILL BE COMPLIANT WITH ALL APPLICABLE NFPA70, IEEE, AND UTILITY STANDARDS
4	TESLA MEGAPACK 2XL IS IEEE 1547, UL1548A, & UL 1741SB CERTIFIED
5	SITE GPS COORDINATES 41.842481, -87.686500
6	NDRs (IF REQUIRED) TO BE SIZED DURING UTILITY SYSTEM STUDIES
7	SWG INCLUDES LOAD BREAK DISCONNECT. SWG (C) SHALL BE GAND OPERATED. VISIBLE BREAK WHEN OPENED, LOCKABLE IN OPEN POSITION, AND ACCESSIBLE TO UTILITY PERSONNEL AT ALL TIMES.

7 TIMES SQUARE TOWER NEW YORK, NY 10036				PROJECT NO:			BESS CONCEPTUAL SITE LAYOUT CVGT. SWITCHGEAR-2 QTS DATA CENTERS SHEET 01		IL REV. A
REV	DESCRIPTION	DATE	DES	CHK	APP		Chicago	EL-100	
A	CONCEPTUAL DRAWING	02/04/24	SO	AD	00	02/04/24	001	001	A



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 24, 2025

Allan Hollinger
Zoning Research Group
1201 Pacific Ave., Suite 600
Tacoma, WA 98402

Re: PD 553, 2800 S. Ashland Avenue

Dear Mr. Hollinger:

In response to your recent request, please be advised that the subject property is currently zoned Riveredge-Manufacturing Planned Development 553 ("PD 553"). You represent a client conducting feasibility research for the proposed use of the site for a Battery Energy Storage System (BESS).

The City of Chicago has permitting jurisdiction over the subject property. We are not aware of any other permitting authorities with jurisdiction over this site. The zoning of the property is PD 553. Pursuant to Statement 5 of the PD, the following uses are permitted as follows:

Subarea A: high technology office; electronic data storage; data centers, including customary data center accessory uses such as backup generators, air-cooled chillers, water storage tanks, microwave relays, and satellite uplinks permitted in outdoor areas; communication services establishments; manufacturing, production, and industrial service (subject to the requirements of Section 17-9-0117, if applicable); wireless communication facilities, co-located and free standing; accessory parking; and accessory and incidental uses.

Subarea B: high technology office; electronic data storage; data centers, including customary data center accessory uses such as backup generators, air-cooled chillers, water storage tanks, microwave relays, and satellite uplinks permitted in outdoor areas; communication services establishments; manufacturing, production, and industrial service (subject to the requirements of Section 17-9-0117, if applicable); wireless communication facilities, co-located and free standing; accessory parking; and accessory and incidental uses.

Subarea C: minor utilities and services, including without limitation electrical substations; wireless communication facilities, co-located and freestanding; accessory parking; and accessory and incidental uses.

Based on the aerial map submitted with the initial request, it is unclear which Subarea of the PD the proposed use will be located. No information on the proposed use was included with the initial request. A follow-up email described the use as a system of battery energy storage modules, inverters, switchgear and transformers (generally ranging in size from a U-Haul pod to a full shipping container) that will be mounted outdoors on concrete slabs and connected via underground conduit.

Based on the limited information provided, we are unable to determine a use category, as defined by the Chicago Zoning Ordinance ("Ordinance"), for the proposed BESS. Therefore, we are unable to determine whether it is permitted in any of the Planned Development Subareas. It may be a minor utility and service use, as defined in Section 17-17-0103-L of the Ordinance, and as permitted in Subarea C only. If it is to serve a permitted use in Subarea A or B, such as a data center, it may be allowed as an accessory use, as defined in Section 17-17-0206 and pursuant to Section 17-9-0201 of the Ordinance. Additional information, including drawings, will need to be submitted with any required permit and license applications, and so that the use can be defined. Other zoning comments and concerns may arise upon our review of such applications.

We are not aware of any active moratoriums on solar or BESS uses within the City of Chicago. Similarly, we are unaware of any existing solar projects in the immediate vicinity of the subject site. At this time, we also do not have information regarding community sentiment towards this type of project.

Regarding economic development or Payment in Lieu of Taxes (PILOT) requirements, we recommend visiting the Department of Planning and Development's website at chicago.gov/dpd for more information on available programs and incentives. We are not aware of any PILOT requirements specific to this type of project.

Lastly, the PD includes Canalport Riverwalk Park. For information on this park, we recommend visiting the Chicago Park District's website at chicagoparkdistrict.com.

Sincerely,



Kyle Bartlett
Assistant Zoning Administrator

KB:tm

C: Kyle Bartlett, Noah Szafraniec, Mike Marmo

Reclassification Of Area Shown On Map No. 3-F.
(As Amended)
(Application No. 22536)
(Common Address: 2800 S. Ashland Ave.)

RMPD 553, 99
[SO2024-0012184]

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 Riveredge-Manufacturing Planned Development Number 553 symbols and indications as shown on Map Number 3-F in the area bounded by:

South Ashland Avenue; a line beginning at a point along the west line of South Ashland Avenue, 1,175 feet south of the south dock line of the west fork of the South Branch of the Chicago River and running south 88 degrees, 12 minutes, 53 seconds west, 956.03 feet to the point of curvature; thence southwesterly, 349.59 feet along the arc of a circle convex to the northwest having a radius of 445.10 feet and whose chord bears south 65 degrees, 42 minutes, 51 seconds west, 340.67 feet to a point of tangency; thence south 43 degrees, 12 minutes, 49 seconds west, 77.88 feet to a point of curvature; thence southwesterly, 208.38 feet along the arc of a circle convex to the southeast having a radius of 534.80 feet and whose chord bears south 54 degrees, 22 minutes, 34 seconds west, 207.07 feet to a point that is 1,492.04 feet west of the west line of South Ashland Avenue; thence north 01 degree, 22 minutes, 55 seconds west, 65.62 feet; thence northeasterly, 123.16 feet along the arc of a circle convex to the southeast having a radius of 380.00 feet and whose chord bears north 61 degrees, 20 minutes, 56 seconds east, 122.63 feet to a point that is 1,383.40 feet west of the west line of South Ashland Avenue; thence north 01 degree, 22 minutes, 55 seconds west, a distance of 822.71 feet to a point on a line drawn 50 feet south of and parallel to the south dock line of the west fork of the South Branch of the Chicago River; thence north 63 degrees, 53 minutes, 26 seconds east along the aforesaid parallel line, a distance of 519.62 feet; thence north 66 degrees, 46 minutes, 06 seconds east along the aforesaid parallel line, a distance of 443.22 feet; thence a line extending north 86 degrees, 07 minutes, 06 seconds east, a distance of 448.48 feet to a point that is 65.00 feet west of the west line of South Ashland Avenue; thence a line extending south 01 degree, 32 minutes, 14 seconds east, a distance of 225.19 feet; thence a line extending north 86 degrees, 07 minutes, 06 seconds east, a distance of 65.05 feet to the west line of South Ashland Avenue; thence south 01 degree, 32 minutes, 14 seconds east, a distance of 259.71 feet, thence south 01 degree, 14 minutes, 18 seconds east, 553.15 feet to the point of beginning, in Cook County, Illinois,

to those of the Riveredge-Manufacturing Planned Development Number 553, as amended, 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:

Riveredge-Manufacturing Planned Development No. 553, As Amended.

Planned Development Statements.

FINAL FOR PUBLICATION

1. The area delineated herein as Planned Development Number 553, as amended (the "Planned Development" or "PD"), consists of approximately 1,292,426 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). QTS Investment Properties Chicago, 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 title holders 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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 & 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

FINAL FOR PUBLICATION

Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 16 Statements, a Bulk Regulations and Data Table, and the following exhibits attached hereto, prepared by Woolpert and dated November 21, 2024: Existing Zoning Map; Existing Land-Use Map; PD Boundary, Property Line, and Sub-Area Map; Site Plan; Proposed Pedestrian Crossing Connection; Landscape Plan; Building Elevations. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development 553, as amended:

Subarea A: High technology office; electronic data storage; data centers, including customary data center accessory uses such as backup generators, air-cooled chillers, water storage tanks, microwave relays, and satellite uplinks permitted in outdoor areas; communication services establishments; manufacturing, production, and industrial service (subject to the requirements of Section 17-9-0117, if applicable); wireless communication facilities, co-located and freestanding; accessory parking; and accessory and incidental uses.

Subarea B: High technology office; electronic data storage; data centers, including customary data center accessory uses such as backup generators, air-cooled chillers, water storage tanks, microwave relays, and satellite uplinks permitted in outdoor areas; communication services establishments; manufacturing, production, and industrial service (subject to the requirements of Section 17-9-0117, if applicable); wireless communication facilities, co-located and freestanding; accessory parking; and accessory and incidental uses.

Subarea C: minor utilities and services, including without limitation electrical substations; wireless communication facilities, co-located and freestanding; accessory parking; and accessory and incidental uses.

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

FINAL FOR PUBLICATION

definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 1,292,426 square feet.

9. Pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development and paid by the Applicant as follows: The review fee is \$0.50 per square foot of buildable floor area. One-half of the review fee is due at the time of Plan Commission review, and one-half of the review fee is due at the time of permit review. The Plan Commission review fee is paid at the time of filing the planned development application and is based on the total buildable floor area, as identified in the planned development's Bulk Regulations and Data Table. If the planned development includes phases or sub areas which are subject to future review by DPD or the Chicago Plan Commission prior to the issuance of permits for that phase or sub area, the Plan Commission review fee for such phases or sub areas is due when the relevant phase or sub area submission is made, pursuant to Section 17-13-0800. If the buildable floor area square footage changes between Plan Commission review and permit review, the total review fee will be prorated, accordingly, at the time of permit review.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by 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 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. Modifications to the boundaries of subareas designated under this PD and the reallocation of development rights among subareas may be approved as a minor change pursuant to Section 17-13-0611-A, provided the minor change criteria set forth in Section 17-13-0611-A are not exceeded on an aggregate basis over all subareas.
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

FINAL FOR PUBLICATION

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

16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to Riveredge-Manufacturing Planned Development Number 553, in effect prior to approval of this PD amendment.

12/11/2024

REPORTS OF COMMITTEES

22536
21747

Riveredge-Manufacturing Planned Development Statements No. 553, As Amended.

Bulk Regulations And Data Table.

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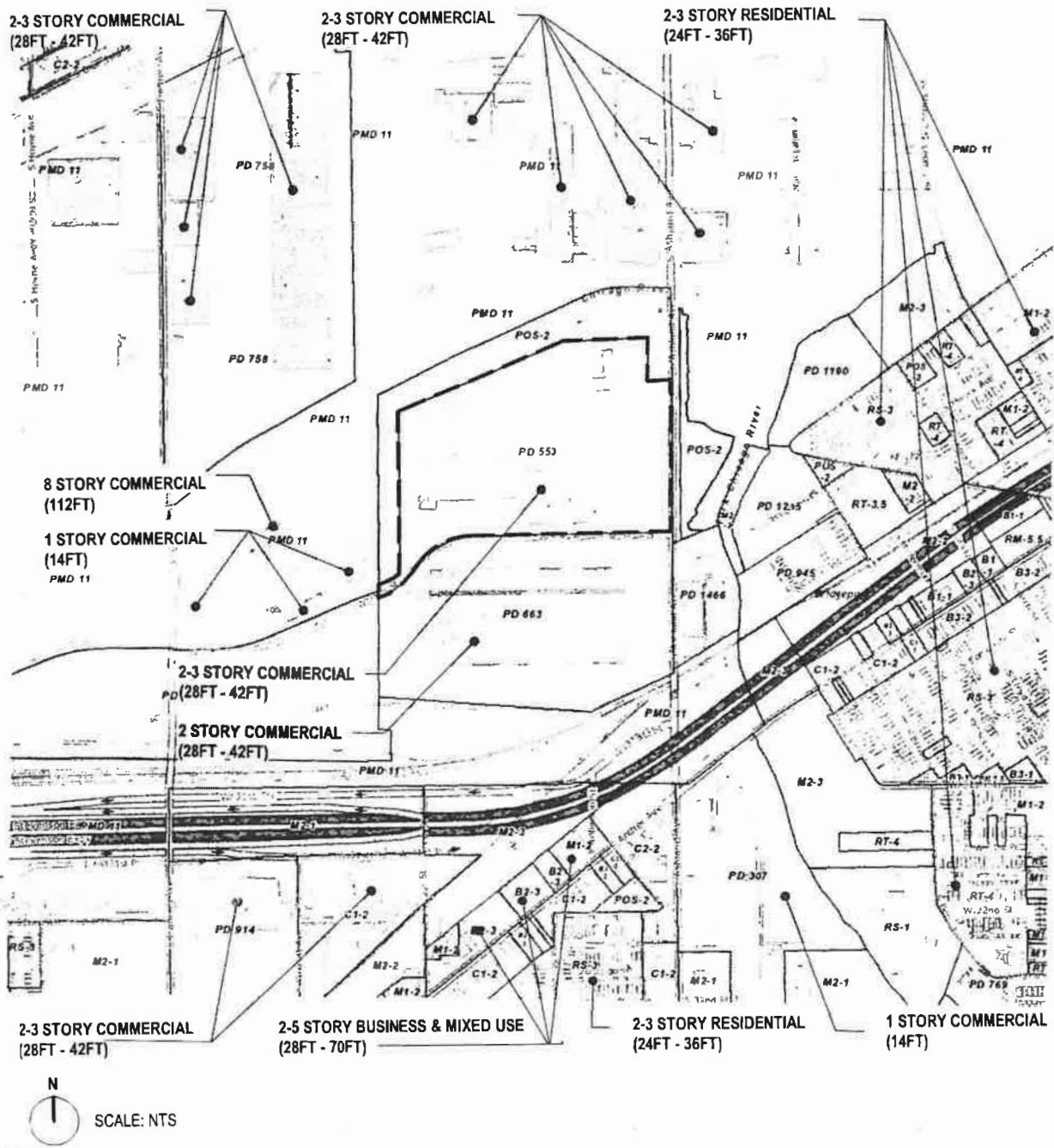
Gross Site Area (sf):	1,333,069
Area in Public Right of Way (sf):	40,643
Net Site Area (sf):	1,292,426
Subarea A:	429,807
Subarea B:	539,839
Subarea C:	322,780
Maximum Floor Area Ratio:	1.0
Subarea A:	1.93
Subarea B:	0.86
Subarea C:	0.0
Minimum Parking Spaces	
Subarea A:	0
Subarea B:	0
Subarea C:	9
Maximum Height	
Subarea A:	Existing condition to remain
Subarea B:	100 feet

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Subarea C:	Existing condition to remain
Minimum Loading	
Subarea A:	2
Subarea B:	4
Subarea C:	0
Minimum Bicycle Parking	
Subarea A:	4
Subarea B:	0
Subarea C:	10
Minimum Setbacks:	Per the attached site plans

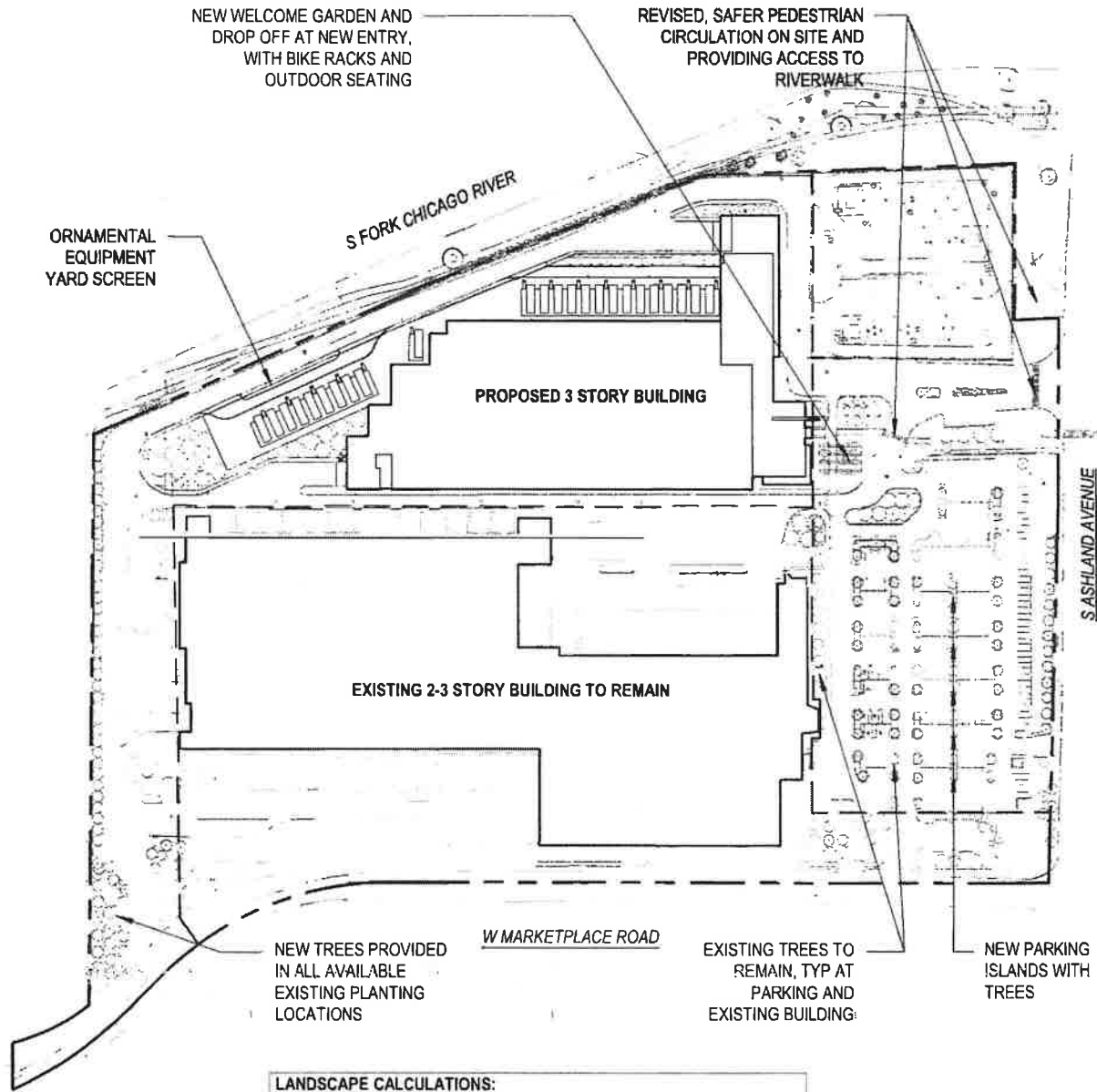
Applicant: QTS Investment Properties Chicago, LLC
Address: 2800 S. Ashland Avenue
Introduced: September 18, 2024
Plan Commission: November 21, 2024

FINAL FOR PUBLICATION EXISTING LAND USE MAP



Applicant: QTS Investments Properties Chicago, LLC
 Address: 2800 S. Ashland Avenue
 Introduction: September 18, 2024
 Plan Commission: November 21, 2024

FINAL FOR PUBLICATION LANDSCAPE PLAN

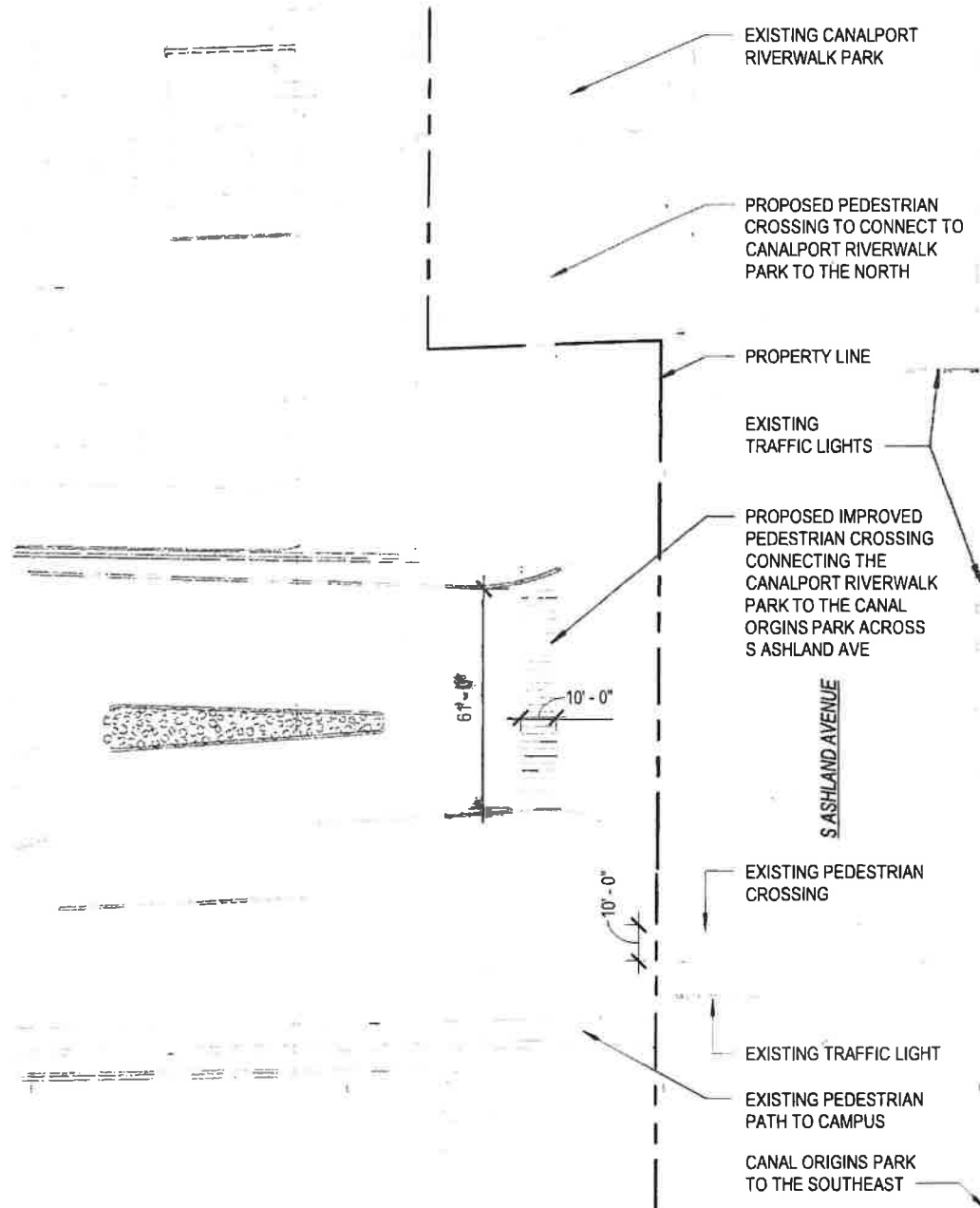


LANDSCAPE CALCULATIONS:
 VEHICULAR USE AREA = 366,483 SF
 REQUIRED INTERNAL LANDSCAPED AREA (10% OF VUA) = 36,648.30 SF
 PROVIDED INTERNAL LANDSCAPED AREA = 72,125 SF
 REQUIRED INTERNAL TREES = 294
 PROVIDED INTERNAL TREES = 275



Applicant: QTS Investments Properties Chicago, LLC
Address: 2800 S. Ashland Avenue
Introduction: September 18, 2024
Plan Commission: November 21, 2024

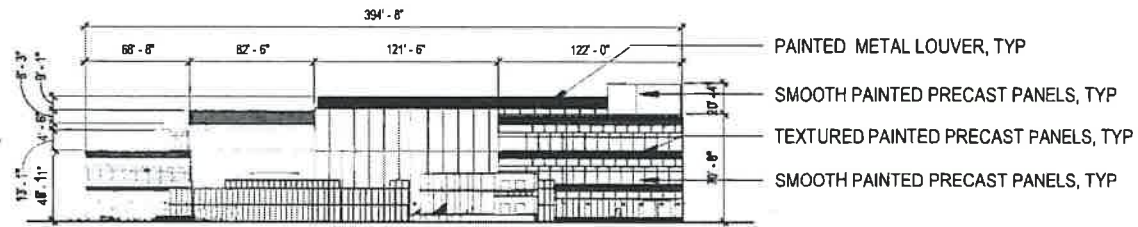
FINAL FOR PUBLICATION
PROPOSED PEDESTRIAN CROSSING CONNECTION



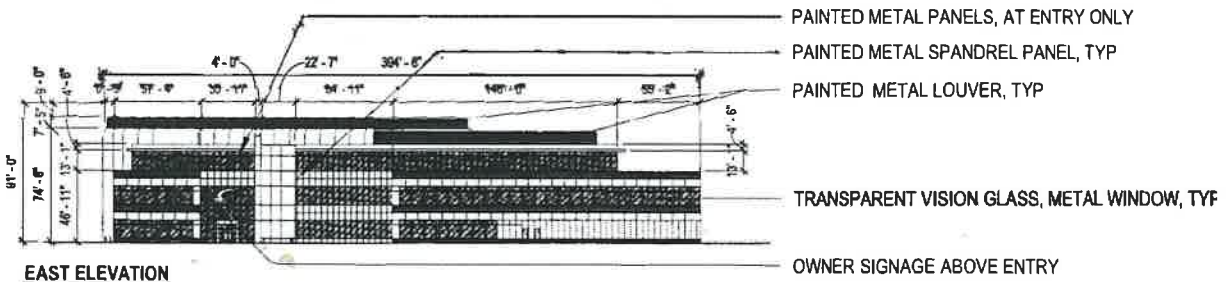
SCALE: 1' = 40'-0"

Applicant: QTS Investments Properties Chicago, LLC
Address: 2800 S. Ashland Avenue
Introduction: September 18, 2024
Plan Commission: November 21, 2024

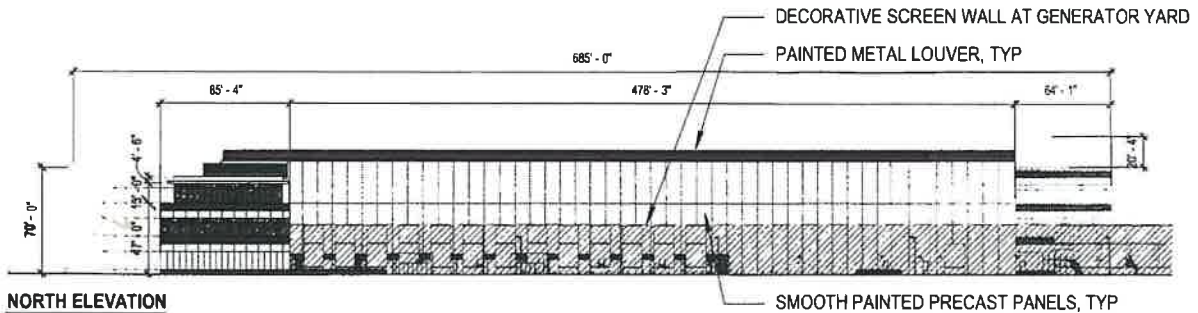
FINAL FOR PUBLICATION BUILDING ELEVATIONS



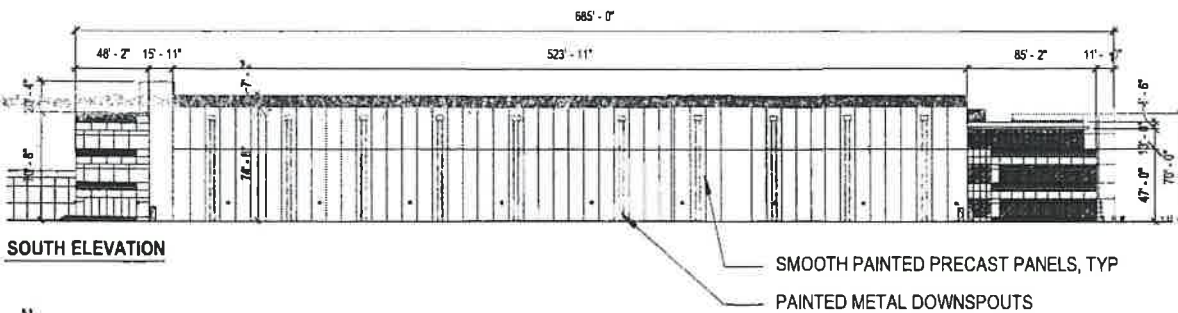
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



Applicant: QTS Investments Properties Chicago, LLC
Address: 2800 S. Ashland Avenue
Introduction: September 18, 2024
Plan Commission: November 21, 2024



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 12, 2014

John J. Tully, Jr.
Thomas M. Tully & Associates
Attorneys at Law
Suite 2450
33 North Dearborn Street
Chicago, IL 60602-3103

Re: Administrative Relief request for Riveredge-Manufacturing Planned Development No. 553 as amended, Sub-Area B, 2800 S. Ashland Avenue

Dear Mr. Tully:

Please be advised that your request for a minor change to Riveredge-Manufacturing Planned Development No. 553, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development ("PD").

You represent the new owner of Sub Area B, Q Investment Properties Sunshine, LLC, who is seeking to develop the property at 2800 S. Ashland Avenue. You are seeking clarification that a high technology office and electronic data storage center along with customary data center accessory uses associated with such an operation such as backup generators, electrical substations, cooling tower facilities, water storage tanks, microwave relays, and satellite uplinks, etc. are permitted outdoors on the property. Pursuant to Statement No. 5 of the PD, the following uses are permitted in Sub-Area B: general manufacturing, assembly, storage or testing of goods or products within completely enclosed buildings, and in particular, printing, publishing, circulation, distribution and related uses (including parking), office uses, motor vehicle storage and maintenance facilities and accessory uses (including above-ground fuel storage tanks). A high technology office and electronic data storage center along with the customary data center accessory uses identified above are permitted within Sub-Area B of the PD.

Additionally, you are also seeking administrative relief to reduce the minimum number of off-street parking spaces within Sub-Area B from 500 spaces to 100 spaces (including employees and truck parking) and reduce the minimum number of off-street loading berths within Sub-Area B from 4 loading berths to 2 loading berths.

With regard to your request, the Department of Planning and Development has determined that allowing these parking and loading berth reductions for a high technology office and/or data storage center only, 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. However, these parking space and loading berth reductions are contingent on the property being redeveloped as a high technology office and/or data storage center. If the property is not redeveloped as a high technology office and/or data storage center then the minimum number of off-street parking spaces in Sub-Area B shall remain 500 and the minimum number of off-street loading berths in Sub-Area B shall remain 4, as required in the PD's Bulk Regulations and Data Table.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Riveredge-Manufacturing Planned Development No. 553, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 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,



Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Mary Bonome, Main file



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

June 12, 2013

David G. Smith
2800 S. Ashland Development Associates, LLC
1510 W. School Street
Chicago, IL 60657

Re: Administrative Relief request for Riveredge-Manufacturing Planned Development No. 553 As amended, Sub-Area B, 2800 S. Ashland Avenue

Dear Mr. Smith:

Please be advised that your request for a minor change to Riveredge-Manufacturing Planned Development No. 553, as amended, has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development ("PD").

You represent the purchaser and proposed developer of the site, 2800 S. Ashland Development Associates, LLC ("Purchaser"). The Purchaser has entered into a purchase agreement with the current owner of the property, Publishing Properties Ashland, LLC ("Owner"). The Owner acquired the property out of the Sun Times bankruptcy and has provided consent to your minor change request.

You are seeking to redevelop the property and need clarification that a high technology office and electronic data storage center along with customary data center accessory uses associated with such an operation such as backup generators, electrical substations, cooling tower facilities, water storage tanks, microwave relays, and satellite uplinks, etc. are permitted outdoors on the property. Pursuant to Statement No. 5 of the PD, the following uses are permitted in Sub-Area B: general manufacturing, assembly, storage or testing of goods or products within completely enclosed buildings, and in particular, printing, publishing, circulation, distribution and related uses (including parking), office uses, motor vehicle storage and maintenance facilities and accessory uses (including above-ground fuel storage tanks). A high technology office and electronic data storage center along with the customary data center accessory uses identified above are permitted within Sub-Area B of the PD.

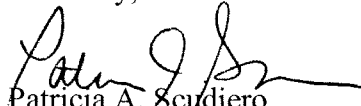
Additionally, you are also seeking administrative relief to reduce the minimum number of off-street parking spaces within Sub-Area B from 500 spaces to 100 spaces (including employees and truck parking) and reduce the minimum number of off-street loading berths within Sub-Area B from 4 loading berths to 2 loading berths.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these parking and loading berth reductions for a high technology office and/or data storage center only 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. However, these parking space and loading berth reductions are contingent on the property being redeveloped as a high technology office and/or data storage center. If the property is not redeveloped as a high technology office and/or data storage center then the minimum number of off-street parking spaces in Sub-Area B shall remain 500 and the minimum number of off-street loading berths in Sub-Area B shall remain 4, as required in the PD's Bulk Regulations and Data Table.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Riveredge-Manufacturing Planned Development No. 553, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 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,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Mary Bonome, Marilyn Engwall, Main file



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

March 19, 2013

Bernard I. Citron
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603

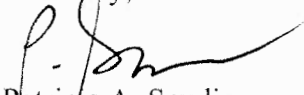
**Re: Advisory Opinion for Riveredge-Manufacturing Planned Development No. 553,
as amended, 2800 South Ashland Avenue**

Dear Mr. Citron:

In response to your recent request, please be advised that the property located at 2800 S. Ashland Ave. is located within Riveredge-Manufacturing Planned Development No. 553, as amended, Sub-Area B. The Planned Development ("PD") was passed on September 10, 1997 and pursuant to Statement No. 5 the following uses are permitted in Sub-Area B: general manufacturing, assembly, storage or testing of goods or products within completely enclosed buildings, and in particular, printing, publishing, circulation, distribution and related uses (included parking), office uses, motor vehicle storage and maintenance facilities and accessory uses (including above-ground fuel tank storage).

You are seeking clarification that the PD will allow for a data storage center and/or a high technology office to be established within the existing buildings located within Sub-Area B and that secondly, required emergency generators will be allowed as an accessory use. A data storage center and a high technology office are permitted uses and emergency generators are a permitted accessory use within Sub-Area B of PD No. 553. If you have any additional questions, please contact Teresa McLaughlin of my staff at (312) 744-4891.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Vicki Lozano, Mike Marmo, Erik Glass, Janice Hill, Main file

11756

*Reclassification Of Area Shown On Map Number 5-I.
(Application Number 12161)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-1 Restricted Commercial District symbols and indications as shown on Map Number 5-I in the area bounded by:

the alley next south of and parallel to West Armitage Avenue; North Washtenaw Avenue; a line 229.52 feet south of the alley next south of and parallel to West Armitage Avenue; the alley next west of and parallel to North Washtenaw Avenue; a line 125.09 feet south of the alley next south of and parallel to West Armitage Avenue; and North Fairfield Avenue,

to those of an R6 General Residence 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 Number 6-H.
(As Amended)
(Application Number 11756)*

PN 553 As Amended

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Riveredge Commercial Planned Development Number 553 symbols and indications as shown on Map Number 6-H in the area bounded by:

the south dock line of the west fork of the south branch of the Chicago River; South Ashland Avenue; a line beginning at a point along the west line of South Ashland Avenue 1,175 feet south of the south dock line of the west fork of the south branch of the Chicago River and running south 88 degrees, 12 minutes, 53 seconds west, 956.03 feet to the point of curvature; thence southwesterly 349.59 feet along the arc of a circle convex to the northwest having a radius of 445.10 feet and whose chord bears south 65 degrees, 42 minutes, 51 seconds west to a point of tangency; thence south 43 degrees, 12 minutes, 49 seconds west, 77.88 feet to a point of curvature; thence southwesterly 203.38 feet along the

Reclassification Of Area Shown On Map Number 3-H.
(Application Number 12155)

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map Number 3-H in the area bounded by:

a line 100 feet north of West Division Street; a line 48 feet east of North Honore Street; West Division Street; and North Honore Street,

to those of a B4-3 Restricted Service 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 Number 4-I.
(As Amended)
(Application Number A-3724)

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-3 General Manufacturing District symbols and indications as shown on Map Number 4-I in the area bounded by:

the alley next north of and parallel to West Cermak Road; a line 118.07 feet west of South Western Avenue; West Cermak Road; and a line 168.19 feet west of South Western Avenue,

to those of a B2-1 Restricted Retail 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.

arc of a circle convex to the southeast having a radius of 534.80 feet and whose chord bears south 54 degrees, 22 minutes, 34 seconds west, 207.07 feet to a point on the east line of the parcel of land conveyed to the State of Illinois by deed dated October 25, 1928 and recorded November 15, 1928 as Document Number 10206804; and the Santa Fe Slip, or the centerline thereof if extended where no slip exists,

to those of an M3-3 Heavy Manufacturing District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the M3-3 Heavy Manufacturing District symbols and indications as shown on Map Number 6-H in the area bounded by:

the south dock line of the west fork of the south branch of the Chicago River; South Ashland Avenue; a line beginning at a point along the west line of South Ashland Avenue 1,175 feet south of the south dock line of the west fork of the south branch of the Chicago River and running south 88 degrees, 12 minutes, 53 seconds west, 956.03 feet to the point of curvature; thence southwesterly 349.59 feet along the arc of a circle convex to the northwest having a radius of 445.10 feet and whose chord bears south 65 degrees, 42 minutes, 51 seconds west to a point of tangency; thence south 43 degrees, 12 minutes, 49 seconds west, 77.88 feet to a point of curvature; thence southwesterly 203.38 feet along the arc of a circle convex to the southeast having a radius of 534.80 feet and whose chord bears south 54 degrees, 22 minutes, 34 seconds west, 207.07 feet to a point on the east line of the parcel of land conveyed to the State of Illinois by deed dated October 25, 1928 and recorded November 15, 1928 as Document Number 10206804; and the Santa Fe Slip, or the centerline thereof if extended where no slip exists,

to those of a Riveredge-Manufacturing Planned Development Number 553, as amended, which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the Riveredge Commercial Planned Development Number 553 symbols and indications as shown on Map Number 6-H in the area bounded by:

a line beginning at a point along the west line of South Ashland Avenue 1,175 feet south of the south dock line of the west fork of the south branch of the Chicago River and running south 88 degrees, 12 minutes 53 seconds west, 956.03 feet to the point of curvature; thence southwesterly 349.59 feet along the arc of a circle convex to the northwest having a radius of 445.10 feet and whose chord bears south 65 degrees, 42 minutes, 51 seconds west to a point of tangency; thence south 43 degrees, 12 minutes, 49 seconds west, 77.88 feet to a point of

curvature; thence southwesterly 203.38 feet along the arc of a circle convex to the southeast having a radius of 534.80 feet and whose chord bears south 54 degrees, 22 minutes, 34 seconds west, 207.07 feet to a point on the east line of the parcel of land conveyed to the State of Illinois by deed dated October 25, 1928 and recorded November 15, 1928 as Document Number 10206804; South Ashland Avenue; a line known as Line A, intersecting the west line of South Ashland Avenue at a point 1,907.55 feet south of the south dock line of the west fork of the south branch of the Chicago River and extending 379.11 feet to the southwest at an angle of 111 degrees, 36 minutes, 23 seconds at its point of intersecting with the west line of South Ashland Avenue; a line intersecting Line A at a point 379.11 feet southwest of South Ashland Avenue, as measured along Line A, and extending 1,142.68 feet to the northwest at an angle of 155 degrees, 18 minutes, 00 seconds at its point of intersection with Line A; and the Santa Fe Slip or the centerline thereof if extended where no slip exists,

to those of a C4 Motor Freight Terminal District and a corresponding use district is hereby established in the area described above.

SECTION 4. 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:

*Riveredge-Manufacturing Planned Development Number 553,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Riveredge-Manufacturing Planned Development Number 553, as amended (the "Planned Development") consists of approximately thirty-five (35) acres of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned by the City of Chicago which consented to the filing of the application for this Planned Development. The Property has been divided into two sub-areas: Sub-Area A consists of approximately five and four one-hundredths (5.04) acres along the northern edge of the Property; and Sub-Area B consists of approximately twenty-nine and sixty-eight one-hundredths (29.68) acres immediately south of Sub-Area A.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets,

alleys or easements of any adjustment of right-of-way shall require a separate submittal and approval by the City Council.

- 3 The requirements, obligations and conditions contained within this Planned Development shall be binding upon the City of Chicago as to Sub-Area A and Chicago Sun-Times, Inc. as to Sub-Area B (collectively the "Applicant"), and on their successors and assigns with respect to each sub-area and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicants shall inure to the benefit of the Applicants' successors and assigns and, if different than the Applicants, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property.
4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Sub-Area Map; an Existing Land-Use Map; a Site/Landscape Plan ("Site Plan") and Building Elevations ("Elevations") dated August 14, 1997 and prepared by McClier Corporation depicting the improvements proposed for Sub-Area B. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted in this Planned Development subject to the terms and conditions of this Planned Development and any other applicable laws or regulations, including environmental laws and regulations:
 - Sub-Area A: Public park and riverwalk.
 - Sub-Area B: General manufacturing, assembly, storage or testing of goods or products within completely enclosed buildings, and in particular, printing, publishing, circulation, distribution and related uses (including parking), office uses, motor vehicle storage and maintenance facilities and accessory uses (including above-ground fuel storage tank).

6. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and of Planning and Development.
9. Height restrictions on any building or any appurtenance attached thereto prescribed in this Planned Development, shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations as certified and approved by the Federal Aviation Administration.
10. The improvements within Sub-Area B of the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan and Elevations described in Statement 4 and the provisions of the Chicago Landscape Ordinance.
11. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for development or redevelopment of any property included within Sub-Area A of this Planned Development, a site plan for the proposed development, including parking areas (the "Site Plan") shall be submitted to the Commissioner of the Department of Planning and Development for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals conform with the terms of this Planned Development and any riveredge

policies or guidelines which may be adopted by the Chicago Plan Commission. No Part II approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been approved by the Commissioner.

Following approval of a Site Plan by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development.

After approval of a Site Plan by the Commissioner, the approved Site Plan may be changed or modified pursuant to the provisions of Statement 13.

In the event of an inconsistency between the approved Site Plan and the terms of the Statements and Bulk Regulations and Data Table of this Planned Development in effect at the time of approval of such plan or of modifications thereto, the terms of the Statements and Bulk Regulations and Data Table of the Planned Development shall govern.

A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (a) preliminary landscaping plan, with final landscaping plan to be approved at Part II stage;
- (b) all pedestrian circulation or bicycle routes;
- (c) preliminary cross-sections of the improvements; and
- (d) all setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

13. The requirements of this Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of these statements by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
14. Unless substantial construction of the improvements contemplated for Sub-Area B, or those approved under Statement 11 as to Sub-Area A, has commenced within ten (10) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire with respect to the sub-area for which the substantial construction of improvements has not commenced, provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire, with respect to the relevant sub-area, upon the expiration of such shorter time period as provided by said amendatory ordinance (the first (1st) day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires as to any portion of the Property under the provision of this section, then the zoning of the Property for which the Planned Development has expired shall automatically revert to an M3-3 Heavy Manufacturing District.

[Existing Zoning Map; Existing Land-Use Map; Property Line
and Planned Development Boundary Map; Sub-Area B
Site Plan; Sub-Area Map; Building Elevation
Drawings; Vehicle Maintenance Elevations
and Sections Drawing; Landscape Plan;
and Plant List and Detail Drawings
referred to in these Plan of
Development Statements
printed on pages 51964
through 51972 of this
Journal.]

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

*Riveredge-Manufacturing Planned Development Number 553,
As Amended.*

Plan Of Development

Bulk Regulations And Data Table.

Maximum Permitted Floor Area Ratio:

Sub-Area A: 0.0.

Sub-Area B: 0.5.

Overall: 0.5.

**Minimum Number of Off-Street
Parking Spaces:**

Sub-Area A: 0.

Sub-Area B: 500 (including employee and truck parking).

**Minimum Number of Off-Street
Loading Berths:**

Sub-Area A: 0.

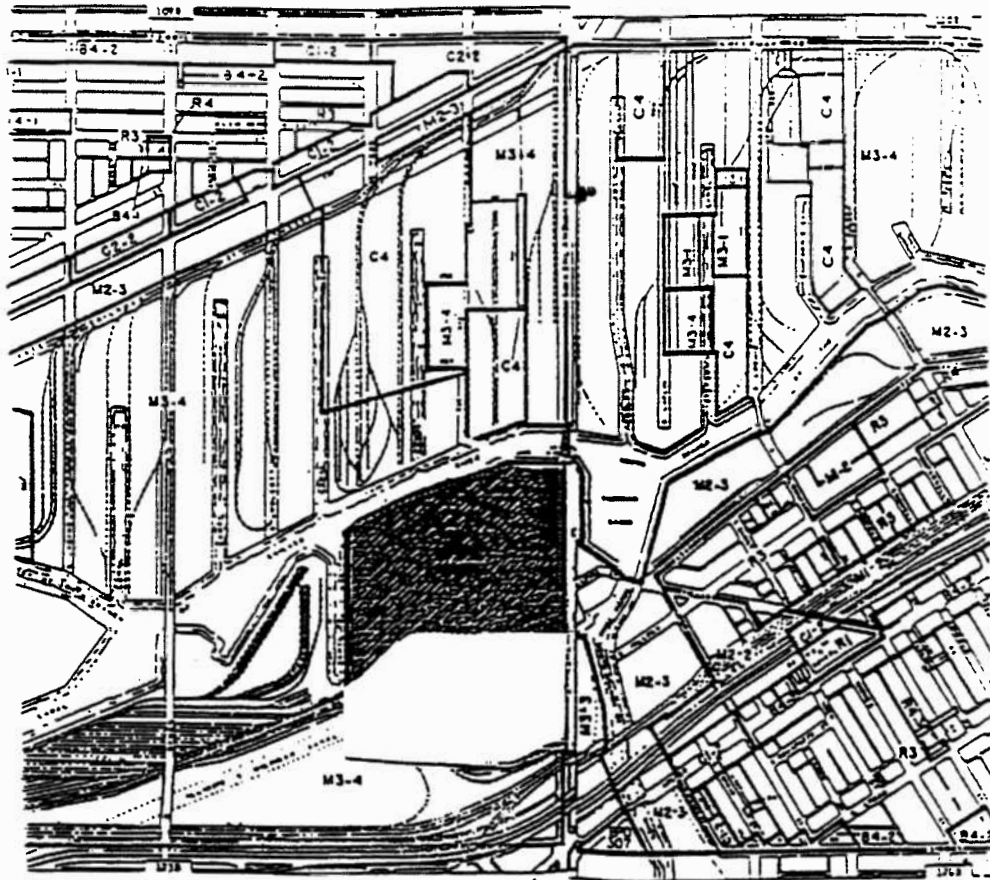
Sub-Area B: 4.

Maximum Building Height:

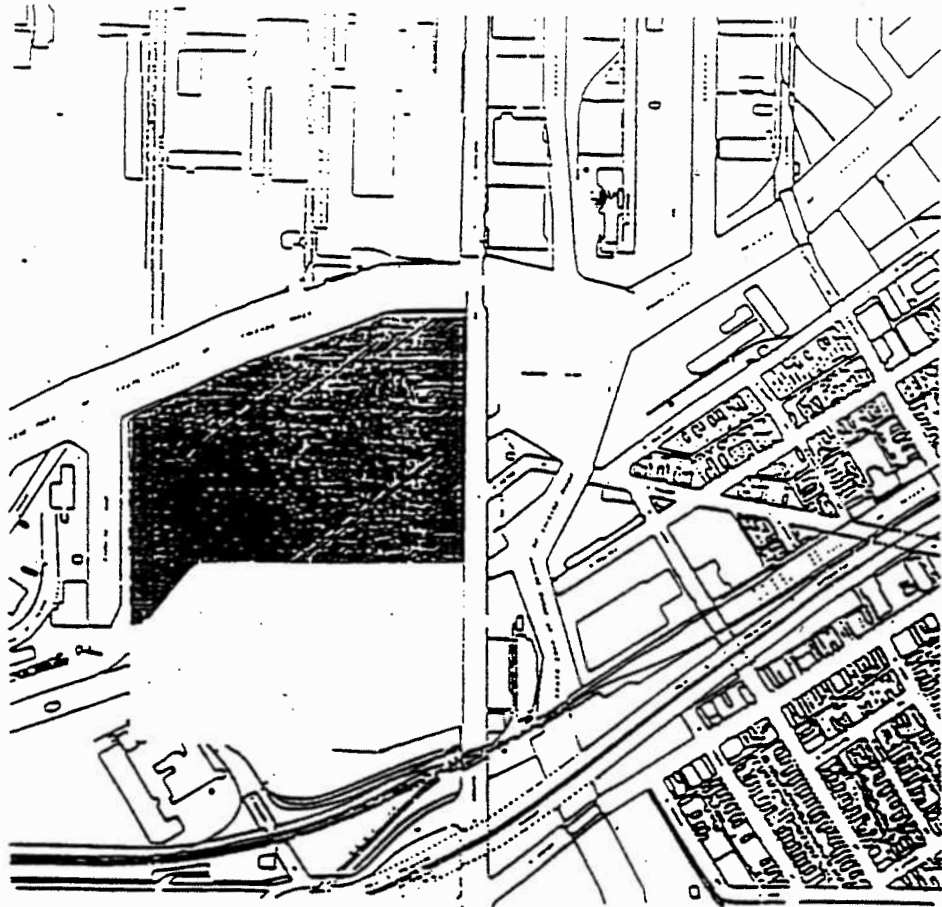
Sub-Area A: Not applicable.

Sub-Area B: As depicted on the Elevations.

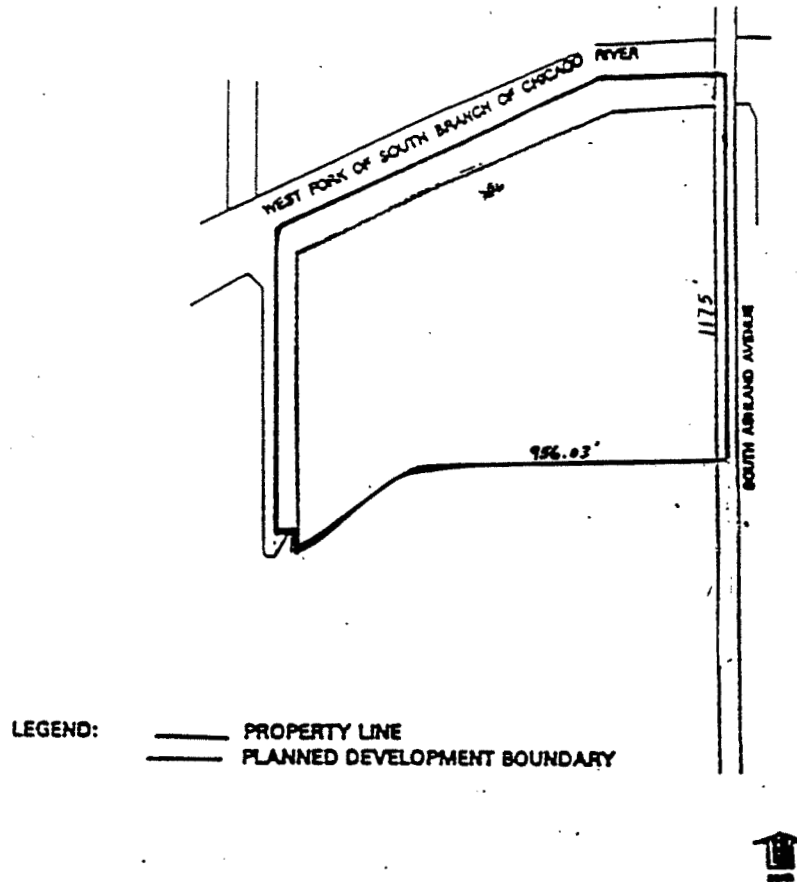
Existing Zoning Map.



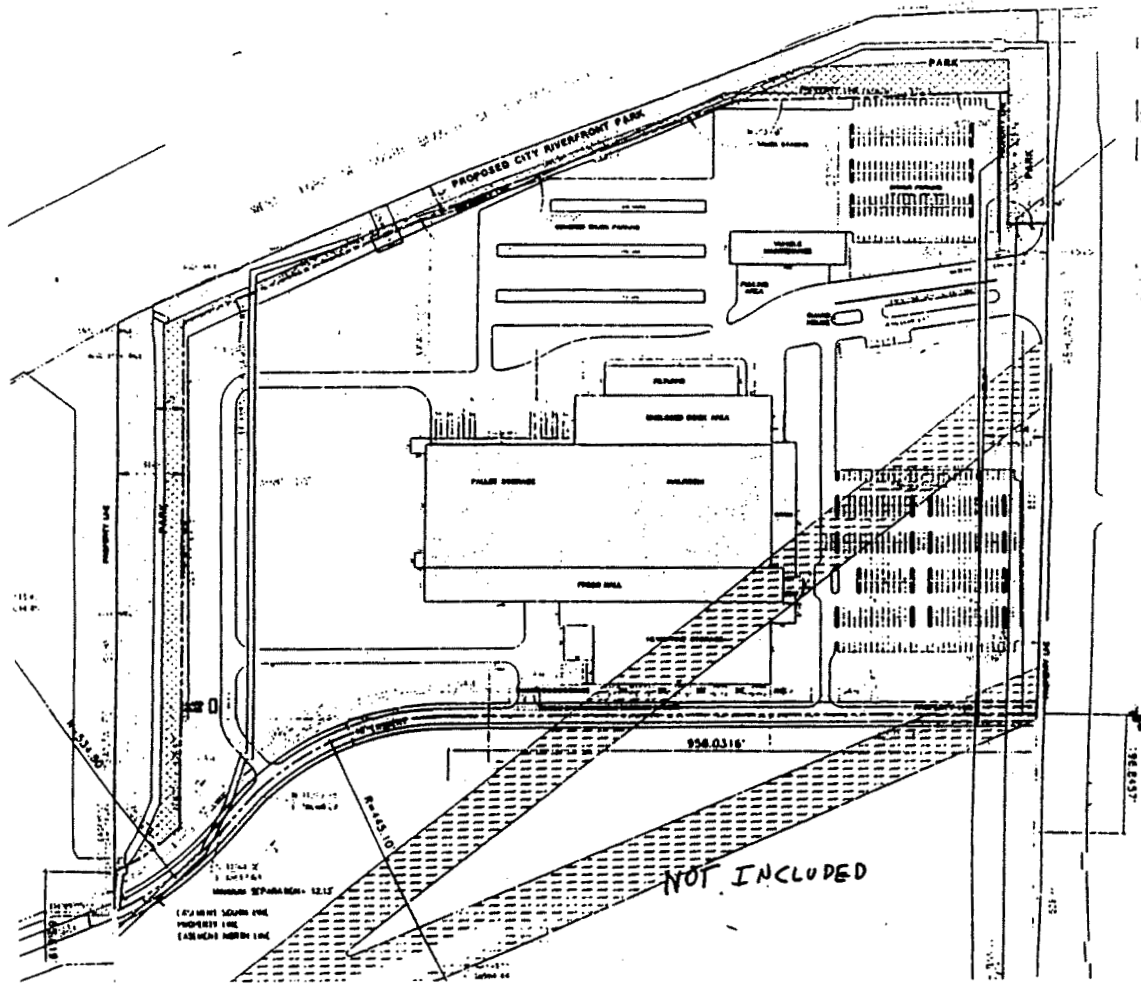
Existing Land-Use Map.



Property Line And Planned Development Boundary Map.



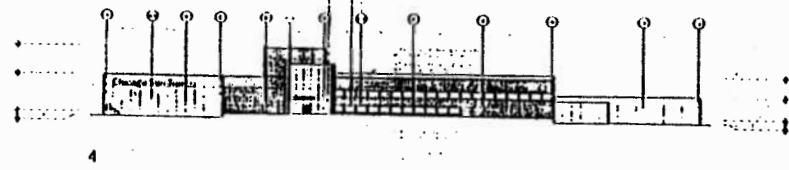
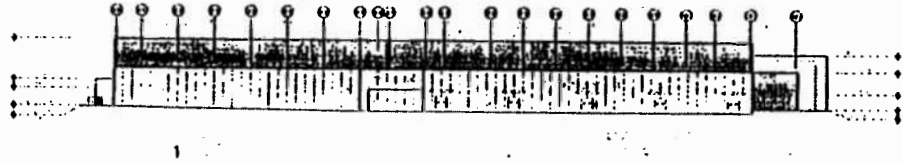
Sub-Area B Site Plan.



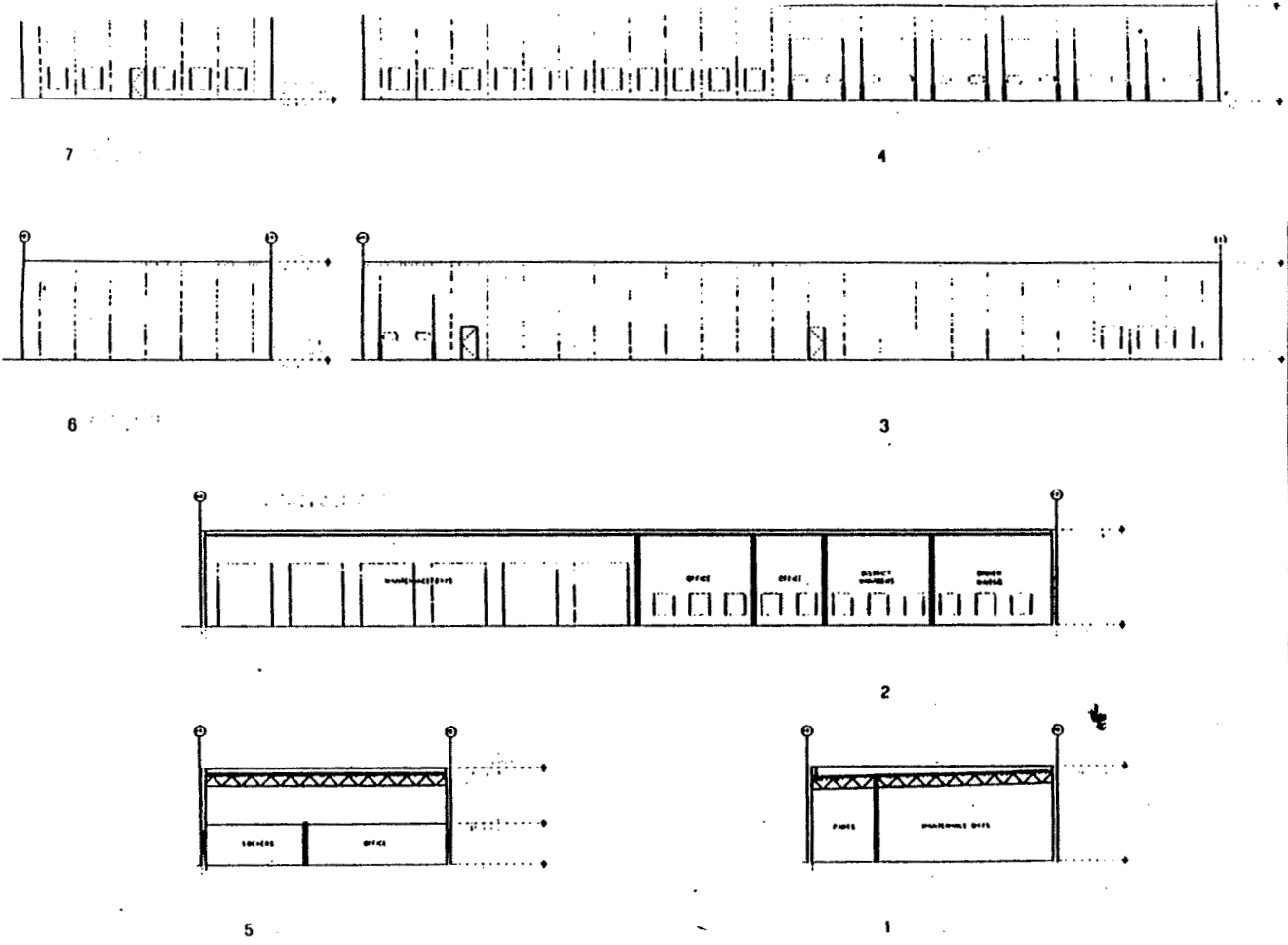
THE CITY OF
 1978
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<p>8/14/97</p> <p>SHAW-TIMES SUB AREA B SITE PLAN</p>

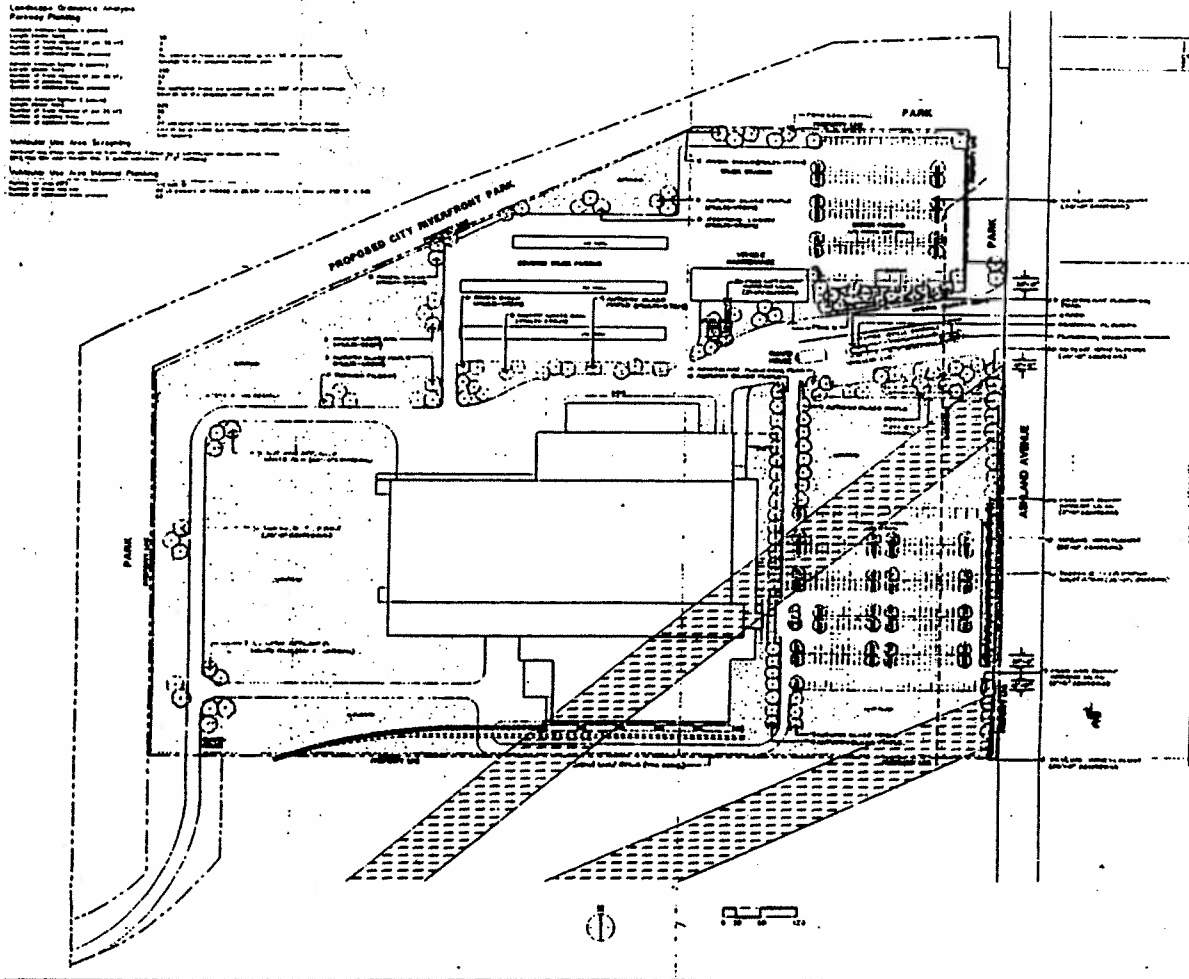
Building Elevations.



Vehicle Maintenance Elevations And Sections.



Landscape Plan.



(d) "Respondent" shall mean a property owner, contractor, architect, *real estate agent and broker*, lessee, lessor, or other person charged with liability for an alleged code violation and the person to whom the notice of violation is directed.

(e) "Hearing Officer" shall mean a municipal employee or an officer or agent of a municipality, other than a zoning inspector or law enforcement officer, having the following power and duties:

1. to preside at an administrative hearing called to determine whether or not a code violation exists;
2. to hear testimony and accept evidence from the zoning inspector, the respondent, and all interested parties relevant to the existence of a code violation;
3. to preserve and authenticate the record of the hearing and all exhibits and evidence introduced at the hearing;
4. to issue and sign a written finding, decision, and order stating whether a code violation exists;
5. to enter an order requiring the respondent to correct the violation; and
6. to impose fines consistent with applicable code provisions and to assess costs reasonably related to instituting the proceeding upon finding the respondent liable for the charged violation.

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

CHICAGO ZONING ORDINANCE AMENDED TO
RECLASSIFY PARTICULAR AREAS.

On motion of Alderman Banks, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of June 16, 1994, pages 52265 through 52296,

11244

PD # 553

recommending that the City Council pass said proposed ordinances amending the Chicago Zoning Ordinance by reclassifying particular areas.

On motion of Alderman Banks, the said proposed ordinances were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Mazola, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Madrzyk, Burke, Jones, Coleman, Streeter, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Medrano, Ocasio, Watson, E. Smith, Burrell, Bialczak, Suarez, Mell, Wojcik, Banks, Giles, Allen, Laurino, Doherty, Natarus, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 44.

Nays -- None.

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

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 1-G.
(As Amended)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 1-G in the area bounded by:

the alley next north of and parallel to West Hubbard Street; a line 175.65 feet east of North Noble Street; West Hubbard Street; and a line 125.38 feet east of North Noble Street,

to those of an R4 General Residence 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 Number 1-K.

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

West Schiller Street; the alley next east of and parallel to North Wells Street; a line 270 feet south of West Schiller Street; and North Wells Street,

to those of a B4-4 Restricted Service 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 Number 5-I.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 5-I in the area bounded by:

a line 100 feet south of and parallel to West Armitage Avenue; North Francisco Avenue; a line 125 feet south of and parallel to West Armitage Avenue; and the public alley next west of and parallel to North Francisco Avenue,

to those of a B4-1 Restricted Service 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 Number 6-H.
(As Amended)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C4 Motor Freight Terminal District symbols and indications as shown on Map No. 6-H in the area bounded by: -

the south dock line of the west fork of the south branch of the Chicago River; South Ashland Avenue; a line known as Line A, intersecting the west line of South Ashland Avenue at a point 1,907.55 feet south of the south dock line of the west fork of the south branch of the Chicago River and extending 379.11 feet to the southwest at an angle of 111 degrees, 36 minutes, 23 seconds at its point of intersection with the west line of South Ashland Avenue; a line intersecting Line A at a point 379.11 feet southwest of South Ashland Avenue, as measured along Line A, and extending 1,142.68 feet to the northwest of an angle of 155 degrees, 18 minutes, 00 seconds at its point of intersection with Line A; and the Santa Fe Slip, or the line thereof if extended where no slip exists,

to the designation of a Riveredge Commercial 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 attached to this ordinance reads as follows:

Riveredge Commercial Planned Development No. 553.

Plan Of Development Statements.

1. The area delineated herein as a Riveredge Commercial Planned Development consists of approximately 2,585,790 square feet (59.4 acres) and is owned or controlled by the Applicant, Chicago Wholesale Food Market Limited Partnership.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees.
3. 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 title holder 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11.1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned

Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property or any association or partnership which may be formed to succeed the Applicant. Nothing herein shall be construed to mean that any individual owner or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of fifteen statements; a Property Line and Planned Development Boundary Map; an Existing Zoning Map; an Existing Land Use Map; a Table of Use and Bulk Regulations and Related Controls; a Site Plan; a Landscape Plan; and Building Elevations, prepared by A. Epstein and Son, Inc. dated May 12, 1994. Full size sets of the Site Plan, Landscape Plan and Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The following uses and no others, shall be permitted within the Planned Development: wholesale storage, processing, distribution and sale of produce, groceries, meats, fish, dairy and all other food products and food service supplies; accessory restaurants, which may include incidental liquor service; accessory banks and financial institutions and currency exchanges; accessory laundrettes; accessory business office uses, including governmental agencies, trade associations, food brokerage and transportation services; accessory service stations for the servicing, refueling, washing and minor repair of trucks; an accessory convenience store; accessory

truck, trailer and automobile parking; and accessory district heating and cooling.

6. A maximum of one (1) large pylon-supported (single or double-faced) illuminated business identification sign, which may include a message board with both faces designed to be visible from the Stevenson Expressway, shall also be permitted within the Planned Development at the general location designated on the Site Plan attached hereto, subject to the review and approval of the Department of Planning and Development. In addition, smaller illuminated identification, directional or temporary construction or marketing signs (which may include message boards) shall also be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading berths shall be provided in compliance with the Table of Use and Bulk Regulations attached hereto. A minimum of two percent (2%) of all required parking spaces shall be designed and designated for the handicapped.
8. Any service drives or other ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the relevant provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic and Department of Planning and Development. The Applicant shall be responsible for the payment of the cost of the following public improvements: an updated signal on Ashland Avenue at the entrance to the Property, restriping inbound left-turn lane on Ashland Avenue, and extending the right-turn lane on Ashland Avenue to provide 200 feet of storage. The Department of Transportation shall coordinate the foregoing public improvements and the extension of the left-turn lane on the south approach and actuate approach lane at the intersection of Ashland Avenue and Blue Island Avenue, which shall be completed prior to the commencement of operations at the Property.
9. Height restrictions of any building or any appurtenance thereto shall, in addition to the Table of Use and Bulk Regulations, be subject to:
 - a. Height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and

- b. Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation, and Department of Law, and approved by the City Council.
10. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. This Planned Development shall be subject to the "Rules, Regulations, and Procedures related to Planned Development Amendments", as promulgated by the Commissioner of the Department of Planning and Development.
12. The Improvements in the Property, including all entrances and exits, parking areas and landscaping, shall be designed, installed and maintained in general conformance with the Site Plan, Landscape Plan and Elevations attached hereto. Landscaping shall be maintained at all times in accordance with the Landscape Plan and parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Landscape areas adjacent to the river shall be publicly accessible and shall be improved with grass, trees, shrubs, a pedestrian/bicycle path, benches and picnic tables in appropriate quantities and locations to encourage public use of the riveredge. The landscaping improvements shall be designed to allow for a possible future connection under Ashland Avenue to a proposed public park (Origins Park) to be located east of Ashland Avenue. Fencing around the site shall be permitted at the locations depicted on the Landscape Plan attached hereto, subject to the review and approval of the Commissioner of the Department of Planning and Development. Barbed wire or razor fencing is expressly prohibited.
13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate, consistent with the nature of the development of the Property contemplated in this Planned Development Ordinance and will not result in increasing the maximum floor area ratio for the total Property Net Site Area established by this Planned Development Ordinance. Any such modification shall be deemed to be a minor change in the Planned Development Ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land covered.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
15. Unless substantial construction has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first day of which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of a C4 Motor Freight Terminal District.

[Property Line and Planned Development Boundary Map,
Existing Zoning Map, Existing Land Use Map, Site
Plan, Landscape Plan and Building Elevations
attached to this Plan of Development
printed on pages 53836 through
53842 of this Journal.]

Table of Use and Bulk Regulations and Related Controls attached to this Plan of Development reads as follows:

Riveredge Commercial Planned Development No. 553.

Use And Bulk Regulations And Related Controls.

Net Site Area: 2,585,790 square feet
59.4 acres

Description of Permitted Uses: See Statement Number 5.

Maximum Floor Area Ratio: 0.40.

Maximum Percent of Site Coverage: As Per Site Plan.

Gross Site Area = Net Site Area, 2,585,790 square feet (59.4 acres) plus Area in Public Right-of-Way, 62,949 square feet (1.5 acres) plus Public Park Area, 101, 817 square feet (2.34 acres) = 2,750,566 square feet (63.2 acres).

Maximum Floor Area Ratio for Total Net Site Area: 0.40.

Minimum Number of Off-Street Parking Spaces: 800.

Minimum Number of Trailer Storage Spaces: 82.

Minimum Number of Off-Street Loading Berths: 475.

Maximum Percent of Site Coverage: In accordance with attached Site Plan.

Minimum Required Building Setbacks: In accordance with attached Site Plan.

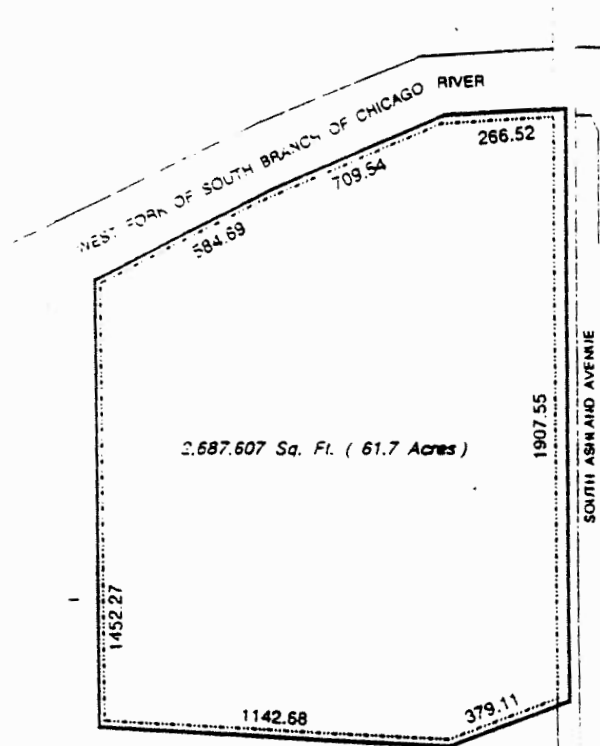
Maximum Permitted Building Height: In accordance with attached Elevations.

*Reclassification Of Area Shown On Map Number 6-I.
(As Amended)*

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

Property Line And Planned Development Boundary Map.

COMMERCIAL PLANNED DEVELOPMENT NO. 653



LEGEND:

———— PLANNED DEVELOPMENT BOUNDARY

- - - - - 256.52 DIMENSIONED PROPERTY LINE

NOTE: No dedications, vacations, or other right-of-way adjustments are planned; for driveway location see Site/Landscape plan.



APPLICANT: CHICAGO WHOLESALE FOOD MARKET LIMITED PARTNERSHIP

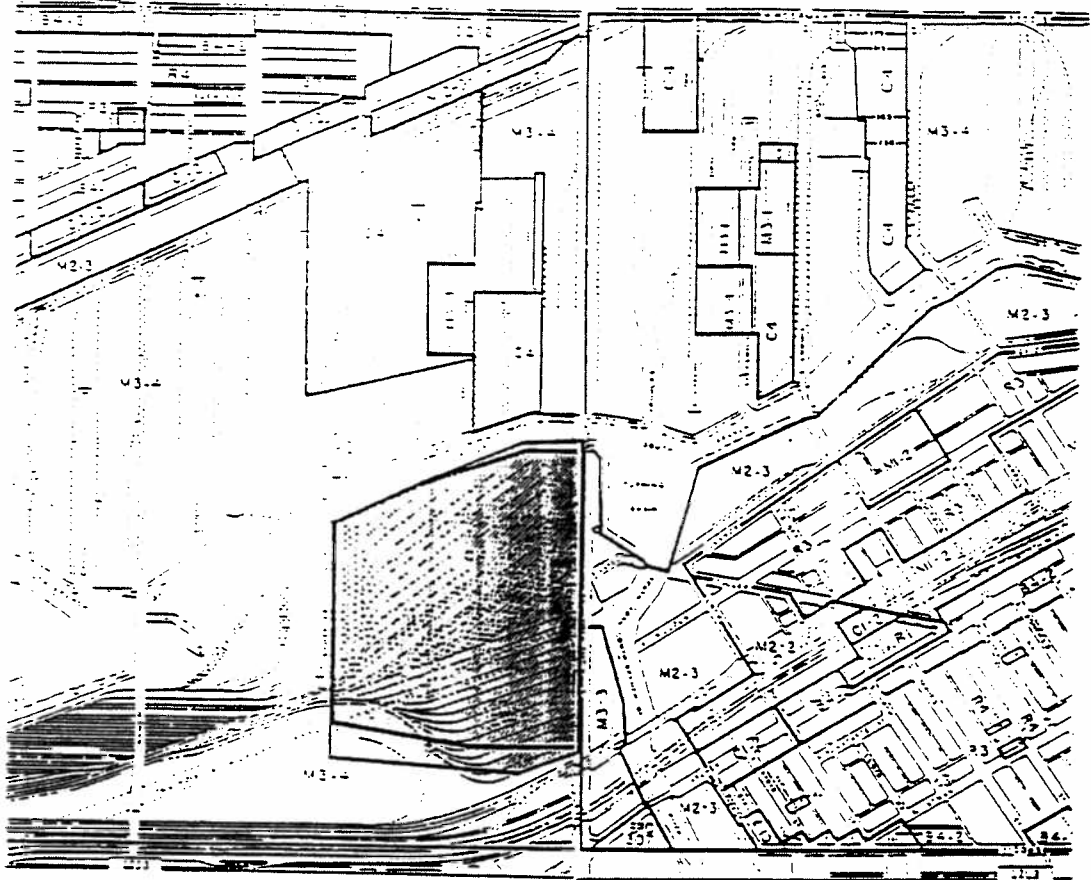
ADDRESS: 2514 - 2906 SOUTH ASHLAND AVENUE

DATE: MARCH 1, 1994

REVISED: MAY 12, 1994

Existing Zoning Map.

COMMERCIAL PLANNED DEVELOPMENT NO. 553



LEGEND:



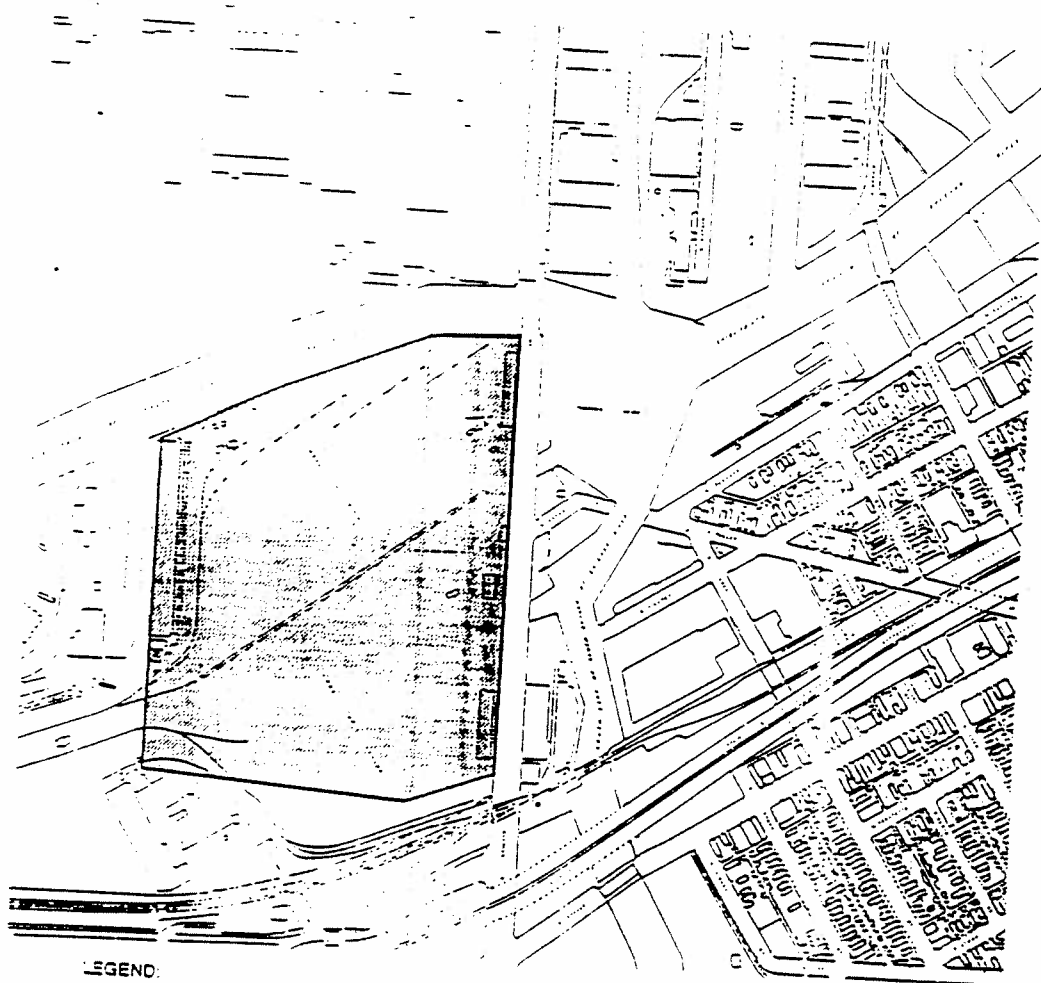
SUBJECT PROPERTY



APPLICANT: CHICAGO WHOLESALE FOOD MARKET LIMITED PARTNERSHIP
ADDRESS: 2514-2906 SOUTH ASHLAND AVENUE
DATE: MARCH 1, 1994
REVISED: MAY 12, 1994

Existing Land Use Map.

COMMERCIAL PLANNED DEVELOPMENT NO. 553



LEGEND:



SUEJECT PROPERTY



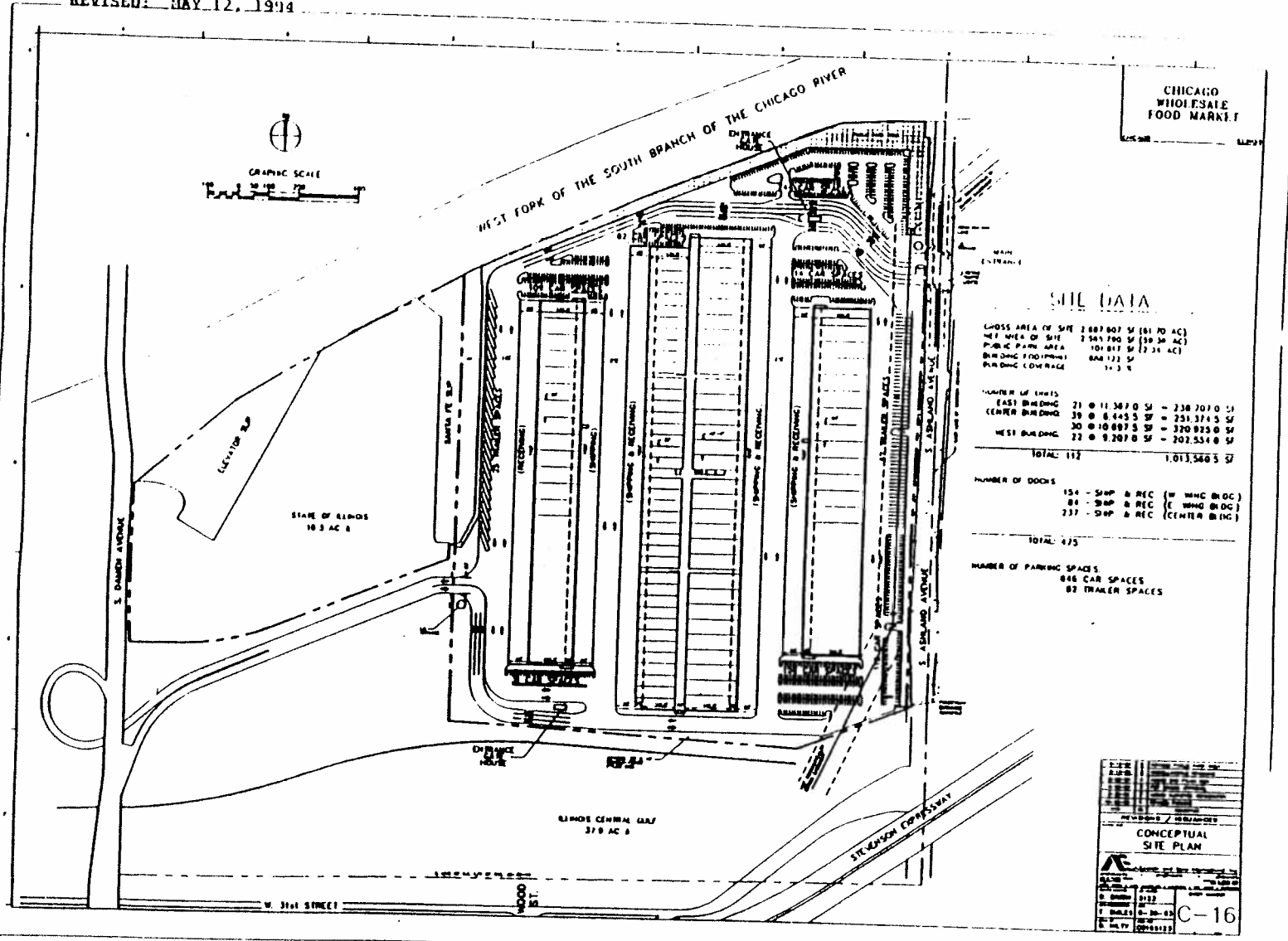
APPLICANT: CHICAGO WHOLESALE FOOD MARKET LIMITED PARTNERSHIP
 ADDRESS: 2514-2906 SOUTH ASHLAND AVENUE
 DATE: MARCH 1, 1994
 REVISED: MAY 12, 1994

DATE: MARCH 1, 1994
 REVISED: MAY 12, 1994

CHICAGO
 WHOLESALE
 FOOD MARKET



WEST FORK OF THE SOUTH BRANCH OF THE CHICAGO RIVER



SITE DATA

CROSS AREA OF SITE	2,687,607 SF (61.70 AC)
NET AREA OF SITE	2,564,790 SF (59.34 AC)
PUBLIC PLAZA AREA	101,817 SF (2.34 AC)
BUILDING FOOTPRINT	646,122 SF
BUILDING COVERAGE	25.2 %
NUMBER OF UNITS	
EAST BUILDING	21 @ 11,367.0 SF = 238,707.0 SF
CENTER BUILDING	30 @ 8,445.5 SF = 253,374.5 SF
WEST BUILDING	22 @ 10,887.5 SF = 239,325.0 SF
TOTAL	73 @ 9,227.0 SF = 671,406.5 SF
NUMBER OF DOCKS	
154 - SHIP & REC (W. WHOLE BLDG)	
84 - SHIP & REC (E. WHOLE BLDG)	
237 - SHIP & REC (CENTER BLDG)	
TOTAL	475
NUMBER OF PARKING SPACES	
846 CAR SPACES	
82 TRAILER SPACES	

REVISIONS / COMMENTS

NO.	DATE	DESCRIPTION
1	03/01/94	CONCEPTUAL SITE PLAN
2	05/12/94	REVISED

CONCEPTUAL SITE PLAN

C-16

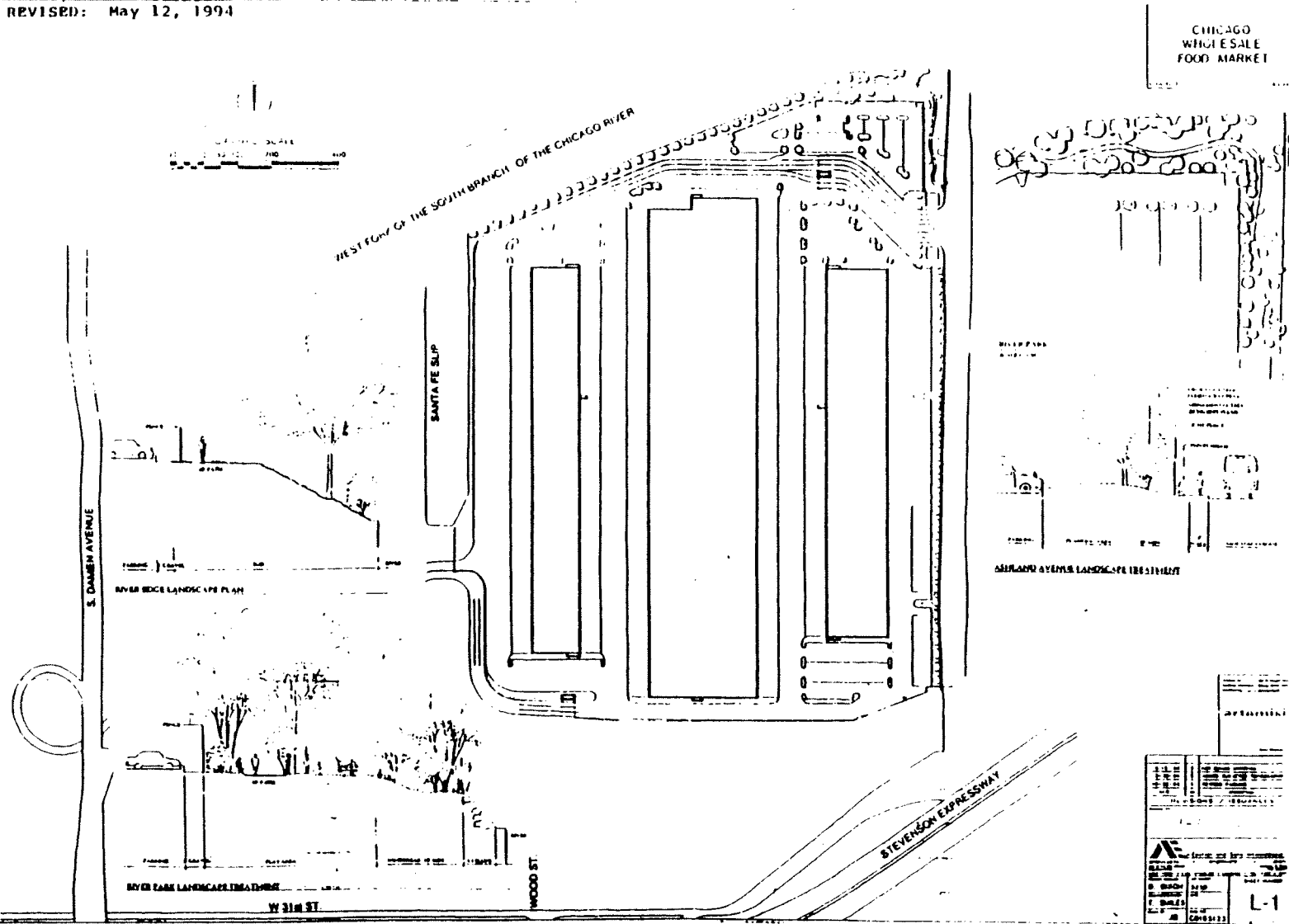
Site Plan.

7/13/94 UNFINISHED BUSINESS 53839

ADDRESS: 2614-2900 SOUTH DAMEN AVENUE

DATE: MARCH 1, 1991

REVISED: May 12, 1994



53840

JOURNAL--CITY COUNCIL--CHICAGO

7/13/94

Landscape Plan.

7/13/94

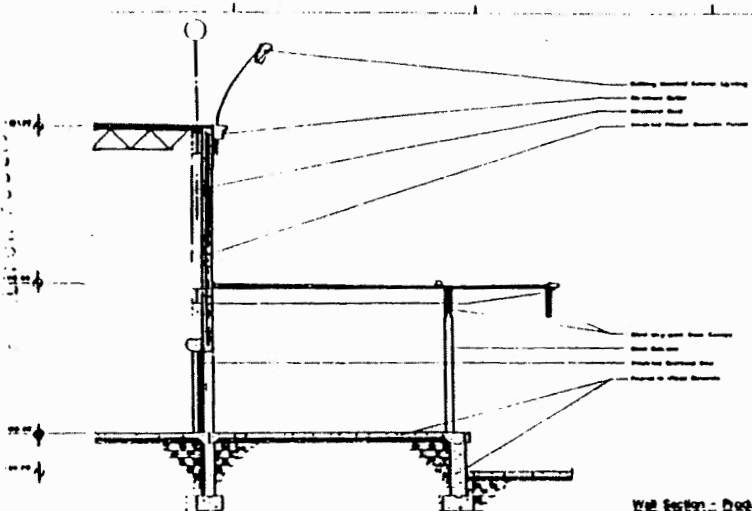
UNFINISHED BUSINESS

53841

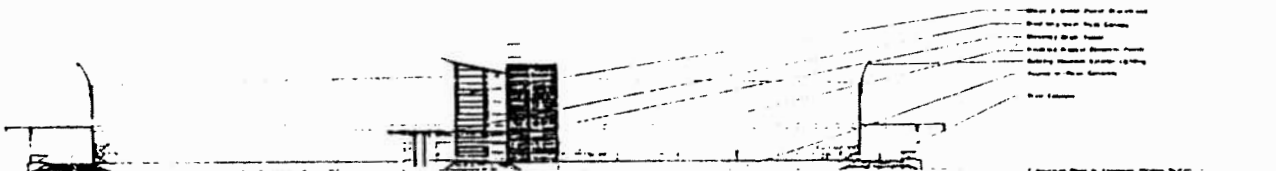
Building Elevations.
(1 of 2)



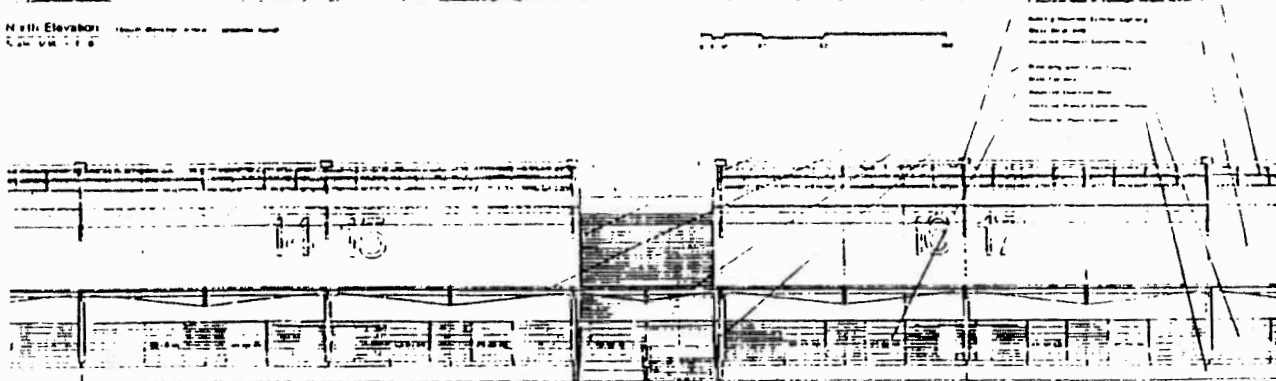
View along Produce Corridor



Wall Section: Produce Dock
See 54'-1'-0"



North Elevation
See 54'-1'-0"

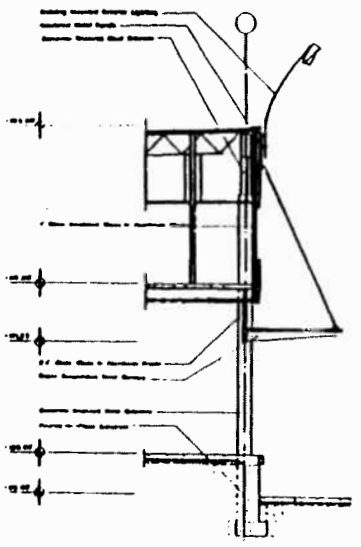


North East Elevation
See 54'-1'-0"

<p>APPLICANT: CHICAGO WHOLESALE FOOD MARKET LIMITED PARTNERSHIP ADDRESS: 2614-2906 SOUTH ASHLAND AVENUE DATE: MARCH 1, 1994 REVISED: MAY 12, 1994</p>	<p>Chicago Wholesale Food Market</p>
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Building Elevations.
(2 of 2)

Note: East Building Elevations Shrink towards hand



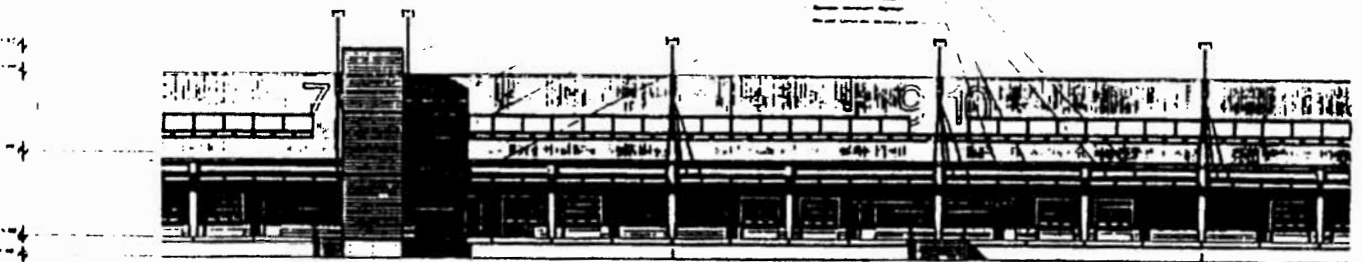
Wall Section - Slipping Unit
See 10-11



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



Partial East Elevation
Scale: 1/8" = 1'-0"



Partial East Elevation
Scale: 1/8" = 1'-0"

Applicant: CHICAGO WHOLESALE FOOD MARKET
 LIMITED PARTNERSHIP
 ADDRESS: 2614-2906 SOUTH ASHLAND AVENUE
 DATE: MARCH 1, 1994
 REVISED: MAY 12, 1994

Chicago Wholesale Food Market
 EPSTEIN