



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 6, 2023

Jack George
Akerman LLP
71 S. Wacker Dr., 47th Floor
Chicago, IL 60606

**Re: Site Plan Approval for PD 561, Subarea A, New Dunning Park
4139 N. Oak Park Ave.**

Dear Mr. George:

Please be advised that your request for site plan approval to Subarea A of Residential Manufacturing Institutional Planned Development No. 561 ("PD 561") has been considered by the Department of Planning and Development ("Department") pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance and Statement Number 9 of PD 561.

The Chicago Park District is seeking approval for a new park which will include a multi-use turf field, bleacher seating, a comfort station, and parking for 88 automobiles at 4139 N. Oak Park Ave. The field will accommodate baseball, football, soccer, and other field sports and the 2,355 SF comfort station will include a press box, equipment storage, and bathrooms.

Pursuant to Statement No. 5 of PD 561, parks and playgrounds are permitted uses in Subarea A. Parks and recreation are defined as recreational, social, or multi-purpose uses typically associated with public parks, public open spaces, public play fields, public or private golf courses or public recreation areas or buildings, pursuant to Section 17-17-0103-F of the Zoning Ordinance.

The Department has determined the attached exhibits satisfy the requirements of PD 561 and approves the site plan approval request. The attached exhibits shall be added to the main file: Architectural Site Plan, Site Dimension Plan, Landscape Plan, Comfort Station Floor and Roof Plan, and Building Elevations.

Sincerely,

Patrick Murphey
Zoning Administrator

C: Mike Marmo, Janice Hill, Noah Szafranec, Carmen Martinez, Main file



ARCHITECT OF RECORD
SININGA LTD.



ARCHITECTS
100 N. LAUREL ST. SUITE 1100
CHICAGO, IL 60610

SOIL ENGINEER

2700 N. LAUREL ST. SUITE 1100
CHICAGO, IL 60610

MECHANICAL ENGINEER

2700 N. LAUREL ST. SUITE 1100
CHICAGO, IL 60610

STRUCTURAL ENGINEER

2700 N. LAUREL ST. SUITE 1100
CHICAGO, IL 60610

GEOTECHNICAL

2700 N. LAUREL ST. SUITE 1100
CHICAGO, IL 60610

LANDSCAPE ARCHITECT

2700 N. LAUREL ST. SUITE 1100
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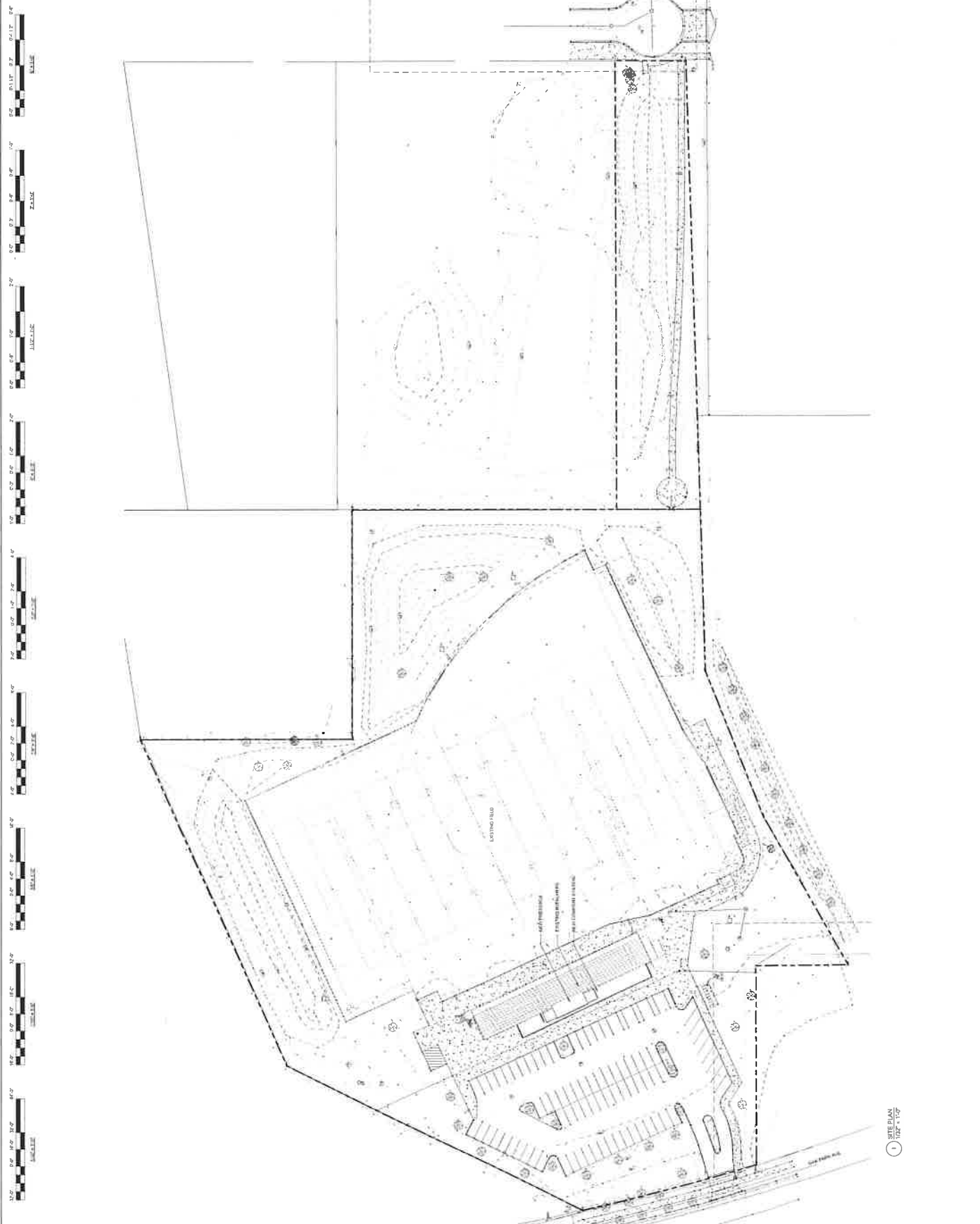
LANDSCAPE ARCHITECT

2700 N. LAUREL ST. SUITE 1100
CHICAGO, IL 60610

REED DUNNING PARK #580
COMFORT STATION
PLAN
ARCHITECTURAL SITE
4139 N. OAK PARK AVE
CHICAGO, IL 60634

SYNOPSIS PROJECT NO.
#580 / P-16015
SYNOPSIS PROJECT NO. 711

A1.0
DRAWING NO.

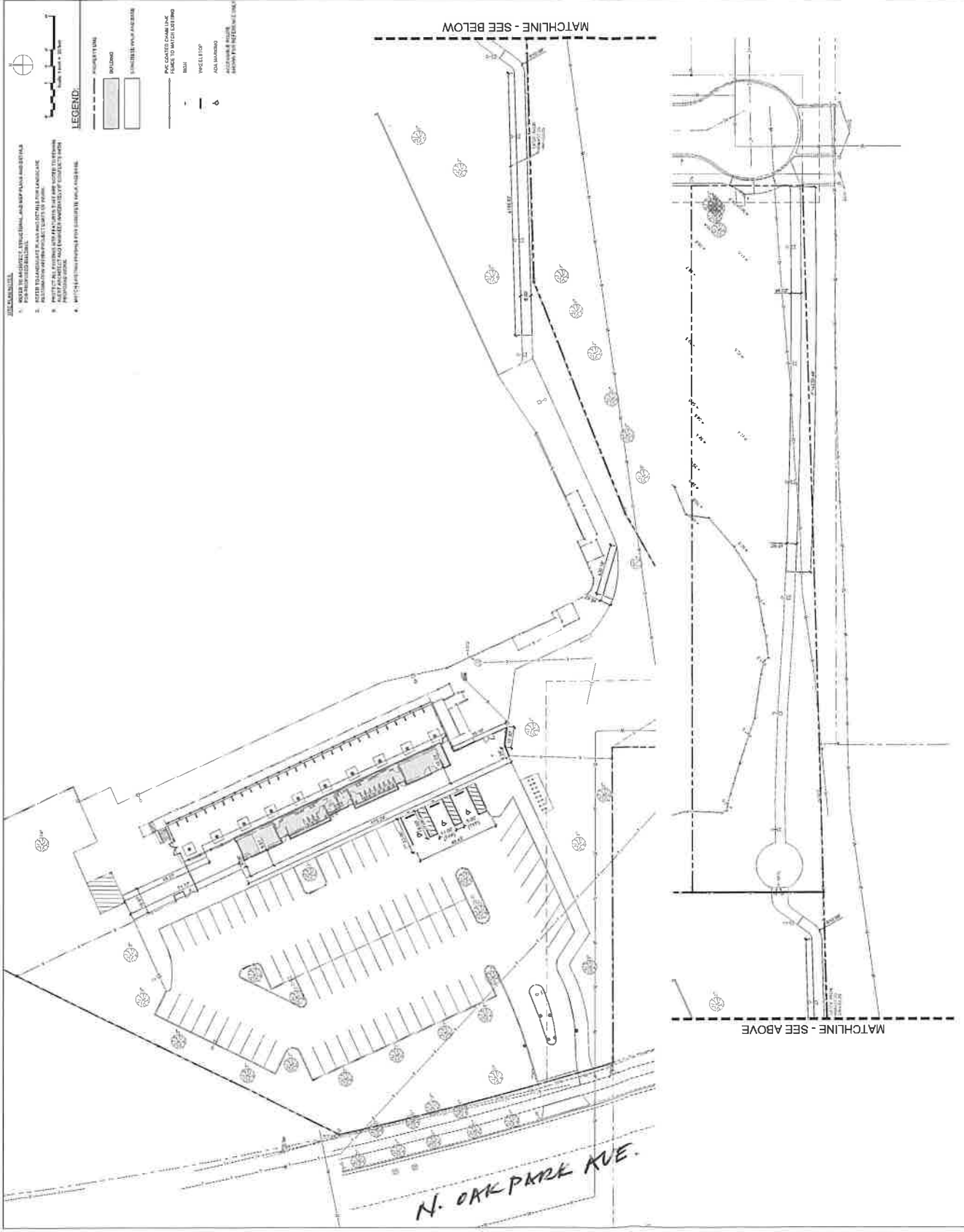
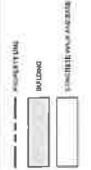


1 SITE PLAN
1/8\"/>

- REVISIONS:**
1. NOTES TO ADDRESS CLIENT COMMENTS AND REVISIONS TO PLAN
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 3. NOTES TO ADDRESS CLIENT COMMENTS AND REVISIONS TO PLAN
 4. NOTES TO ADDRESS CLIENT COMMENTS AND REVISIONS TO PLAN



LEGEND:



REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
NO. 1139 N.



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NO. 1139 N.

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STATE OF ILLINOIS
NO. 1139 N.

REED DUNNING PARK #580
COMFORT STATION
1800 N. OAK PARK AVE
CHICAGO, IL 60634
1139 N.
SITE DIMENSION PLAN

PROJECT NO. P-16015
SHEET NO. C2.0

REED DUNNING
ARCHITECTS
1800 N. OAK PARK AVE
CHICAGO, IL 60634
TEL: 312.467.1000
WWW.REEDDUNNING.COM



STATE OF ILLINOIS
REGISTERED ARCHITECT
SAMING A, LTD.



1000 N. LAKE STREET, SUITE 1100
CHICAGO, ILLINOIS 60611
TEL: 312.467.1000
WWW.NCA.ORG

CHIEF ARCHITECT
SAMING A, LTD.

CHIEF ENGINEER
SAMING A, LTD.

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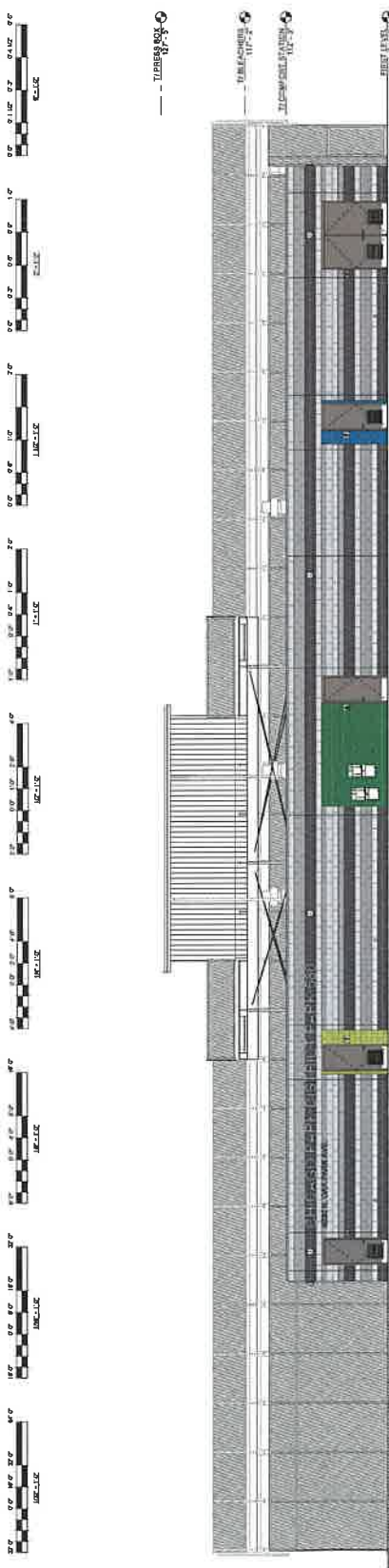
CHIEF ENGINEER
SAMING A, LTD.

REED DUNNING PARK #580
COMFORT STATION
1028 N. OAK PARK AVE
CHICAGO, IL 60634
4139 N.

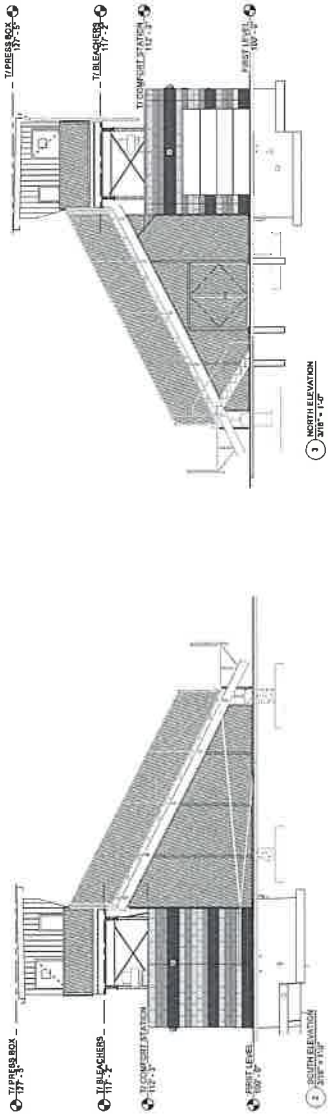
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SHEET NO. 0801-001

A3.1

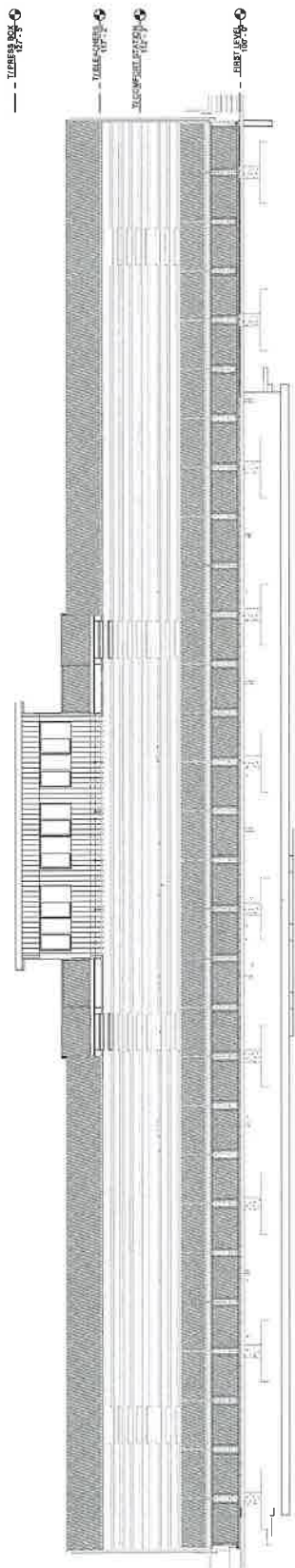
DATE: 08/14/18



1 WEST ELEVATION
3/16" = 1" = 0"



2 EAST ELEVATION
3/16" = 1" = 0"



3 NORTH ELEVATION
3/16" = 1" = 0"



4 SOUTH ELEVATION
3/16" = 1" = 0"



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 15, 2022

Scott R. Borstein
Neal & Leroy, LLC
20 S. Clark Street
Suite 2050
Chicago, IL 60603

**Re: Minor Change for PD No. 561
6701 W. Forest Preserve Drive**

Dear Mr. Borstein:

Please be advised that your request for a minor change to Subarea A of Residential Manufacturing Industrial Planned Development No. 561 ("PD 561") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statements Number 11 and 14 of PD 561.

Marc S. Shulman owns the subject property and is a partial owner of PD 561. The remaining owners of PD 561: 4311 N. Normandy Avenue (Chicago NLM LL, LLC), 4221 North Normandy Avenue (MGM Member Jonchris, LLC), 4230 N. Normandy Avenue (Spectra Merchandising International), and 4351 N. Normandy Avenue (Columbia Metal Spinning), have provided their approval and support of this request in writing.

Mr. Shulman is seeking a minor change to forego the installation of an ornamental metal fence along W. Forest Preserve Drive and hose bibs along the perimeter landscaping area. Additional landscape screening will be installed along the W. Forest Preserve Drive frontage in lieu of the ornamental fence. This minor change also includes an expansion of the existing building and remodeling of a break room, which were part of a previous site plan approval. The proposed addition will house new equipment, a storage room, and a product staging area. The addition will be setback 10'-0" from the west property line as indicated in the original PD exhibits.

The following, revised drawings prepared by Michael Aragona Architects, and dated April. 11, 2022, are attached:

- Geometric Plan
- Landscape Plan
- Overall Site Plan
- Overall Floor Plan
- Enlarged Mezzanine Plan
- Exterior Elevations

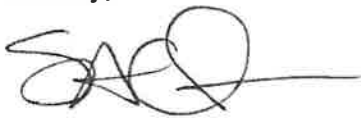
Regarding your request, the Department of Planning and Development has determined that allowing the proposed fence and hose bib waiver and landscape modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Minor Change
PD 561
April 15, 2022
Page 2

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 561, as amended, 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.

Sincerely,

A handwritten signature in black ink, appearing to read 'SACQ', with a long horizontal line extending to the right.

Steven Valenziano
Assistant Zoning Administrator

DOG METRICAL STAMPS

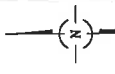
NO.	DATE	REVISIONS
1	07/24/22	11:00 AM FOR PERMIT
2	04/19/22	ADAM WISNICKI

GEOMETRIC PLAN
6701 W. FOREST PRESERVE DRIVE
ELT'S CHICAGO'S FINEST, INC.
 CHICAGO, ILLINOIS

CONSULTING ENGINEERS
LAND DEVELOPMENT ENGINEERS
 1877 W. Jackson Street, Suite 700
 Chicago, Illinois 60614
 Phone: (312) 467-0100
 Fax: (312) 467-0101
 www.lde.com

SPADCO INC.
 1100 N. LaSalle Street
 Chicago, IL 60610
 Phone: (312) 467-7272

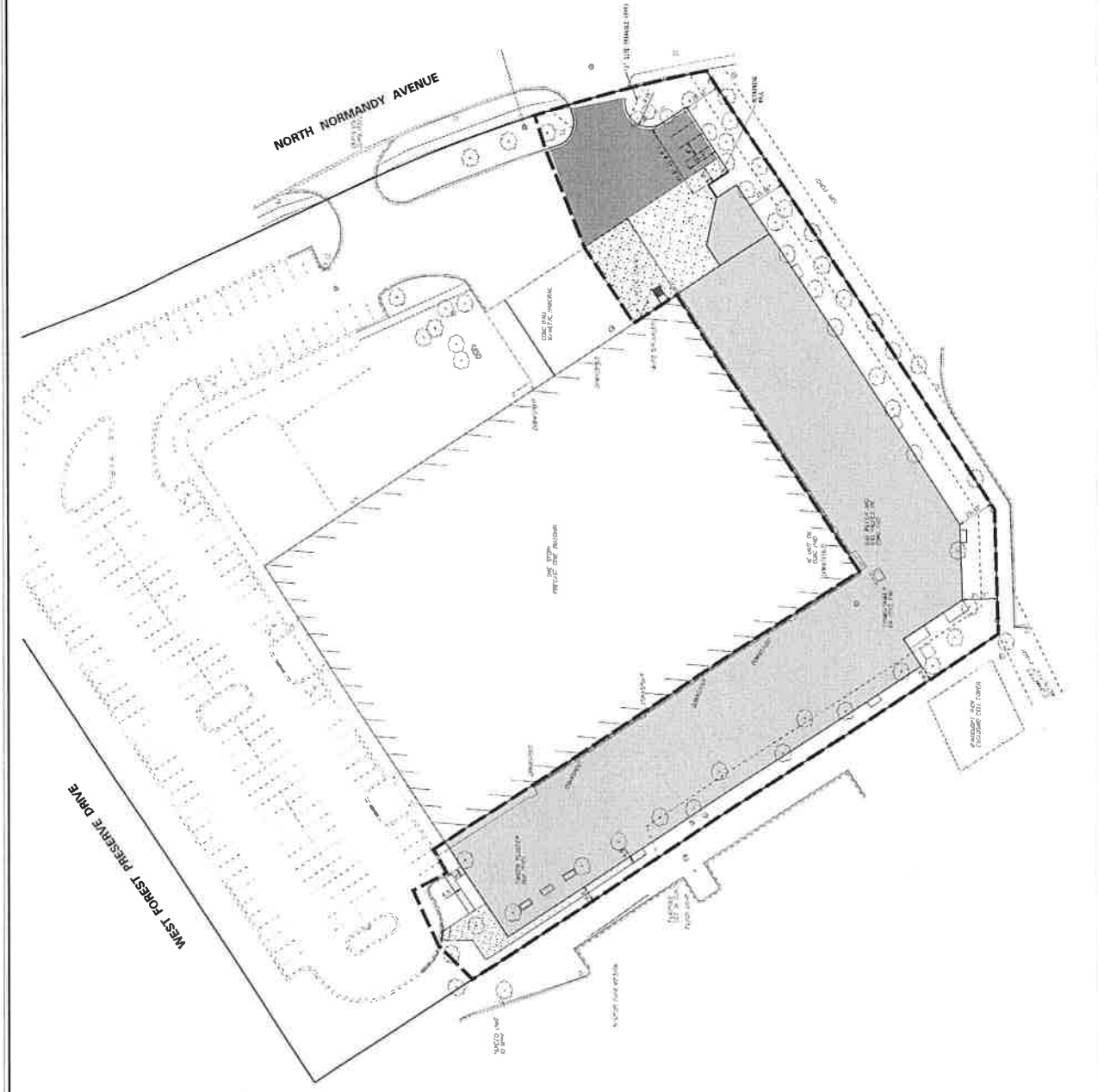
PERMIT NO. 22020101
FILE NO. C4
SCALE 1" = 30'



- LEGEND**
- BUILDING ADDITION
 - HEAVY DUTY PAVEMENT
 - CONCRETE PAVEMENT ON ASPHALT
 - CONCRETE SIDEWALK
 - CONCRETE SIDEWALK 16" WIDE CURBS (NOTED)
 - REVERSE FITTED CURB
 - DEPRESSED CURB & CENTER
 - CONSTRUCTION UTILITY

NOTES

1. ALL IMPROVEMENTS ARE TO THE BACK OF CURB WALLS.
2. SEE SHEET 01 FOR PAVEMENT DETAIL.
3. SEE SHEET 02 FOR PAVEMENT DETAIL.
4. SEE SHEET 03 FOR PAVEMENT DETAIL.
5. SEE SHEET 04 FOR PAVEMENT DETAIL.
6. SEE SHEET 05 FOR PAVEMENT DETAIL.
7. SEE SHEET 06 FOR PAVEMENT DETAIL.
8. SEE SHEET 07 FOR PAVEMENT DETAIL.
9. SEE SHEET 08 FOR PAVEMENT DETAIL.
10. SEE SHEET 09 FOR PAVEMENT DETAIL.
11. SEE SHEET 10 FOR PAVEMENT DETAIL.
12. SEE SHEET 11 FOR PAVEMENT DETAIL.
13. SEE SHEET 12 FOR PAVEMENT DETAIL.
14. SEE SHEET 13 FOR PAVEMENT DETAIL.
15. SEE SHEET 14 FOR PAVEMENT DETAIL.
16. SEE SHEET 15 FOR PAVEMENT DETAIL.
17. SEE SHEET 16 FOR PAVEMENT DETAIL.
18. SEE SHEET 17 FOR PAVEMENT DETAIL.
19. SEE SHEET 18 FOR PAVEMENT DETAIL.
20. SEE SHEET 19 FOR PAVEMENT DETAIL.

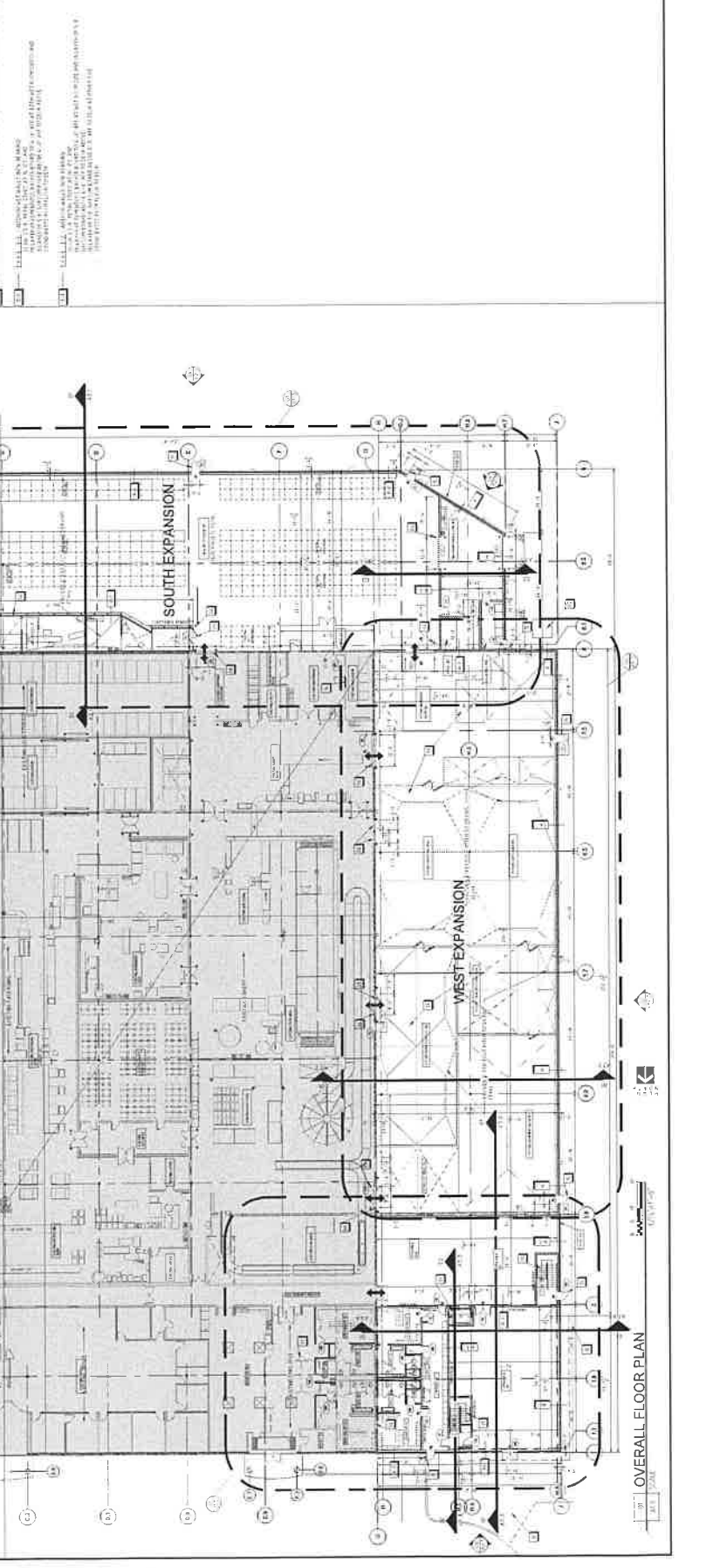


GENERAL NOTES
 1. REFER TO THE GENERAL NOTES ON SHEET A1.0 FOR THE PROJECT GENERAL NOTES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE ILLINOIS STATE CODES AND ORDINANCES.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 704 CODE.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) 2009 CODE.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC) 2009 CODE.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING AND MECHANICAL EXHAUST CODE (IPMEC) 2009 CODE.
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WALL TYPES LEGEND
 1. 12" CMU WALL WITH 2" GROUTED JOINTS AND 1/2" REINFORCING BARS AT 16" ON CENTER.
 2. 8" CMU WALL WITH 2" GROUTED JOINTS AND 1/4" REINFORCING BARS AT 16" ON CENTER.
 3. 6" CMU WALL WITH 2" GROUTED JOINTS AND 1/4" REINFORCING BARS AT 16" ON CENTER.
 4. 4" CMU WALL WITH 2" GROUTED JOINTS AND 1/4" REINFORCING BARS AT 16" ON CENTER.
 5. 2" CMU WALL WITH 2" GROUTED JOINTS AND 1/4" REINFORCING BARS AT 16" ON CENTER.
 6. 12" CONCRETE WALL WITH 1/2" REINFORCING BARS AT 16" ON CENTER.
 7. 8" CONCRETE WALL WITH 1/4" REINFORCING BARS AT 16" ON CENTER.
 8. 6" CONCRETE WALL WITH 1/4" REINFORCING BARS AT 16" ON CENTER.
 9. 4" CONCRETE WALL WITH 1/4" REINFORCING BARS AT 16" ON CENTER.
 10. 2" CONCRETE WALL WITH 1/4" REINFORCING BARS AT 16" ON CENTER.
 11. 12" GYPSUM BOARD WALL WITH 1/2" REINFORCING BARS AT 16" ON CENTER.
 12. 8" GYPSUM BOARD WALL WITH 1/4" REINFORCING BARS AT 16" ON CENTER.
 13. 6" GYPSUM BOARD WALL WITH 1/4" REINFORCING BARS AT 16" ON CENTER.
 14. 4" GYPSUM BOARD WALL WITH 1/4" REINFORCING BARS AT 16" ON CENTER.
 15. 2" GYPSUM BOARD WALL WITH 1/4" REINFORCING BARS AT 16" ON CENTER.

KEY
 1. 12" CMU WALL WITH 2" GROUTED JOINTS AND 1/2" REINFORCING BARS AT 16" ON CENTER.
 2. 8" CMU WALL WITH 2" GROUTED JOINTS AND 1/4" REINFORCING BARS AT 16" ON CENTER.
 3. 6" CMU WALL WITH 2" GROUTED JOINTS AND 1/4" REINFORCING BARS AT 16" ON CENTER.
 4. 4" CMU WALL WITH 2" GROUTED JOINTS AND 1/4" REINFORCING BARS AT 16" ON CENTER.
 5. 2" CMU WALL WITH 2" GROUTED JOINTS AND 1/4" REINFORCING BARS AT 16" ON CENTER.
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 8. 6" CONCRETE WALL WITH 1/4" REINFORCING BARS AT 16" ON CENTER.
 9. 4" CONCRETE WALL WITH 1/4" REINFORCING BARS AT 16" ON CENTER.
 10. 2" CONCRETE WALL WITH 1/4" REINFORCING BARS AT 16" ON CENTER.
 11. 12" GYPSUM BOARD WALL WITH 1/2" REINFORCING BARS AT 16" ON CENTER.
 12. 8" GYPSUM BOARD WALL WITH 1/4" REINFORCING BARS AT 16" ON CENTER.
 13. 6" GYPSUM BOARD WALL WITH 1/4" REINFORCING BARS AT 16" ON CENTER.
 14. 4" GYPSUM BOARD WALL WITH 1/4" REINFORCING BARS AT 16" ON CENTER.
 15. 2" GYPSUM BOARD WALL WITH 1/4" REINFORCING BARS AT 16" ON CENTER.

KEY NOTES
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 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC) 2009 CODE.





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

September 18, 2018

Carol D. Stubblefield
Neal & Leroy LLC
20 S. Clark St., Suite 2050
Chicago, IL 60603

Re: Site Plan Review for Residential-Manufacturing-Institutional Planned Development No. 561, Subarea A, REVISED Site Plan for the Read Dunning Road Salt Storage Dome, 4101 N. Oak Park Avenue

Dear Ms. Stubblefield:

Please be advised that your request for approval of the revised site plan of the Read Dunning Salt Dome, generally located at 4101 N. Oak Park Avenue in Residential-Manufacturing-Institutional Planned Development No. 561 ("PD No. 561"), as amended, has been considered by the Department of Planning and Development ("DPD").

On July 12, 2018, DPD issued a site plan approval for the proposed development of a one-story, 22,698 square foot utility and services building for the material storage of road salt (the "Project"). After receiving said approval, the Applicant modified the Project plans to include the following:

- Replace ornamental fence with chain-link fence;
- Replace a portion of the asphalt
- Reduce the number of light poles to be installed by 3


No changes to the proposed bulk, density, site coverage and height of the proposed structure were modified as part of the revision. Additionally, as stated in the July 12, 2018 approval letter, the site will be improved with a planted berm and certain sustainable elements including the planting of 29 trees and a surface detention area.

This approval includes the following attached documents dated September 12, 2018, prepared by STL Architects:

- Site Plan A1.1
- Site Elevation and Section A1.2
- Building Elevation and Section A3.1
- Landscape Plan L1.0
- Landscape Notes and Details L1.1

Upon review of the material submitted, the Department of Planning and Development has determined that the revised plans are consistent with and satisfy the requirements of site plan approval for Residential-Manufacturing-Institutional Planned Development No. 561, as amended.

Sincerely,



Patrick Murphy
Acting Zoning Administrator

Originated by: Heidi Sperry

cc: Erik Glass, DPD
Mike Marmo, DPD
Teresa McLaughlin, DPD
Heidi Sperry, DPD
Planned Development files

NEAL & LEROY, LLC

20 South Clark Street, Suite 2050 | Chicago, Illinois 60603 | telephone 312.641.7144 | facsimile 312.641.5137

Carol D. Stubblefield
Attorney at Law

September 13, 2018

VIA HAND DELIVERY

Patrick Murphey
Acting Zoning Administrator
Bureau of Planning and Zoning
Department Housing and Economic Development
121 N. LaSalle Street, Room 905
Chicago, Illinois 60602
Attention: Heidi Sperry

**RE: Request for REVISED/UPDATED Site Plan Approval,
Planned Development No. 561, Subarea A
Read Dunning Salt Dome
4101 N. Oak Park Avenue, Chicago IL 60634**

Dear Mr. Murphey:

The purpose of this letter is to request site plan approval for the Department of Fleet and Facility Management (the "**Applicant**"), in relation to that certain property generally located 4101 N. Oak Park Avenue (the "**Property**") for the proposed development of a minor utility and services building for the material storage of road salt (the "**Project**").

The Property is located in Residential Manufacturing Industrial Planned Development No. 561, as amended, Subarea A ("**PD 561**").

On July 12, 2018, the Applicant received Site Plan Review Approval from the Department of Planning and Development for the Project (the "**Approval**"). (See attached copy of the Approval as "**Exhibit A**"). After receiving the Approval, the Applicant determined it was necessary to revise the Project, including the following:

- Replace ornamental fence with chain link fence;
- Replace a portion of the asphalt drive with compacted gravel; and
- Reduce the number of light poles to be installed by 3

Attached as "**Exhibit B**" please find the following plans that depict the revised and updated Project including the proposed changes listed above:

Patrick Murphey, Acting Zoning Administrator – PD #561, Subarea A
September 13, 2018
Page 2

- Landscape Plan (L1.0)
- Landscape Notes and Details (L1.1)
- Site Plan (A1.1)
- Site Elevation and Section (A1.2)
- Building Elevation (A3.1)

We respectfully request Site Plan Approval for the proposed revised and updated Project plans.

Please do not hesitate to contact me if there is anything further you may need.

Sincerely,

A handwritten signature in black ink, appearing to read "Carol D. Stubblefield". The signature is fluid and cursive, with a long horizontal stroke at the end.

Carol D. Stubblefield

Enclosures

CC: Heidi Sperry
Elizabeth Scanlan

EXHIBIT A



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 12, 2018

Carol D. Stubblefield
Neal & Leroy LLC
20 S. Clark St., Suite 2050
Chicago, IL 60603

Re: Administrative Relief and Site Plan Review for Residential-Manufacturing-Institutional Planned Development No. 561, Subarea A, for the Read Dunning Road Salt Storage Dome, 4101 N. Oak Park Avenue and the Redistribution of Site Area from Subarea A to Adjacent Right-of-Way

Dear Ms. Stubblefield:

Please be advised that your request for administrative relief and site plan approval for Residential-Manufacturing-Institutional Planned Development No. 561 ("PD No. 561"), as amended, has been considered by the Department of Planning and Development ("DPD") pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statements No. 9, 10 and 11 of PD No. 561.

In regard to your first request, the Department of Fleet and Facility Management (the "Applicant") is seeking administrative relief in the form of a minor change to allow the redistribution of 14,588 square feet ("SF") of site area from Subarea A to the category of "Adjoining Right-of-Way." On May 24, 2018, the Chicago Department of Transportation obtained a dedication to establish a 14,588 SF, north/south alley within the boundaries of PD No. 561, Subarea A (the "Alley"). The dedication of the Alley was sought to ensure the protection of a public water supply main situated beneath the Alley. The Alley dedication impacts the Bulk Data Table of PD No. 561 in the following ways: (i) the site area of Subarea A has decreased from 1,864,368 SF to 1,849,780 SF; (ii) the Total Net Site Area has decreased from 2,474,208 SF to 2,459,620 SF; and (iii) the site area of Adjoining Right-of-Way has increased from 483,516 SF to 498,104 SF. The Gross Site Area of PD No. 561 remains unchanged at 2,957,724 SF.

With regard to this request, DPD has determined that allowing the proposed redistribution of site area in PD No. 561 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. Further, there is no overall increase in the entire Planned Development's site coverage or floor area. Finally, the redistribution of site area will ensure compliance with Statement 10A(i) of PD No. 561 which states that publicly dedicated roadways shall not be located within the boundaries of a development parcel and Statement 11 of PD No. 561 which allows for the dedication of right-of-way when necessary to protect public improvements situated on or within the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 561, I hereby approve the foregoing minor change and the attached revised Bulk Data Table, dated July 11, 2018, but no other changes to this Planned Development.

With regard to your site plan review request, DPD has reviewed the site plan request for approval submitted for the project identified above. The project consists of a one-story, 22,698 SF minor utility and

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO ILLINOIS 60602

services building to house the storage of road salt. The structure, generally located at 4101 N. Oak Park Avenue in Subarea A of PD No. 561, will not exceed an overall height of 50'. The project's gross site area is 203,820 SF. The site will be improved with a planted berm and certain sustainable elements including the planting of 29 trees and a surface detention area.

Construction of the proposed structure will result in an increase in the total FAR of Subarea A to 0.211 FAR which is well below the allowable 0.70 FAR for this Subarea. This FAR calculation reflects the revised site area of 1,849,780 SF for Subarea A as outlined above. The request for approval includes the following attached documents dated July 11, 2018, prepared by STL Architects:

- Site Plan A1.1
- Site Elevation and Section A1.2
- Building Elevation and Section A3.1
- Landscape Plan L1.0
- Landscape Notes and Details L1.1

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of site plan approval for Residential-Manufacturing-Institutional Planned Development No. 561, as amended.

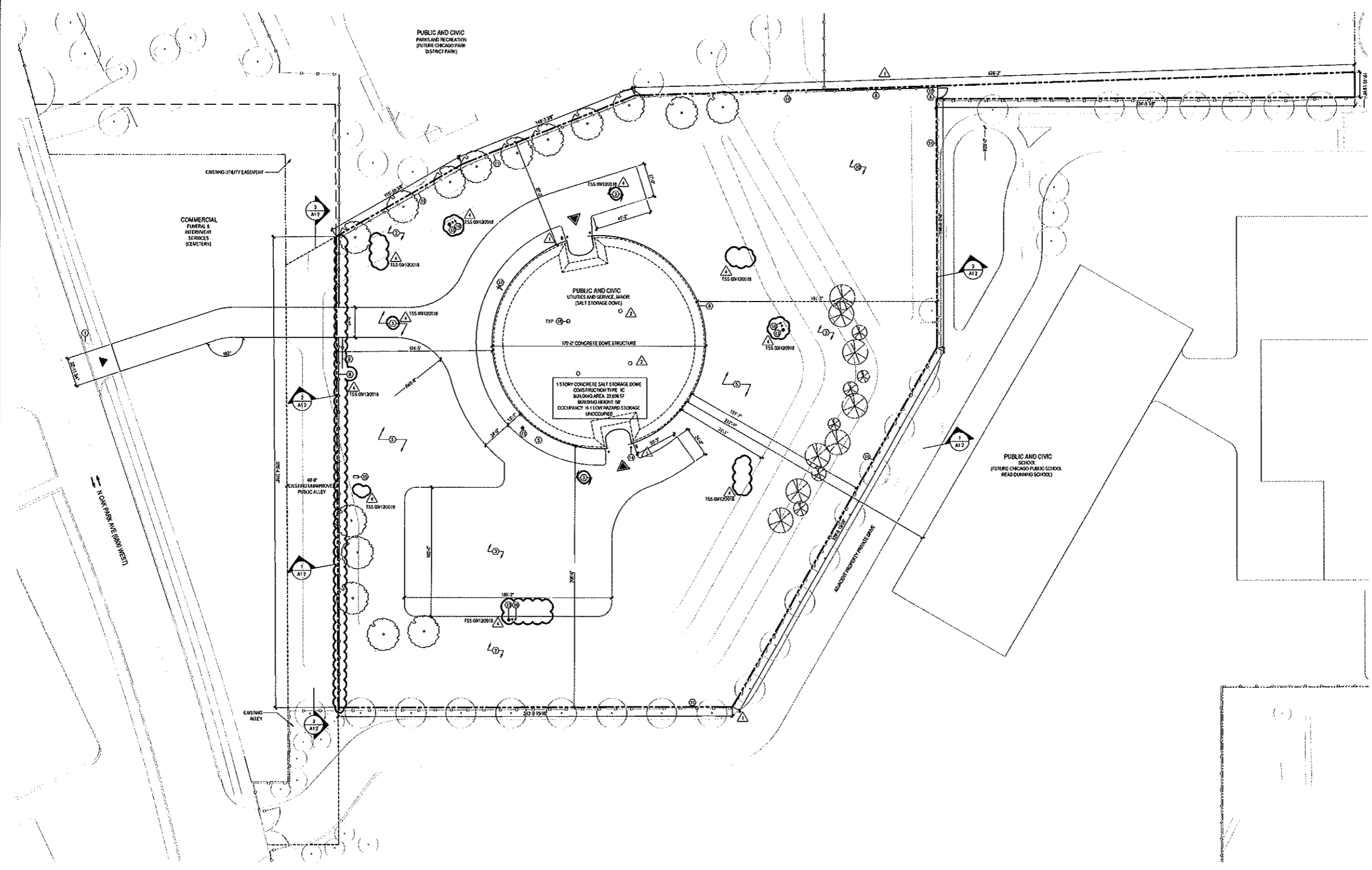
Sincerely,



Patrick Muphey
Acting Zoning Administrator

Originated by: Heidi Sperry

cc: Erik Glass, DPD
Mike Marmo, DPD
Teresa McLaughlin, DPD
Heidi Sperry, DPD
Planned Development files



1 SITE PLAN
0' 10' 20' 30' 40'

- KEYNOTES**
- 1 EXISTING CURB CUT, REFER TO CIVIL
 - 2 SEEDING GRASS LAY, REFER TO LANDSCAPE
 - 3 COMPACTED GRAVEL PARKING, REFER TO CIVIL
 - 4 NOT USED
 - 5 SPREAD STOCKPILED ASPHALT GRINDINGS FROM SITE
 - 6 120 DIAMETER PRE ENGINEERED MONOLITHIC CONCRETE DOME HEIGHT 50' BY DOME CONTRACTOR
 - 7 NOT USED
 - 8 CHAINLINK FENCE
 - 9 24 SLUING GATE
 - 10 SURFACE DETENTION AREA
 - 11 FENCE BY OTHERS, REFER TO NOTE 1
 - 12 8' TALL BY 8' WIDE CHAINLINK GATE
 - 13 LIGHT POLE, REFER TO ELECTRICAL
 - 14 BOLLARDS 3/8" STAINLESS STEEL
 - 15 LOCKABLE ENCLOSURE, REFER TO ELECTRICAL
 - 16 RECEPTACLES, REFER TO ELECTRICAL
 - 17 HOSE BIB
 - 18 VENTILATOR BY GC
- LEGEND**
- EXISTING TREE
 - ACCESS DRIVE ENTRANCE
 - MAIN BUILDING ENTRANCE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - UTILITY EASEMENT
 - EXISTING ALLEY
 - SHADE TREE, SEE LANDSCAPE
 - LIGHT POLE, SEE ELECTRICAL
 - CHAINLINK FENCE BY OTHERS
- GENERAL NOTES**
- 1 FENCES THAT ARE SHOWN AS EXISTING ON ADJACENT SITES MAY OR MAY NOT BE BUILT AT TIME OF CONSTRUCTION FOR SALT DOME CONTRACTOR MAY NEED TO PROVIDE TEMPORARY FENCING AT THESE LOCATIONS AS A RESULT
 - 2 REFER TO CIVIL GRADING FOR STORMWATER DETENTION AND WATER DRAINAGE STRATEGIES
 - 3 ASSUME BOUNDARY AROUND RD SCHOOL HAS EROSION CONTROL FENCE INSTALLED AT TIME OF CONSTRUCTION
 - 4 SAME CONSTRUCTION FENCING WITH EROSION CONTROL PROJECT ALONG SHARED PROPERTY LINE
 - 5 ALL DOME CONSTRUCTION INCLUDING AIR FORM, VENTILATION AND CONCRETE SHALL BE BY DOME CONTRACTOR IN ACCORDANCE WITH SPECIFICATIONS SECTION 131100
 - 6 STRUCTURAL CONCRETE WORK IS DESIGNATED AS "BY GC" OR "BY DOME CONTRACTOR" TO CLARIFY SCOPE EXTENT OF DOME CONTRACTOR
 - 7 FINISH CONCRETE SHALL BE INDICATED, ALL WORK IS BY GC
 - 8 120" BEAM 4" CONCRETE FOUNDATION PROTECTION, CONCRETE ENTRY APRON, AND SLOPED CONCRETE ENTRY APRON PROTECTION BY GC



**READ DUNNING
SALT DOME**
4121 N. OAK PARK AVENUE
CHICAGO, IL 60634
FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO, MAYOR RAHM EMANUEL

Architect of Record:
STL ARCHITECTS

STLARCHITECTS

ADDRESS: 808 N DEARBORN ST
CHICAGO, ILLINOIS 60610
PHONE: 312.644.9850
FAX: 312.644.9840
WEB: www.stlarch.com

DOMTEC INTERNATIONAL
4356 N. Heroldson Dr., Itasca Falls, ID 83401
Dome Consultant

TERRA ENGINEERING LTD.
228 W Ohio St, Chicago, IL 60664
Civil Engineers of Record

DANIEL WEINBACH & PARTNERS
63 Jackson Blvd #200, Chicago, IL 60604
Landscape Architects of Record

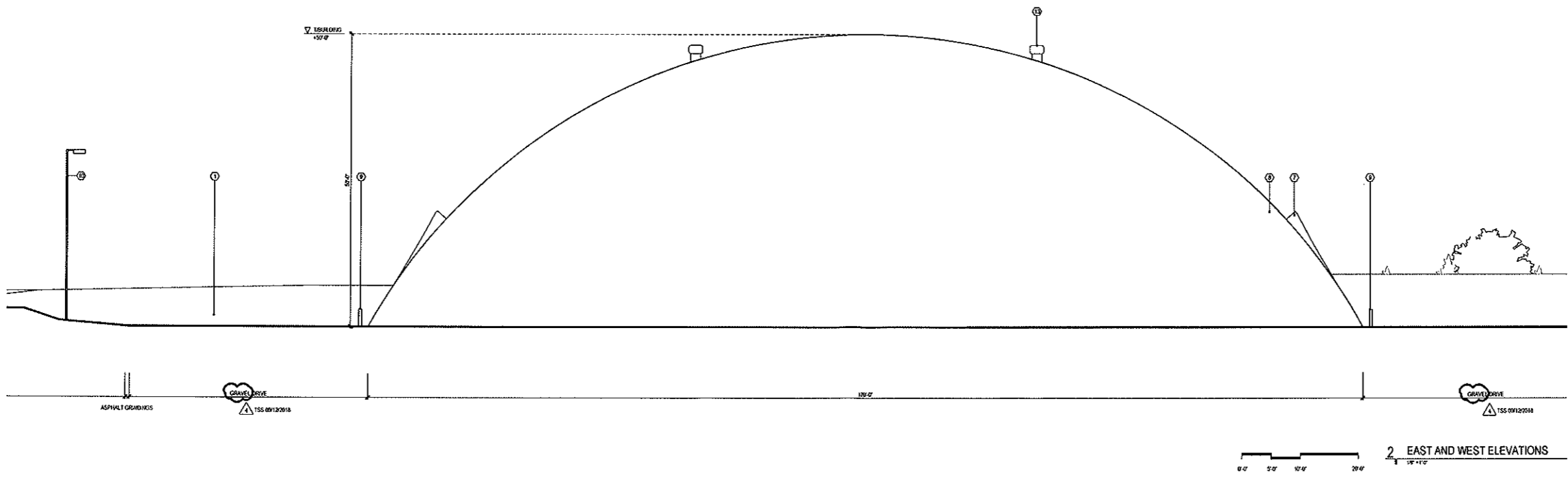
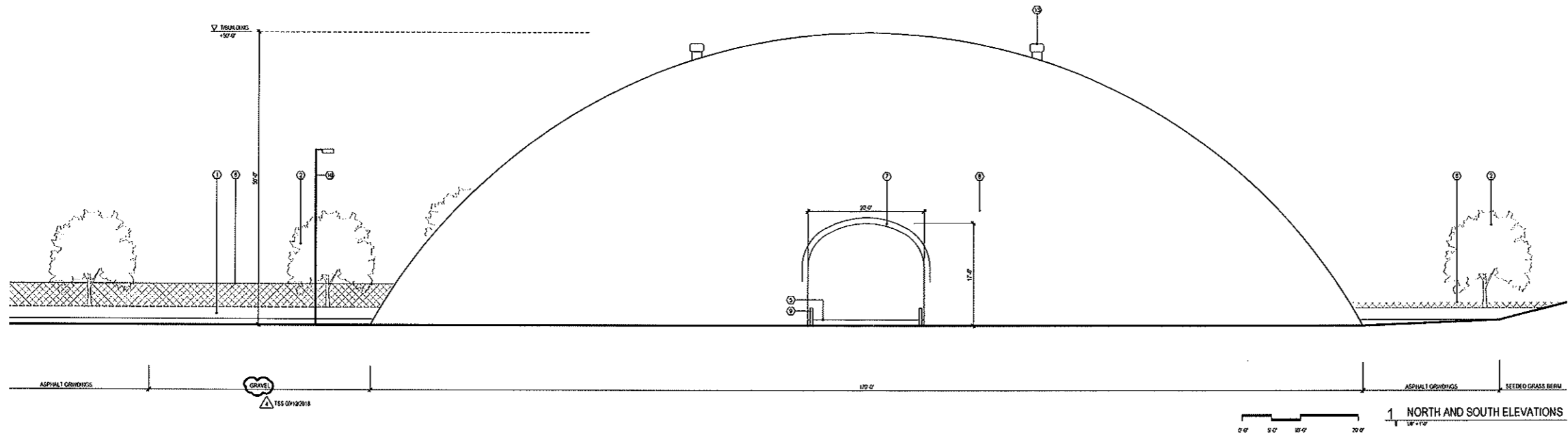
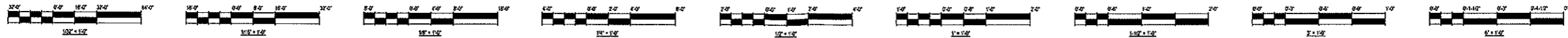
ZZ CONSULTING
1098 North 900 East, Shattuck, ID 83274
Structural Engineers of Record

IMEG
231 S LaSalle St #600, Chicago, IL 60604
MEP Engineers of Record

Mark	Description	Date
▲	BULKHEAD AND PERMIT REV	09/13/2018
▲	ADD 40' AND PERMIT REV	06/22/2018
▲	ADD 40' AND PERMIT REV	02/22/2018
▲	ISSUE FOR NO AND PERMIT	01/13/2018
▲	75% CD	05/21/2018
▲	SCHEMATIC DESIGN	05/22/2018

PGC Project Name: READ DUNNING SALT DOME
PGC Contract No.: N/A
Project No.: 04020
Title:

SITE PLAN
Sheet:
A1.1



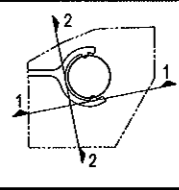
KEYNOTES

- ① SEEDED GRASS
- ② SHADE TREE
- ③ EVERGREEN TREE
- ④ PROFILE OF SALT
- ⑤ CONCRETE ENTRY APRON BY GC
- ⑥ CHAIN LINK FENCE BY OTHERS
- ⑦ INTEGRAL CONCRETE WATER DIVERSION UP BY DOME CONTRACTOR
- ⑧ 170 GAUGE THERP-ENGINEERED WORKHOLE IN CONCRETE DOME BY DOME CONTRACTOR
- ⑨ 3/16\"/>

GENERAL NOTES

- 1 FENCES THAT ARE SHOWN AS EXISTING ON ADJACENT SITES MAY OR MAY NOT BE BUILT AT TIME OF CONSTRUCTION FOR SALT DOME. CONTRACTOR MAY NEED TO PROVIDE TEMPORARY FENCING AT THESE LOCATIONS AS A RESULT.
- 2 REFER TO CIVIL DRAWINGS FOR STORMWATER DETENTION AND WATER DRAINAGE STRATEGIES.
- 3 ALL DOME CONSTRUCTION, INCLUDING AIR FORM INSULATION AND CONCRETE SHALL BE BY DOME CONTRACTOR IN CONFORMANCE WITH SPECIFICATION SECTION 13100.
- 4 STRUCTURAL CONCRETE WORK IS DENOTED BY 'G/C' OR 'BY DOME CONTRACTOR'. FLOOR FINISH SCORES EXCEPT BY DOME CONTRACTOR.
- 5 UNLESS OTHERWISE INDICATED ALL WORK IS BY G/C.
- 6 8\"/>

KEY PLAN



**READ DUNNING
SALT DOME**
4121 N. OAK PARK AVENUE
CHICAGO, IL 60634
FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO, MAYOR RAHM EMANUEL

Architect of Record:
STL ARCHITECTS

STLARCHITECTS

ADDRESS: 808 N OGDENBORO ST
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FAX: 312.844.9845
WEB: www.stlchicago.com

DOMTEC INTERNATIONAL
4385 N. Haroldson Dr., Idaho Falls, ID 83401
Dome Consultant

TERRA ENGINEERING LTD.
228 W Ohio St, Chicago, IL 60604
Civil Engineers of Record

DANIEL WEINBACH & PARTNERS
63 Jackson Blvd #260, Chicago, IL 60604
Landscape Architects of Record

ZZ CONSULTING
1008 North 800 East, Shelby, ID 83274
Structural Engineers of Record

IMEG
231 S LaSalle St #600, Chicago, IL 60604
MEP Engineers of Record

Issuance	Mark	Description	Date
▲ BULLETIN #1 AND PERMIT REV			09/12/2018
▲ ADD #1 AND PERMIT REV			09/26/2018
▲ ADD #2 AND PERMIT REV			01/26/2019
▲ ISSUE FOR #3 AND PERMIT			01/13/2019
79% CD			06/21/2018
SCHEMATIC DESIGN			02/22/2018

POC Project Name: READ DUNNING SALT DOME
POC Contract No.: NA
Project No.: 64020
Title:

BUILDING ELEVATION

Sheet: **A3.1**

MAINTENANCE STATEMENT BY OWNER

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLANS FOR THE PROPERTY AT 4121 N. OAK PARK AVE. CHICAGO, ILLINOIS, 60614, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED AND REPLACED AS REQUIRED BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 22 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE.

TREE PROTECTION STATEMENT BY OWNER

EXISTING PARAVAY AND ON-SITE INTERIOR TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT OR SUBSEQUENT OWNER IF DAMAGED.

OWNER _____ DATE _____

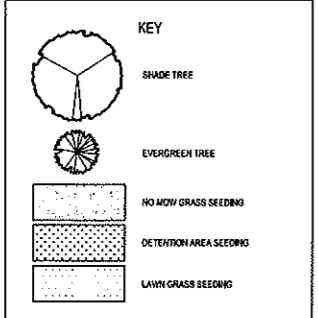
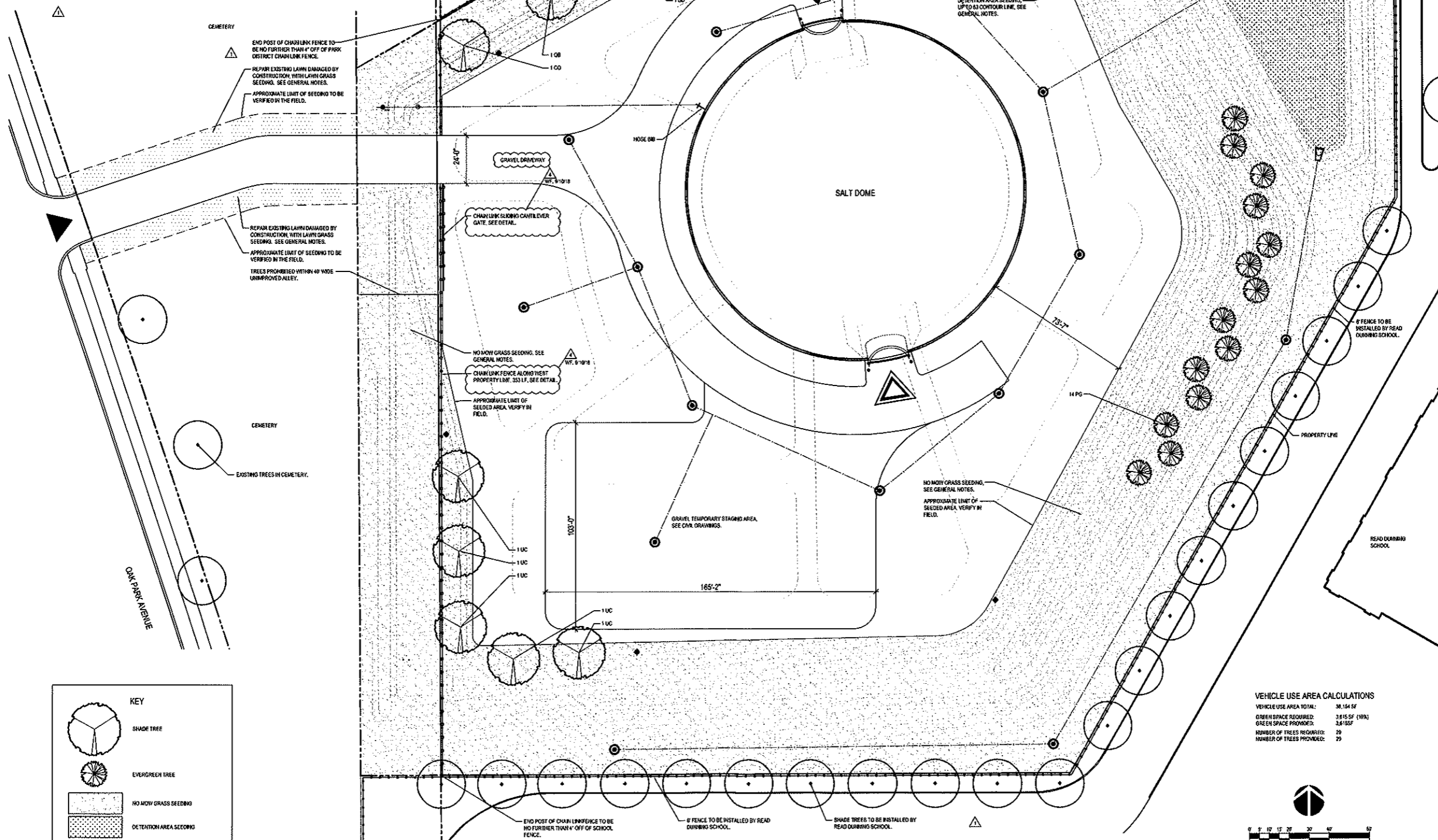
PLAN PREPARATION STATEMENT BY LANDSCAPE ARCHITECT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLANS FOR THE PROPERTY AT 4121 N. OAK PARK AVE, CHICAGO, ILLINOIS, 60614, HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 22 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE.

REGISTERED LANDSCAPE ARCHITECT William J. Ferguson DATE JULY 10, 2018

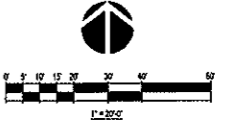
ESTIMATED TIME OF PLANTING INSTALLATION

PERIODIC DELAYS IN CONSTRUCTION, IT IS ESTIMATED THAT THE LANDSCAPE PLANTING TIME WILL BE DECEMBER 15, 2018.



VEHICLE USE AREA CALCULATIONS

VEHICLE USE AREA TOTAL:	38,154 SF
GREEN SPACE REQUIRED:	3,615 SF (10%)
GREEN SPACE PROVIDED:	3,615 SF
NUMBER OF TREES REQUIRED:	29
NUMBER OF TREES PROVIDED:	29



**READ DUNNING
SALT DOME**
4121 N. OAK PARK AVENUE
CHICAGO, IL 60634
FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO, MAYOR RAHM EMANUEL

Architect of Record:
STL ARCHITECTS
STLARCHITECTS
ADDRESS: 286 N. CASSAUBON ST. CHICAGO, ILLINOIS 60610
PHONE: 312.844.9850
FAX: 312.844.9848
WEB: www.stlarch.com

DOMTEC INTERNATIONAL
4355 N. Herkshire Dr., Itasca Park, IL 60141
Dome Consultant
TERRA ENGINEERING LTD.
253 W. Ohio St., Chicago, IL 60604
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DANIEL WEINBACH & PARTNERS
63 Jackson Blvd #260, Chicago, IL 60604
Landscape Architects of Record
ZZ CONSULTING
1288 North 900 East, Shirley, IL 63274
Structural Engineers of Record
IMEG
231 S. LaSalle St #600, Chicago, IL 60604
MEP Engineers of Record

Issue	Rev	Description	Date
Δ	1	ISSUE FOR BIDDING PERMIT	07/12/2018
Δ	2	ADD #2 AND PERMIT REV	07/26/2018
Δ	3	ISSUE FOR BID AND PERMIT	07/13/2018
Δ	4	75% CD	06/27/2018

PSC Project Name: READ DUNNING SALT DOME
PSC Contract No.: NA
Project No.: 04000
Title:

LANDSCAPE PLAN

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ADDITIONAL NOTES
SHADE TREES					
CO	CELTIS OCCIDENTALIS	COMMON HICKBERRY	3" CALIPER	3	BRANCHED BP'S
CO	CFRAXILO AVELLANEA	KENTUCKY COFFEE TREE	3" CALIPER	2	BRANCHED BP'S
JN	JUGLANS NIGRA	BLACK WALNUT	3" CALIPER	2	BRANCHED BP'S
OB	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CALIPER	3	BRANCHED BP'S
UC	ULMUS + MORION STALWARTII	COMMON LINDLEIN	3" CALIPER	5	BRANCHED BP'S
EVERGREEN TREES					
PG	PICEA GLAUCA VERTICATA	BLACK HILLS SPRUCE	7" HEIGHT	14	SINGLE LEADER

MAINTENANCE STATEMENT BY OWNER

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLANS FOR THE PROPERTY AT 4121 N. OAK PARK AVE. CHICAGO, ILLINOIS, IS TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BELIEF AND OPINION TO BE INSTALLED, MAINTAINED AND REPLACED AS REQUIRED BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 19, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE.

TREE PROTECTION STATEMENT BY OWNER

EXISTING DRIVEWAY AND ON-SITE INTERIOR TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT OR SUBSEQUENT OWNER IF DAMAGED.

OWNER: _____ DATE: _____

PLAN PREPARATION STATEMENT BY LANDSCAPE ARCHITECT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLANS FOR THE PROPERTY AT 4121 N. OAK PARK AVE. CHICAGO, ILLINOIS, IS TO THE BEST OF THE UNDERSIGNED ARCHITECT'S KNOWLEDGE, BELIEF AND OPINION TO BE INSTALLED, MAINTAINED AND REPLACED AS REQUIRED BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 19, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE.

REGISTERED LANDSCAPE ARCHITECT: *William J. Ferguson* DATE: JULY 10, 2018

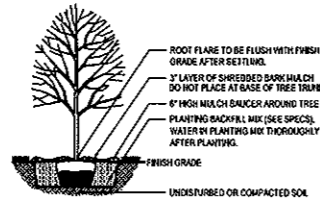
ESTIMATED TIME OF PLANTING INSTALLATION

PENDING ANY DELAYS IN CONSTRUCTION, IT IS ESTIMATED THAT THE LANDSCAPE PLANTING TIME WILL BE DECEMBER 15, 2018.

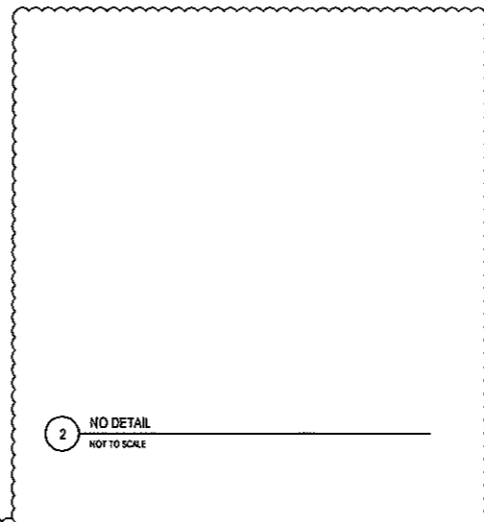
GENERAL NOTES

- ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- ALL OVERHEAD AND UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING OR EXCAVATION. IF UTILITIES OR OTHER OBSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADING, PLANT OR MATERIALS PLACEMENT, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS MAY BE MADE PRIOR TO PROCEEDING.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING PLANTS, LAWN AREA, FENCES, SITE FEATURES AND PAVING TO REMAIN. ANY DAMAGE TO THESE EXISTING AREAS OR FEATURES SHALL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. DAMAGED LAWN AREAS SHALL BE TILLED, RE-GRADED, TOPSOIL ADDED AS NEEDED AND BE RESTORED WITH SOIL, REPLACED FEATURES, PLANTS AND SOIL SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES. DO NOT OBSTRUCT THE NATURAL OR ENGINEERED DRAINAGE FLOW PATTERN. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DRAINAGE CONCERNS.
- IMPORTED TOPSOIL FOR THIS PROJECT SHALL BE FINE OR SANDY LOAM, COMPRESSED OF BETWEEN 70% AND 80% S.E.T., 10% AND 20% CLAY, AND 20% AND 40% SAND. THE pH LEVEL SHALL BE BETWEEN 6.0 AND 7.2 AND THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 3% AND 5%. TOPSOIL SHALL BE FREE OF SEEDS, STONES, LARGE CLUMPS, ROOTS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A PROZEN OR MOIST CONDITION. CONTRACTOR SHALL PROVIDE A RECENT SOIL TEST ANALYSIS FOR ALL SOIL TO BE USED. THE ANALYSIS MUST INCLUDE THE INFORMATION REQUIRED ABOVE. IF TESTED TOPSOIL REQUIRES AMENDMENTS TO COMPLY WITH REQUIREMENTS, CONTRACTOR SHALL AMEND THE TOPSOIL, RE-TEST, AND RESUBMIT THE ANALYSIS FOR APPROVAL PRIOR TO UNCOVERING THE TOPSOIL ON SITE.
- IMPORTED TOPSOIL DEPTH FOR ALL SEEDED LAWN AREAS TO BE A MINIMUM OF 12".
- NO MOW GRASS SEEDING SHALL BE "NO MOW LAWN SEED MIX". SEED MIX IS AVAILABLE FROM PRINCE NURSERY, WESTFIELD, ILL. PRINCE NURSERY.COM. INSTALL AS RECOMMENDED BY PRINCE NURSERY, AT A RATE OF 220 LBS PER ACRE.
- DEFENTION AREA SEEDING SHALL BE GEMENS NURSERY'S "LOW PROFILE SALT TOLERANT WETLAND / DEFENTION MIX". SEED MIX IS AVAILABLE FROM NATIONAL SEED, LISLE, IL, NATSEED.COM. INSTALL AS DIRECTED BY NATIONAL SEED, AT A RATE OF 50 LBS PER ACRE.
- LAWN GRASS SEEDING SHALL BE "GREENSKEEPER ROADWAY MIXTURE". SEED MIX IS AVAILABLE FROM NATIONAL SEED, LISLE, IL, NATSEED.COM. INSTALL AS DIRECTED BY NATIONAL SEED, AT A RATE OF 6 LBS PER 1,000 SF.
- ALL SEEDED AREAS ARE TO BE INSTALLED BETWEEN AUGUST 15 AND OCTOBER 15. COVER SEEDED AREAS WITH AN EROSION CONTROL BLANKET. SEE SPECIFICATIONS FOR BLANKET TYPES.
- ALL TREES MUST BE SPECIMEN QUALITY, TRUE TO SPECIES AND VARIETY, WITH FULL, DENSE AND HEALTHY FOLIAGE. TREES THAT ARE NOT SPECIMEN QUALITY WILL NOT BE ACCEPTED. ALL TREES MUST HAVE BEEN LOCALLY GROWN AT A STATE INSPECTED AND CERTIFIED NURSERY, LOCATED WITHIN 100 MILES OF THE PROJECT SITE.
- ALL TREES ARE TO HAVE FRESHLY OGD, BALLED AND WRAPPED ROOT BALLS WITH SIZES THAT MEET THE STANDARDS OF THE AMERICAN NURSERYMEN ASSOCIATION.
- ALL TREES SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT, AT THE NURSERY, PRIOR TO DIGGING. TREES THAT ARE ACCEPTABLE WILL BE SEALED. ALL SEALS APPLIED BY THE LANDSCAPE ARCHITECT MUST REMAIN ON THE TREES AND ARE NOT TO BE REMOVED BY THE CONTRACTOR. ALL TREES MUST HAVE SEALS IN PLACE AT TIME OF ACCEPTANCE OR WILL BE AUTOMATICALLY REJECTED. REELED IN TREES WILL NOT BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
- PLANT MATERIAL SHALL ONLY BE INSTALLED WITHIN THE FOLLOWING DATES:
 DECIDUOUS TREES: APR 15 THROUGH NOV 15
 EVERGREEN TREES: APR 15 THROUGH OCT 15
 LAWN GRASS SEEDING: AUG 15 THROUGH OCT 15
 NO-MOW SEEDING: AUG 15 THROUGH OCT 15
 DEFENTION SEEDING: AUG 15 THROUGH OCT 15
- TEST TREE PITS FOR ADEQUATE DRAINAGE. FILL PLANT PIT WITH 1" OF WATER. IF WATER LEVEL DOES NOT DROP A MINIMUM OF ONE INCH PER HOUR, NOTIFY THE LANDSCAPE ARCHITECT OF DRAINAGE ISSUES.
- PLANTING MIX FOR ALL TREES SHALL BE 80% TOPSOIL, 10% SAND, 10% FINE FIBRES. MIXING OF PLANTING MIX COMPONENTS SHALL BE THOROUGHLY BLENDED OUTSIDE THE TREE PITS, PRIOR TO PLANTING.
- FOR PLANTING MIXES, SAND SHALL BE ANGULAR, COARSE SAND AND FINE FIBRES SHALL BE 3" SOUTHERN PINE BARK FIBRES.
- MAINTENANCE: CONTRACTOR SHALL MAINTAIN LANDSCAPE FOR A PERIOD OF FIVE YEARS. PLANT MAINTENANCE TO INCLUDE WATERING, MOWING, WEEDING, PRUNING AND REPLACING MULCH AROUND TREES. NO MOW GRASS AREAS ARE TO BE MOWED ONCE PER MONTH, BETWEEN MAY AND OCTOBER. DEFENTION AREAS ARE TO BE MOWED BY THE SPRING AND FALL.
- WARRANTY: TREES ARE TO BE GUARANTEED FOR A PERIOD OF ONE YEAR. SEEDING IS TO BE GUARANTEED UNTIL IT HAS COMPLETELY FILLED IN AND HAS BEEN ACCEPTED BY THE LANDSCAPE ARCHITECT OR OWNER. FENCES AND GATES ARE TO BE GUARANTEED FOR A PERIOD OF FIVE YEARS.
- THERE IS NO ON-SITE WATER AVAILABLE. THE CONTRACTOR IS RESPONSIBLE FOR TUCKING ALL WATER ONTO THE SITE. THIS INCLUDES THE WATERING REQUIRED FOR PLANT ESTABLISHMENT AND MAINTENANCE.

- PLANTING NOTES**
- EXCAVATION FOR TREE PITS SHALL BE 2-1/2 TIMES (MIN) THE DIAMETER OF THE ROOT BALL.
 - SET ROOT BALL ON AN UNBURNED OR COMPACTED SILT/CLAY BASE.
 - REMOVE ALL PLASTIC TWINE, ROPE, BURLAP AND/OR WIRE BASKET FROM THE TOP THIRD OF THE ROOT BALL.
 - REMOVE ALL BRIBES OR TREE TAGS AFTER APPROVAL FROM LANDSCAPE ARCHITECT.
 - TREE TO BE ALIGNED AND PLUMB AFTER WATERING AND SETTLING.
 - PRUNE TREE AS REQUIRED, AND OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. SEE SPECIFICATIONS.

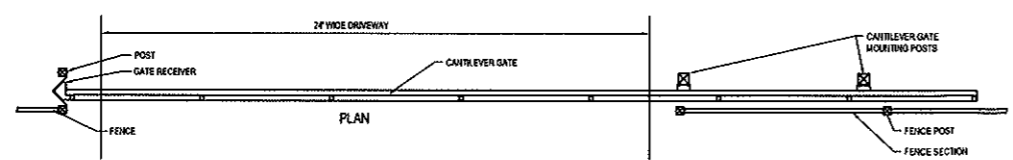


1 TREE PLANTING
NOT TO SCALE

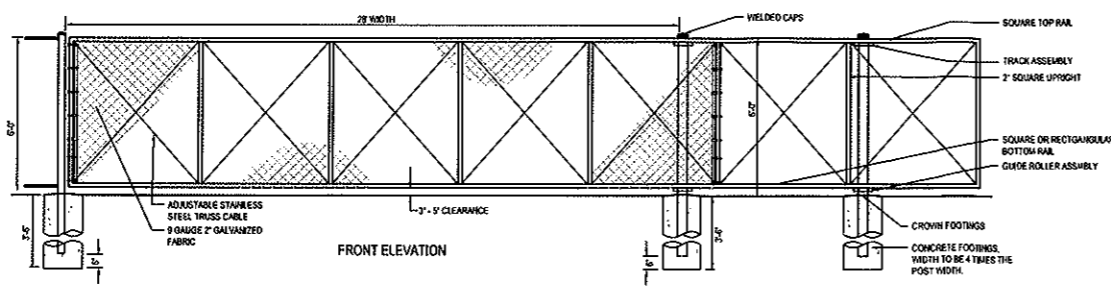


FENCE SECTIONS SHALL BE RACKED TO MATCH THE FINISH GRADE. NOTE THAT SOME GRADES ARE AT 2:1 SLOPE.

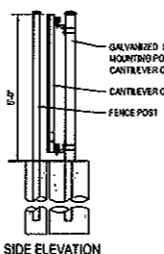
3 CHAIN LINK FENCE
NOT TO SCALE



GATE FRAME, POSTS, FABRIC, CANTILEVER AND HARDWARE TO BE GALVANIZED. PROVIDE A LOCKABLE LATCH AT GATE RECEIVER. MANUFACTURER TO PROVIDE SHOP DRAWINGS WITH SIZES AND DIMENSIONS OF ALL COMPONENTS FOR APPROVAL. THE CONTRACTOR SHALL COORDINATE ALL GATE POST LOCATIONS WITH EXISTING UTILITY LINES.

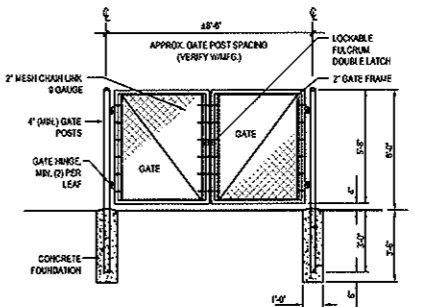


4 CHAIN LINK SLIDING CANTILEVER GATE
NOT TO SCALE



5 CHAIN LINK FENCE GATE
NOT TO SCALE

CHAIN LINK GATE TO MATCH FENCE. GATE TO BE LEVEL, WITH 4" MAXIMUM CLEARANCE FROM GROUND.



5 CHAIN LINK FENCE GATE
NOT TO SCALE

STATE OF ILLINOIS
WILLIAM J. FERGUSON
No. 157 209126
Exp. 05-31-2018
REGISTERED LANDSCAPE ARCHITECT
William J. Ferguson

READ DUNNING
SALT DOME
4121 N. OAK PARK AVENUE
CHICAGO, IL 60634
FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO, MAYOR RAINI EMMANUEL

Architect of Record:
STLARCHITECTS
ADDRESS: 808 HOSKINS RD
CHICAGO, ILLINOIS 60610
PHONE: 312.544.8850
FAX: 312.544.8844
WEB: www.stlchicago.com

DOMTEC INTERNATIONAL
435 N. Woodstock Dr., 10th Fl., ID 60401
Geneva, IL 60134

TERRA ENGINEERING LTD.
225 W. Ohio St., Chicago, IL 60604
Civil Engineers of Record

DANIEL WEINBACH & PARTNERS
83 Jackson Blvd #250, Chicago, IL 60604
Landscape Architects of Record

ZZ CONSULTING
1548 North 90th East, 6th Fl., ID 60274
Structural Engineers of Record

IMEG
331 S. LaSalle St #600, Chicago, IL 60604
MEP Engineers of Record

Issuance	Issue	Description	Date
1	BULLETIN #1 AND PERMIT REV		09/12/2018
2	ADDENDUM #1		07/17/2018
3	ADD #2 AND PERMIT REV		07/08/2018
4	ISSUE FOR BID AND PERMIT		07/13/2018
5	75% CD		09/27/2018

PKC Project Name: READ DUNNING SALT DOME
PKC Control No.: N/A
Project No.: 04050
Title: LANDSCAPE NOTES AND DETAILS
Sheet: L1.1



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

May 24, 2018

Sean Neuert
City of Chicago
Department of Fleet and Facilities Management
30 N. LaSalle St., Suite 300
Chicago, Illinois 60602

**Re: Site Plan Approval for 4241 N. Neenah Avenue – Residential Manufacturing and Industrial
Planned Development No. 561, Subarea A**

Dear Mr. Neuert:

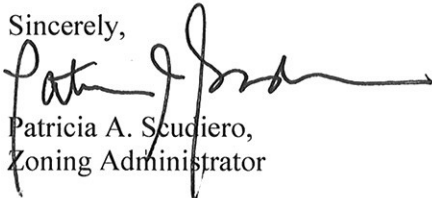
Please be advised that your request for Site Plan Review for the above-referenced project has been considered by the Department of Planning and Development (DPD) pursuant to Statement 10 of Residential Manufacturing Industrial Planned Development No. 561, as amended, (“PD No. 561”). The proposed project consists of the construction of a 30,750 square foot motor vehicle repair shop for the Department of Fleet and Facilities Management and site improvements to accommodate minor utilities and services uses at 4241 N. Neenah Avenue in PD No. 561, Subarea A.

The request for approval includes the following attached documents prepared by AECOM:

- 2.AS00 – Site Plan (05.11.18)
- 2.A300 – Building Elevations (04.23.18)
- 2.A300.1 – Building Elevations (04.23.18)
- 2.L100 – Existing Landscape Plan (04.09.18)
- 2.L200 – Landscape Plan - North (04.09.18)
- 2.L201 – Landscape Plan - South (04.09.18)
- 2.L300 – Landscape Details, Notes and Schedules (04.09.18)

Upon review of the materials submitted, DPD has determined that the site plan is consistent with, and satisfies, the requirements of PD 561. Accordingly, this site plan submittal for Residential Manufacturing Industrial Planned Development No. 561, as amended, Subarea A, is hereby approved as conforming to the Planned Development.

Sincerely,



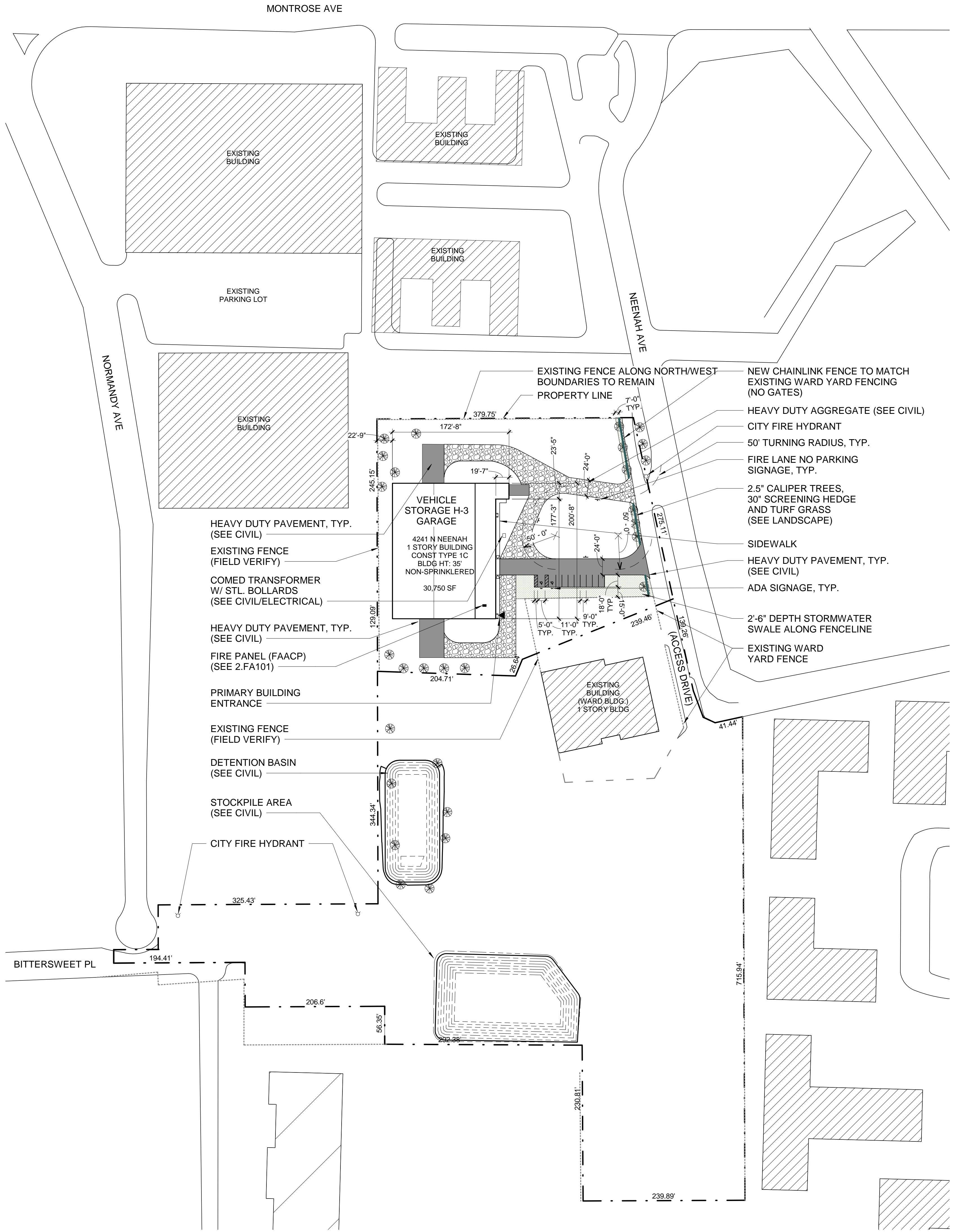
Patricia A. Scudiero,
Zoning Administrator

Originated by: Heidi Sperry

cc: Erik Glass, DPD
Mike Marmo, DPD
Heidi Sperry, DPD
Steve Valenziano, DPD

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO ILLINOIS 60602

Project Management Initials: Designer: Designer Checker: Checker Approver: ARCH 30" x 42"



NOTES:

1. REFER TO LANDSCAPE PLANS FOR DETAILED LANDSCAPING INFORMATION AND DETAILS.
2. REFER TO CIVIL PLANS FOR GRADING AND PAVING INFORMATION.
3. STOCKPILE TO BE COMPRISED OF MATERIAL EXCAVATED FROM FOOTING AND FOUNDATION WORKS. STOCKPILE TO BE COVERED WITH 6" OF TOP SOIL AND SEEDED WITH A NATIVE SEED MIX.

BUREAU OF FIRE PREVENTION:

1. BUILDING HEIGHT: 35'-0"
2. SPRINKLER SYSTEM: NOT PROVIDED
3. FIRE DEPARTMENT CONNECTION: NOT PROVIDED

A6 | ARCHITECTURAL SITE PLAN
 2.AS100 REF:2.A300 SCALE: 1" = 80'-0"



FLEET & FACILITY MANAGEMENT

PROJECT
2FM 1685 NORTH THROOP RELOCATION
 NORTH SIDE SATELLITE SHOP
 4241 N NEENAH AVE
 CHICAGO, IL 60634
CLIENT

2FM
 30 NORTH LASALLE ST.
 SUITE 300
 CHICAGO, IL 60602

ARCHITECT

AECOM
 303 E WACKER DR
 SUITE 1400
 CHICAGO, IL 60601

CONSULTANTS

CIVIL ENGINEER
 ENVIRONMENTAL DESIGN INTERNATIONAL, INC.
 38 W MONROE ST, SUITE 1825
 CHICAGO, IL 60603
 312.345.1400 tel 312.345.0529 fax
 www.envdesign.com

LANDSCAPE ARCHITECTURE
 JACOBS RYAN ASSOCIATES
 1527 N SANDBURG TERRANCE
 CHICAGO, IL 60610
 312.664.3217 tel 312.337.1550 fax
 www.jacobsryan.com

REGISTRATION

ISSUE/REVISION

NO.	DATE	DESCRIPTION
7	05/11/18	PERMIT REVISION
6	04/23/18	IFC
5	03/16/18	ISSUED FOR PERMIT
4	03/14/18	ISSUED FOR FDTN
3	01/02/18	FINAL DESIGN DOCUMENTS
2	11/17/17	BID PACKAGE 2
1	10/20/17	ISSUED FOR BID
URI	DATE	DESCRIPTION

PROJECT NUMBER

60554635

SHEET TITLE
 ARCHITECTURAL SITE PLAN

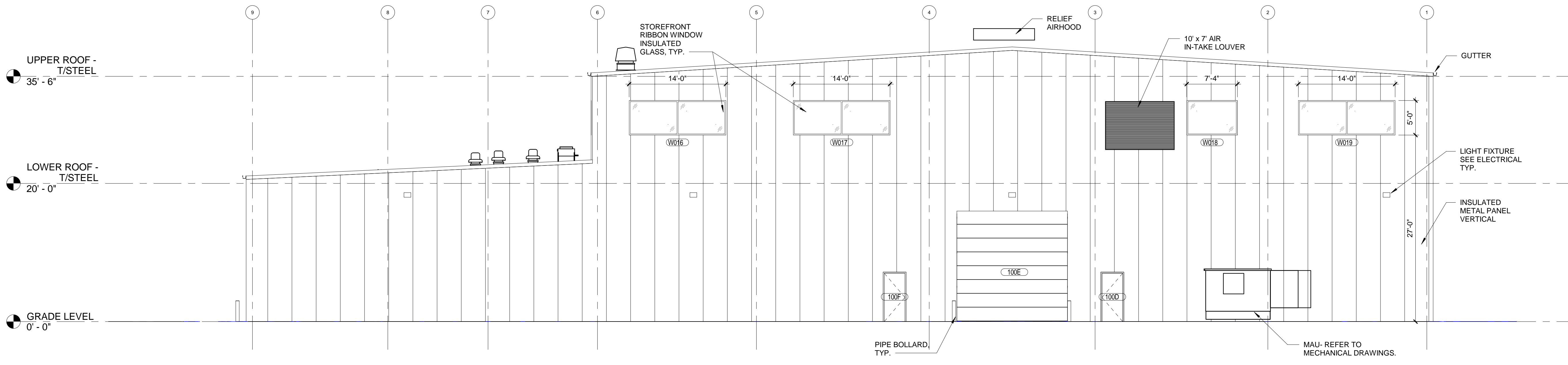
SHEET NUMBER

2.AS100

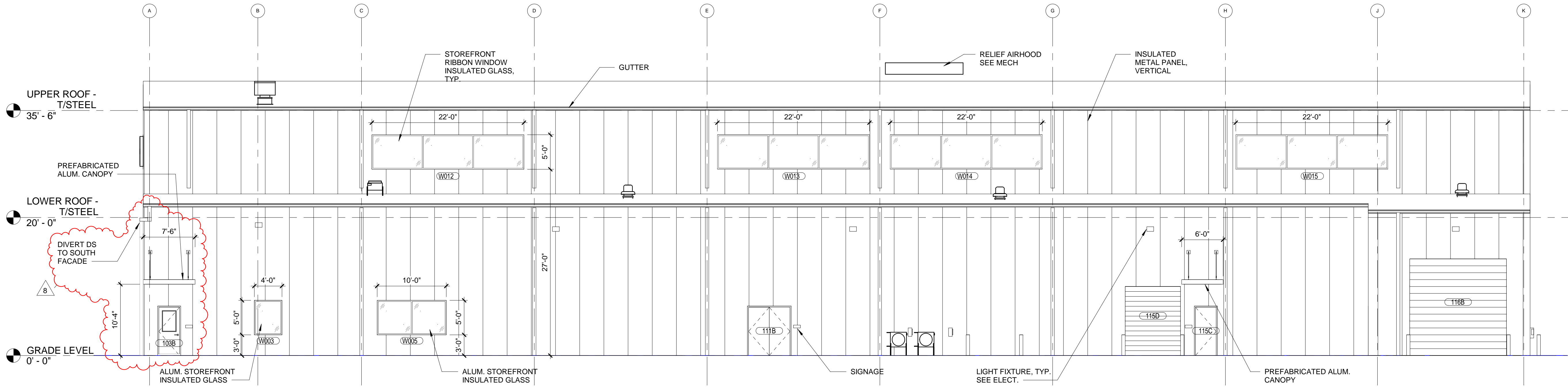
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 Project on: % User Consumer
 Recycled Content Paper



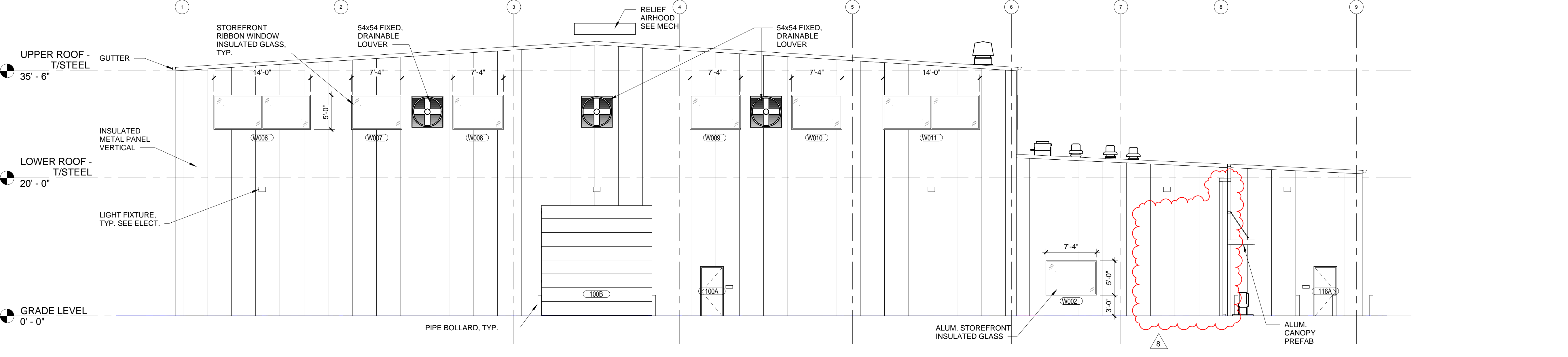
Project Management Initials: Designer: Designer Checker: Checker Approver: ARCH 30' x 42'



C5 NORTH ELEVATION
2.A300 REF:2.A101 SCALE: 1/8" = 1'-0"



B5 EAST ELEVATION
2.A300 REF:2.A101 SCALE: 1/8" = 1'-0"



A5 SOUTH ELEVATION
2.A300 REF:2.A101 SCALE: 1/8" = 1'-0"



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CLIENT
2FM
30 NORTH LASALLE ST.
SUITE 300
CHICAGO, IL 60602

ARCHITECT

AECOM
303 E WACKER DR
SUITE 1400
CHICAGO, IL 60601

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REGISTRATION

ISSUE/REVISION

NO.	DATE	DESCRIPTION
8	04/23/18	IFC
7	03/16/18	ISSUED FOR PERMIT
6	03/14/18	ISSUED FOR FDTN
5	01/02/18	FINAL DESIGN DOCUMENTS
4	12/22/17	GMP SET
3	12/05/17	BID 2 - ADDENDUM 1
2	11/17/17	BID PACKAGE 2
1	10/20/17	ISSUED FOR BID

PROJECT NUMBER

60554635

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER

2.A300

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Filename: BIM\360\2FM\INT - Relocation_60554635\ACM_ARCH_NEEENAH-A.rvt

Project Management Initials: Designer: Designer Checker: Checker Approver: ARCH 30" x 42"

NOTES:
1. LOW VOLTAGE HEAT CABLE TO BE INSTALLED WITHIN ALL DOWNSPOUTS, PROVIDED BY CITY.



FLEET & FACILITY MANAGEMENT

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NORTH SIDE SATELLITE SHOP
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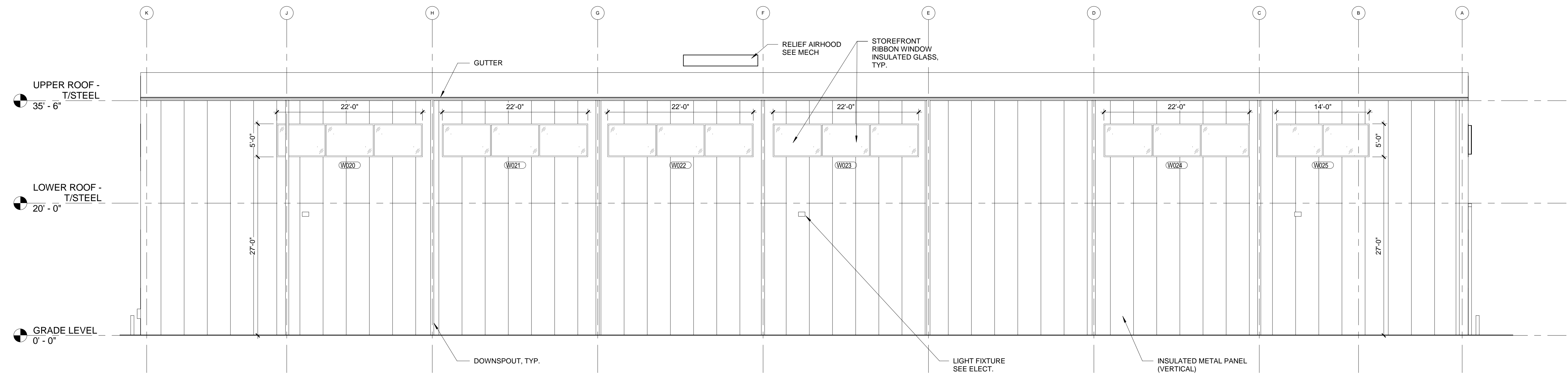
CLIENT
2FM
30 NORTH LASALLE ST.
SUITE 300
CHICAGO, IL 60602

ARCHITECT
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SUITE 1400
CHICAGO, IL 60601

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REGISTRATION



A5 WEST ELEVATION
2.A300.1 REF:2.A101 SCALE: 1/8" = 1'-0"



ISSUE/REVISION

NO.	DATE	DESCRIPTION
7	04/23/18	IFC
6	03/16/18	ISSUED FOR PERMIT
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4	01/02/18	FINAL DESIGN DOCUMENTS
3	12/05/17	BID 2 - ADDENDUM 1
2	11/17/17	BID PACKAGE 2
1	10/20/17	ISSUED FOR BID
URI	DATE	DESCRIPTION

PROJECT NUMBER

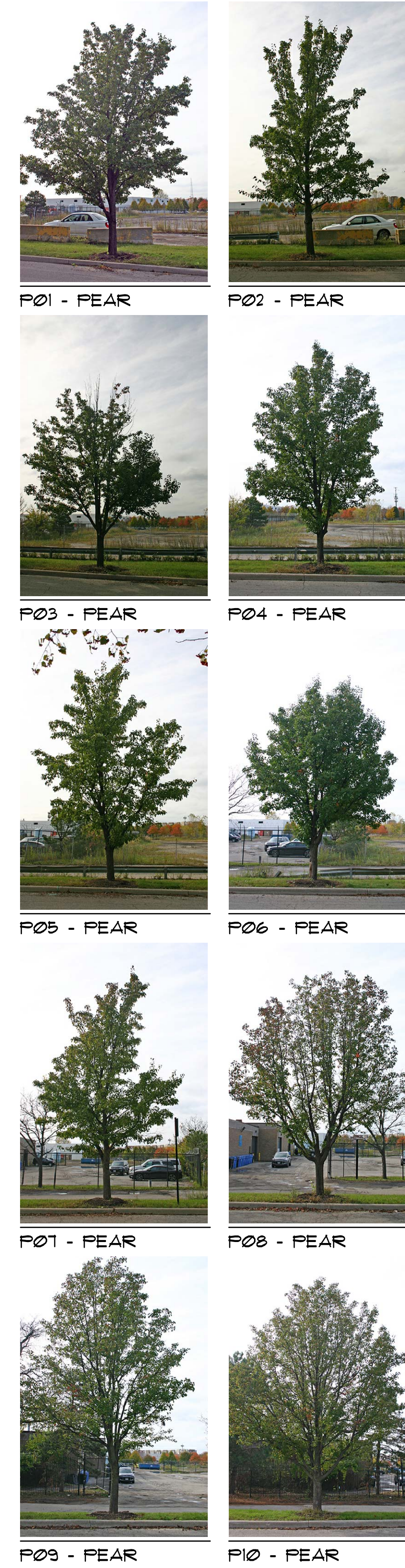
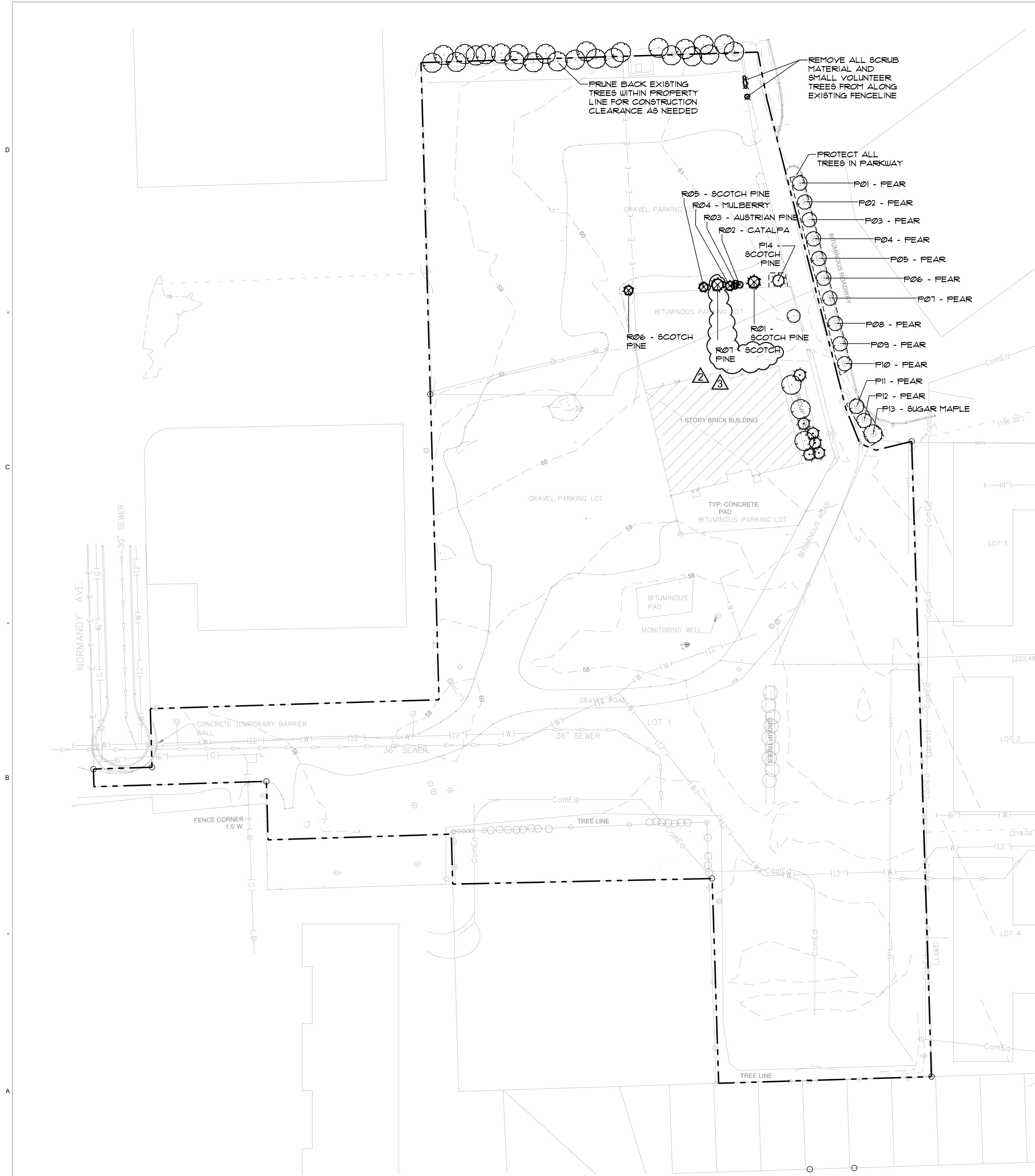
60554635

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER

2.A300.1

Plot Date: 5/22/2018 2:44:48 PM
Filename: B:\1685\1685\FACM_ARCH_NORTH\A-1.rvt
User: jacobryan



- NOTES:**
1. FIELD LOCATE ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 2. REMOVE AND TREAT ALL COMMON REED GRASS GROWING ALONG THE EXISTING PARKING LOT FENCE WITH HERBICIDE.
 3. COMPLETELY REMOVE ALL STUMPS FROM REMOVED EXISTING TREES.

- LEGEND:**
- EXISTING TREES TO REMAIN
 - EXISTING TREE WITH PROTECTION FENCING
 - EXISTING EVERGREEN TREE
 - EXISTING TREES TO BE REMOVED
 - PROPERTY LINE



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REGISTRATION



KEY PLAN

ISSUE/REVISION

IR	DATE	DESCRIPTION
1	03/16/2018	ISSUED FOR PERMIT
2	04/09/2018	REVISED FOR PERMIT
3	04/09/2018	ISSUED FOR CONSTRUCTION

PROJECT NUMBER
60554635

SHEET TITLE
EXISTING LANDSCAPE PLAN

SHEET NUMBER

2.L100

EXISTING TREE INVENTORY SCHEDULE

Tag #	Common Name	Caliper (inches)	Comments/Condition
F01	Pear	10" cal.	Good, PROTECT
F02	Pear	10" cal.	Good, PROTECT
F03	Pear	10" cal.	Fair, PROTECT
F04	Pear	10" cal.	Good, PROTECT
F05	Pear	10" cal.	Good, PROTECT
F06	Pear	10" cal.	Fair, trunk damage, PROTECT
F07	Pear	10" cal.	Good, PROTECT
F08	Pear	10" cal.	Good, PROTECT
F09	Pear	10" cal.	Good, PROTECT
F10	Pear	10" cal.	Good, PROTECT
F11	Pear	13" cal.	Good, PROTECT
F12	Pear	8" cal.	Good, PROTECT
F13	Sugar Maple	14" cal.	Good, PROTECT
P14	Scotch Pine	13' ht.	Fair, PROTECT
R01	Scotch Pine	17' ht.	Dead, REMOVE
R02	Catalpa Sapling	14' ht.	Poor, REMOVE
R03	Austrian Pine	14' ht.	Dead, REMOVE
R04	Mulberry Sapling	14' ht.	Poor, REMOVE
R05	Scotch Pine	9' ht.	Dead, REMOVE
R06	Scotch Pine	8' ht.	Dead, REMOVE
R07	Scotch Pine	16' ht.	Good, REMOVE

LANDSCAPE REQUIREMENTS

PROVIDED VEHICULAR USE AREA-
29,981 SF VEHICULAR USE AREA
REQUIRED LANDSCAPE AREA-
75% = 22,486 SF INTERNAL LANDSCAPE AREA
PROVIDED TOTAL LANDSCAPE AREA-
837 SF SCREENING SHRUB BED
65,389 SF NEW SOD
7,491 SF OF NATIVE SEED MIX
IN DETENTION AREA

STREET TREES (1 TREE/25 LF IN PARKWAY)
PERIMETER TREES (1 TREE/25 LF ALONG
PARKING LOT)
INTERNAL TREES (1 TREE EVERY 125 SF
OF REQUIRED INTERNAL LANDSCAPE)

NEENAH STREET
INTERNAL TREES
PERIMETER TREES

REQUIRED TREES	EXISTING TREES	PROVIDED TREES	TOTAL TREES
18	13	3	16
18	0	14	14
11	1	6	7
TOTAL	47	23	37

*REQUIRED INTERNAL TREES ARE
LOCATED ON LANDSCAPE AREAS
AROUND THE SITE.
**BUREAU OF FORESTRY PERMIT
REQUIRED FOR TREE PROTECTION
AND REMOVAL IN THE RIGHT OF
WAY
BOF SHALL TAG ALL OF THE
PROPOSED TREES WITH THE
LANDSCAPE ARCHITECT FOR EACH
PROJECT

NOTES:

- SEE 2L0300 FOR LANDSCAPE DETAILS, SCHEDULE AND NOTES.
- REPAIR ALL DISTURBED EXISTING LAWN AREAS FROM CONSTRUCTION AND DETENTION AREAS WITH TOPSOIL AND SOD AS SHOWN.
- REPAIR ALL DISTURBED EXISTING GRAVEL AREAS FROM CONSTRUCTION WITH GRAVEL.
- PROVIDE EXPANDED TREE PITS FOR ALL SHADE TREES. SEE DETAIL 1 ON SHEET 2L300.
- PROVIDE 8' HT. BLACK VINYL-COATED CHAIN LINK FENCE TO MATCH EXISTING YARD YARD FENCE. PROVIDE CONCRETE FOUNDATIONS.

LEGEND:

- EXISTING TREES
- EXISTING EVERGREEN TREE
- PROPOSED SHADE TREE
- 12' x 12' SITE TRIANGLES
- PROPERTY LINE



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LANDSCAPE ARCHITECT
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Chicago, IL 60610
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www.jacobsryan.com

REGISTRATION

KEY PLAN

ISSUE/REVISION

IR	DATE	DESCRIPTION
1	03/16/2018	ISSUED FOR PERMIT
2	04/09/2018	REVISED FOR PERMIT
3	04/09/2018	ISSUED FOR CONSTRUCTION

PROJECT NUMBER
60554635

SHEET TITLE
LANDSCAPE PLAN -
NORTH

SHEET NUMBER
2.L200

"The undersigned acknowledges that the landscape planting plan shown on the attached landscape plan for the property at 4241 N. Neenah Ave, Chicago, Illinois 60634, has to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained, and replaced as required, by current, and subsequent owners in accordance with the requirements of Title 10, Chapter 32 of Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscapes Ordinance."

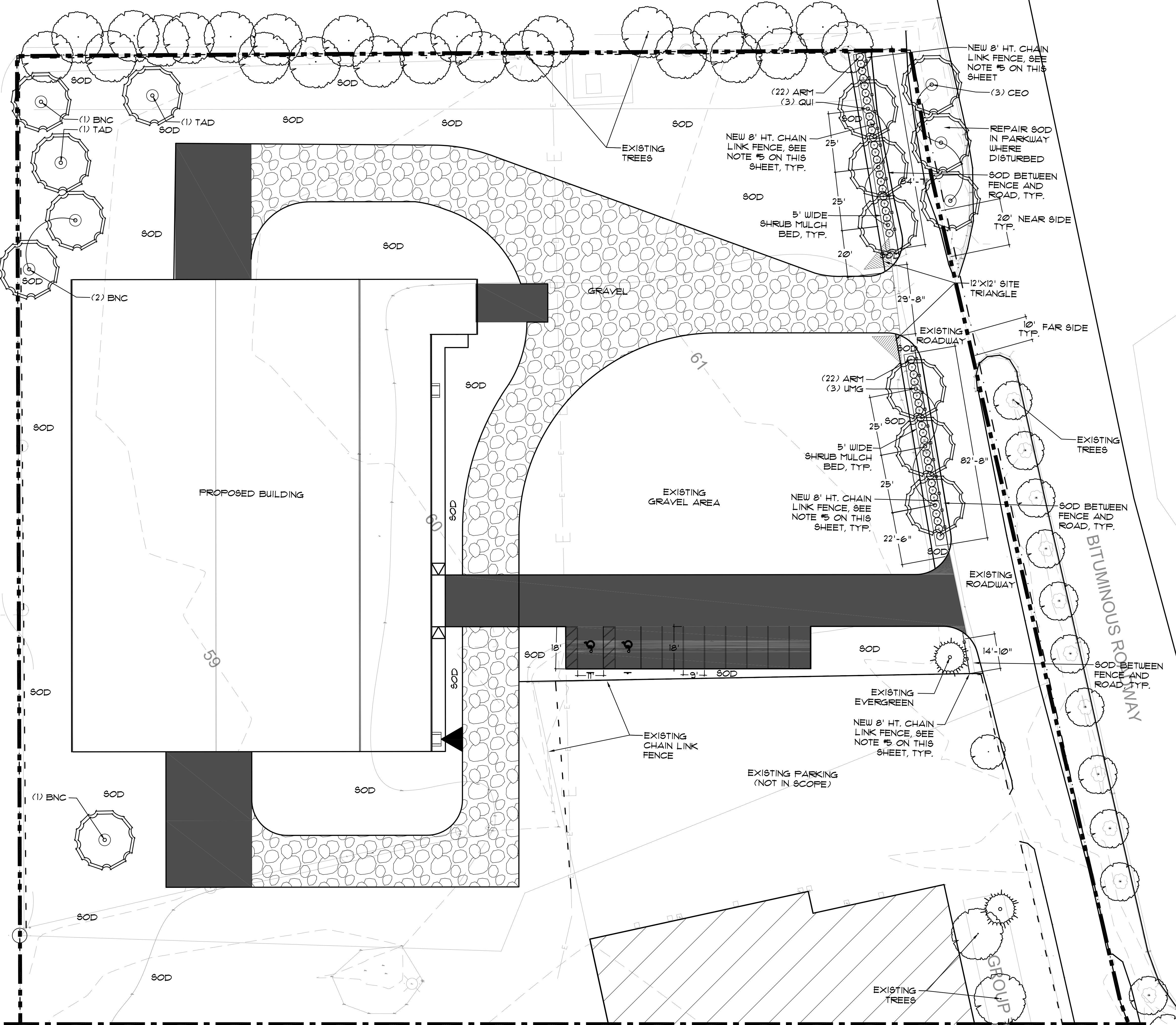
Property Owner's Signature

"Existing parkway and on-site interior trees are to be protected while project is under construction and will be replaced by current and subsequent owner if damaged."

Property Owner's Signature

"The undersigned landscape architect, registered in the State of Illinois, acknowledges that the landscape planting plan and construction details shown on the attached landscape plan for the property at 4241 N. Neenah Ave, Chicago, Illinois 60634, has been designed in accordance with the requirements of Title 10, Chapter 32 of Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscapes Ordinance." Estimated planting time prior to December 15, 2018.

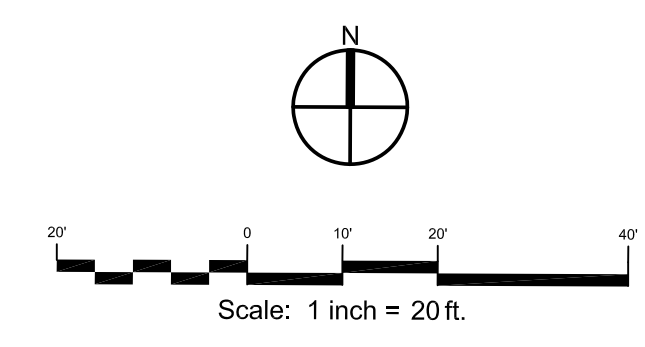
Terry Warriner Ryan IL Landscape Architect 157-000003
License expires August 31, 2019



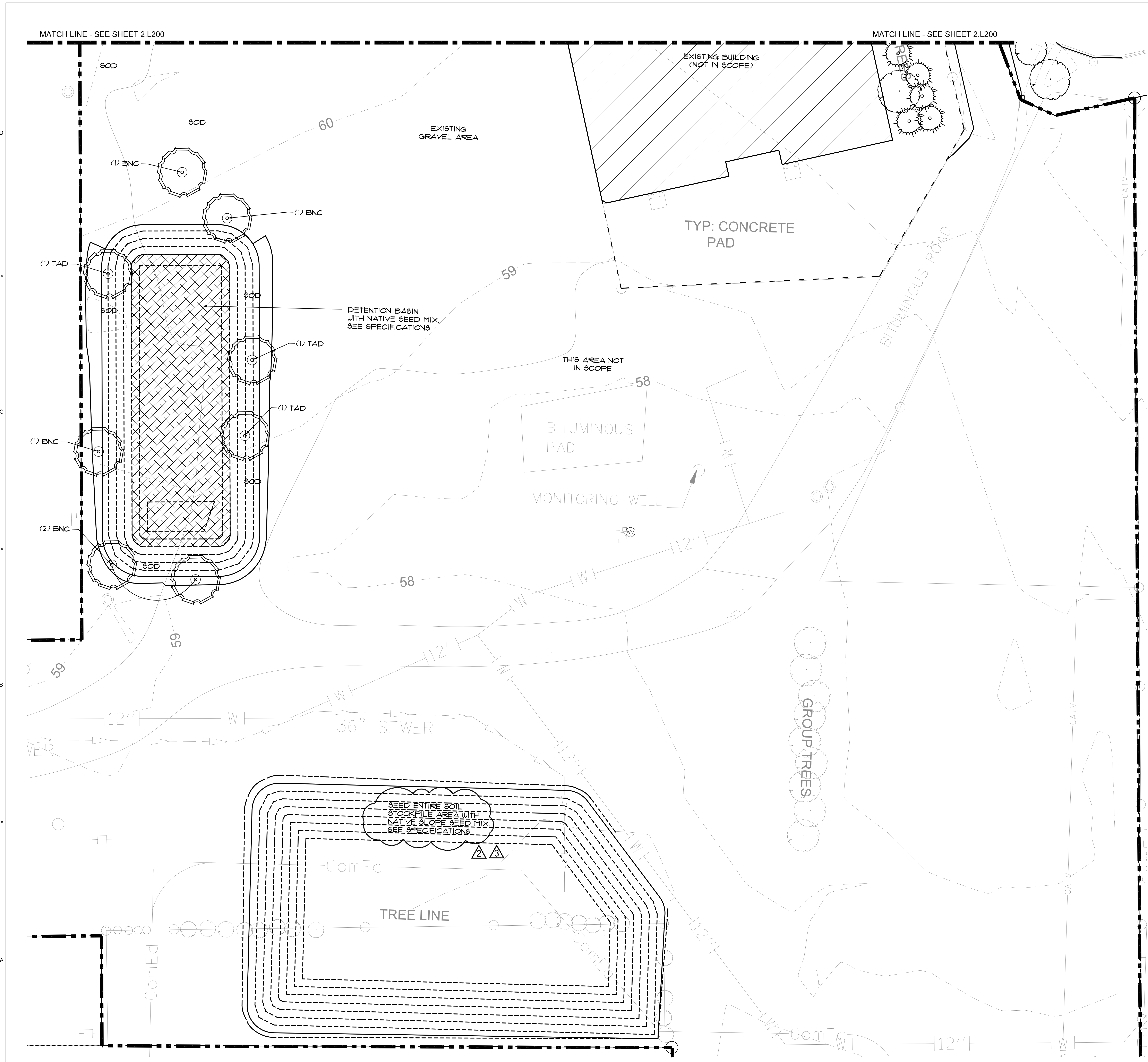
MATCH LINE - SEE SHEET 2.L201

MATCH LINE - SEE SHEET 2.L201

1 LANDSCAPE PLAN NORTH
2.L200 SCALE: 1" = 20'-0"



Project Management Initials: Designer: AAW Checked: TWR Approved: TWR ARCH: 3/7 x4/2



- NOTES:**
- SEE 2.L300 FOR LANDSCAPE DETAILS, SCHEDULE AND NOTES.
 - REPAIR ALL DISTURBED EXISTING LAWN AREAS FROM CONSTRUCTION AND DETENTION AREAS WITH TOPSOIL AND SOD AS SHOWN.
 - REPAIR ALL DISTURBED EXISTING GRAVEL AREAS FROM CONSTRUCTION WITH GRAVEL.

- LEGEND:**
- EXISTING TREES
 - EXISTING EVERGREEN TREE
 - PROPOSED SHADE TREE
 - PROPERTY LINE



PROJECT
2FM 1685 NORTH THROOP RELOCATION
 NORTH SIDE SATELLITE SHOP
 4241 N NEENAH AVE
 CHICAGO, IL 60634
CLIENT

2FM
 30 NORTH LASALLE ST.
 SUITE 300
 CHICAGO, IL 60602

ARCHITECT
AECOM
 303 E WACKER DR
 SUITE 1400
 CHICAGO, IL 60601

CONSULTANTS
 CIVIL ENGINEER
 ENVIRONMENTAL DESIGN INTERNATIONAL, INC.
 38 W MONROE ST, SUITE 1825
 CHICAGO, IL 60603
 312.345.1400 tel 312.345.0529 fax
 www.envdesign.com

LANDSCAPE ARCHITECT
 Jacobs/Ryan Associates
 1527 N Sandburg Terrace
 Chicago, IL 60610
 312.664.3217 tel 312.337.1550 fax
 www.jacobsryan.com

REGISTRATION



KEY PLAN



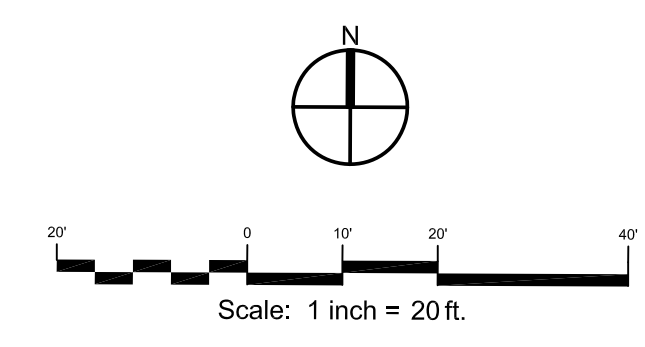
ISSUE/REVISION

IR	DATE	DESCRIPTION
1	03/16/2018	ISSUED FOR PERMIT
Δ	04/09/2018	REVISED FOR PERMIT
Δ	04/09/2018	ISSUED FOR CONSTRUCTION

PROJECT NUMBER
 60554635

SHEET TITLE
 LANDSCAPE PLAN - SOUTH

SHEET NUMBER
2.L201



1 LANDSCAPE PLAN SOUTH
 2.L201 SCALE: 1" = 20'-0"

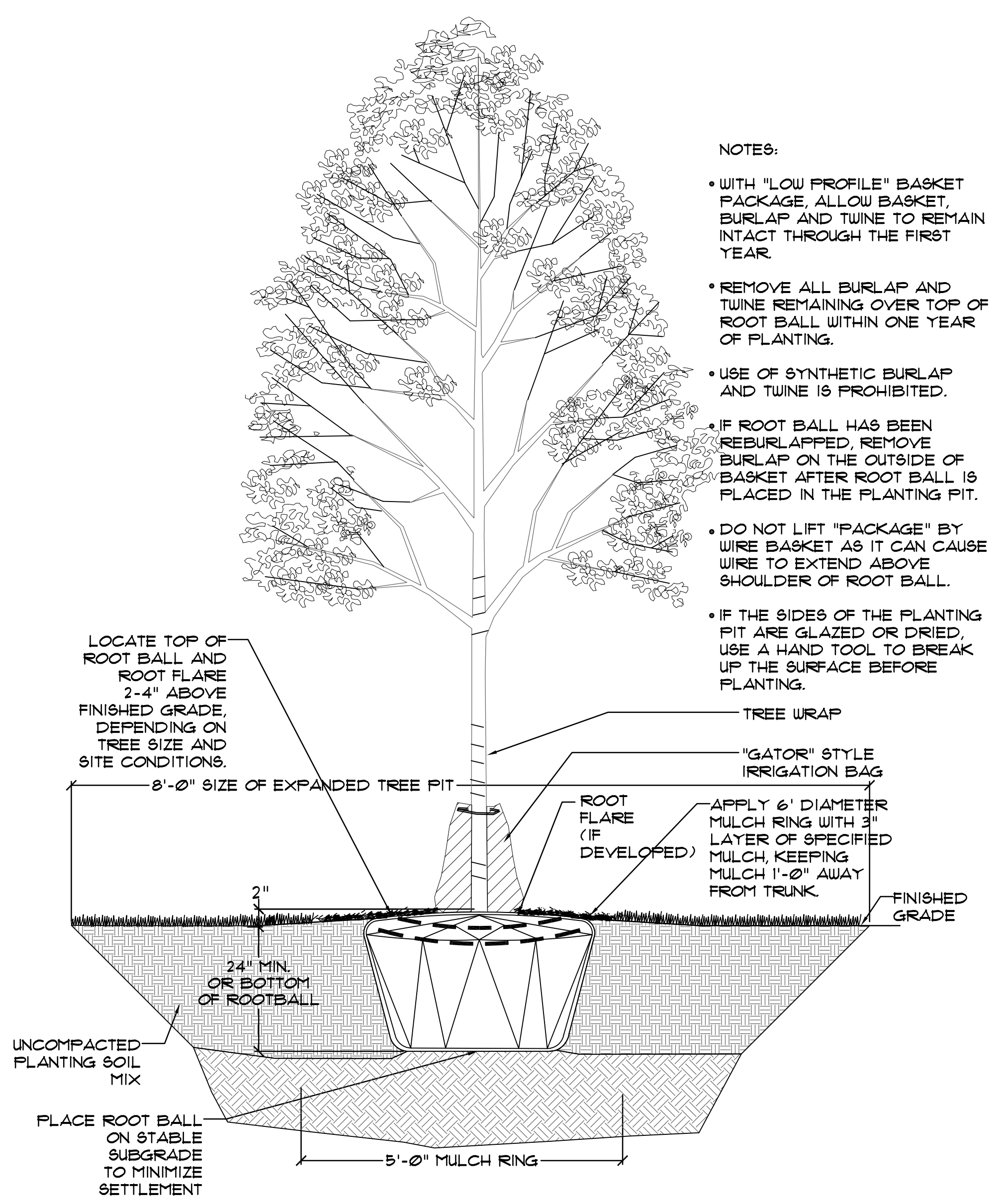
Last Plotted: 2/2/2018
 Filename: 2.L201

PLANT SCHEDULE

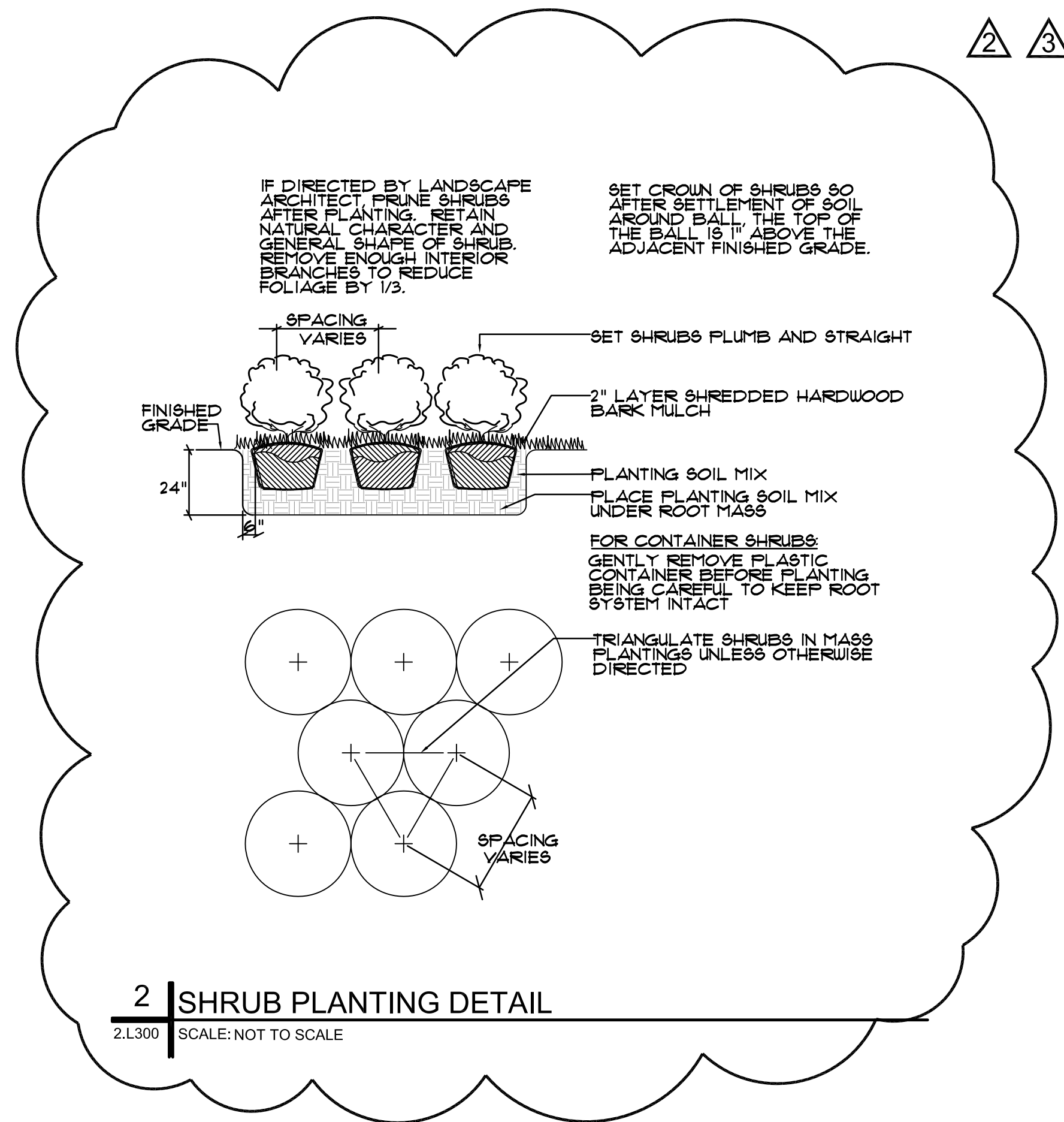
Key	Totals	Botanical Name	Common Name	Size	Spacing	Comments
SHADE TREES						
BNC	9	Betula nigra 'Cully'	Heritage River Birch	7' ht. B4B, 3 to 5 trunks	on plans	Spring Dig Only
CEO	3	Celtis occidentalis 'Chicagoland'	Chicagoland Common Hackberry	2.5" caliper B4B	on plans	Spring Dig Only
QUI	3	Quercus imbricaria	Shingle Oak	2.5" caliper B4B	on plans	Spring Dig Only
TAD	5	Taxodium distichum 'Mickelson'	Shawnee Brave Baldcypress	2.5" caliper B4B	on plans	Spring Dig Only
UMG	3	Ulmus 'Morton Glossy'	Triumph Elm	2.5" caliper B4B	on plans	Spring Dig Only
SHRUBS						
ARM	44	Aronia melanocarpa 'Morton'	Iroquois Beauty Black Chokeberry	30" ht. B4B	3' o.c.	

PLANTING NOTES:

- TREES: SET TOP OF TREE ROOT BALL SO THAT AFTER SOIL SETTLEMENT, MAIN ORDER ROOTS SHALL BE 2" ABOVE THE TOP OF SURROUNDING GRADE. SUPPORT APPURTENANCES TO BE USED ONLY IF TREE FAILS TO REMAIN PLUMB. SET ALL PLANT MATERIAL PLUMB IN PLANTING PIT. MAINTAIN PLUMB CONDITION THROUGHOUT GUARANTEE PERIOD.
- PROVIDE ALL SHADE TREES AS SPECIMEN QUALITY, WELL MATCHED, WELL SHAPED, LIMBED UP 6'-0" MIN. ABOVE GROUND.
- SHRUBS: GENTLY REMOVE PLASTIC CONTAINER BEFORE PLANTING BEING CAREFUL TO KEEP ROOT SYSTEM INTACT. SET CROWN OF SHRUBS SO AFTER SETTLEMENT OF SOIL AROUND BALL, THE TOP OF THE BALL IS 1" ABOVE THE ADJACENT FINISHED GRADE.
- SIZES SHOWN ARE MINIMUM REQUIRED SIZE.
- IF SIZE REQUIRED IS NOT AVAILABLE, CONTRACTOR MAY PROVIDE LARGER MATERIAL WITH THE ACCEPTANCE OF THE LANDSCAPE ARCHITECT.
- IF LARGER SIZES ARE ACCEPTED, LARGER COMMENSURATE ROOT BALLS SHALL BE DUG TO ENSURE PLANT SUCCESS.
- ALL SPRING DIG ONLY TREES WHICH CANNOT BE DUG IN SPRING SHALL BE "PRE DUG" MATERIAL OR SHALL BE STAGE DUG. ALL HELD MATERIALS SHALL BE MAINTAINED, INCLUDING WATERING.
- QUANTITIES ARE INCLUDED FOR CONVENIENCE ONLY. IN THE EVENT THAT DISCREPANCIES OCCUR, THE ACTUAL PLANT DESIGNATIONS AS DRAWN ON THE DRAWINGS SHALL GOVERN.
- PROVIDE 8' DIAMETER EXPANDED TREE PITS WITH PLANTING SOIL MIX FOR ALL NEW TREES.



1 TREE PLANTING DETAIL
 21.300 SCALE: NOT TO SCALE



2 SHRUB PLANTING DETAIL
 21.300 SCALE: NOT TO SCALE



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REGISTRATION



KEY PLAN



ISSUE/REVISION

IR	DATE	DESCRIPTION
1	03/16/2018	ISSUED FOR PERMIT
2	04/09/2018	REVISED FOR PERMIT
3	04/09/2018	ISSUED FOR CONSTRUCTION

PROJECT NUMBER
 60554635

SHEET TITLE
 LANDSCAPE DETAILS,
 NOTES AND SCHEDULE

SHEET NUMBER

2.L300



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 5, 2015

Marc S. Schulman
President
The Eli's Cheesecake Company
6701 W. Forest Preserve Dr.
Chicago, IL 60634-1470

Re: Administrative Relief Request for Residential Manufacturing Industrial Planned Development No. 561, as amended, Subarea A, Proposed Eli's Cheesecake Expansion at 6701 West Forest Preserve Drive

Dear Mr. Schulman:

Please be advised that your request for administrative relief for Residential Manufacturing Industrial Planned Development No. 561, ("PD 561"), as amended, Subarea A, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 11 of PD 561.

On September 30, 2013, you were granted administrative relief and site plan approval to reduce the west side yard from 20'-0" to 10'-0" in order to construct an addition to the existing Eli's Cheesecake facility at 6701 W. Forest Preserve Dr. You also received relief from installing a wrought iron fence along W. Forest Preserve Dr. due to the extensive existing landscaping in place. You are now ready to move forward with your addition, however, the administrative relief expired on September 30, 2014.


Therefore, you are again seeking administrative relief to reduce the west side yard setback from 20'-0" to 10'-0" and to waive the wrought iron fence requirement along W. Forest Preserve Dr. The proposed addition includes a western portion to house new equipment and a southern portion for material storage and product staging for baking. There are currently 200 employees divided into three shifts and the expansion will allow for up to 75 additional employees. A total of 172 parking spaces will be provided. The other property owners within Subarea A (Paasche AirBrush, Spectra Merchandising International, Columbia Metal Spinning, and Chicago Paper Tube) have provided their consent for this minor change request.

A revised Overall Site Plan, Mezzanine Plans, and Exterior Elevations, prepared by Michael Aragona Architects and dated March 18, 2015, along with a Landscape Plan, prepared by McCallum Associates, and dated August 30, 2013, shall be inserted into the main file.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed western side yard setback reduction and wrought iron fence waiver 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 Residential Manufacturing Industrial Planned Development No. 561, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Ron Daye, Main file

Reclassification Of Area Shown On Map No. 11-N.
(As Amended)
(Application No. A-8055B)
(Common Address: 6701 W. Forest Preserve Dr.)

RMI PD 561,99

[SO2014-8911B]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the Residential-Manufacturing-Institutional Planned Development Number 561 symbols and indications as shown on Map Number 11-N in the area bounded by:

West Montrose Avenue; the east line of the former right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad; a line 527 feet south of and parallel with West Montrose Avenue; the westerly and southerly boundaries of Institutional Planned Development Number 449 as described in the appended legal description; a line 1,624.66 feet north of and parallel with the north line of West Irving Park Road; North Narragansett Avenue; a line 1,010.73 feet north of and parallel with the centerline of West Irving Park Road; a line 665.05 feet west of the centerline of North Narragansett Avenue; a line 920.09 feet north of and parallel with the centerline of West Irving Park Road; a line 1,393.6 feet west of and parallel with the centerline of North Narragansett Avenue; a line 1,210 feet north of and parallel with the centerline of West Irving Park Road; a line 1,571.2 feet west of and parallel with the centerline of North Narragansett Avenue; a line 1,276 feet north of and parallel with the centerline of West Irving Park Road; a line 2.136 feet west of and parallel with the centerline of North Narragansett Avenue; a line from a point 975 feet north of the centerline of West Irving Park Road and 2.136 feet west of the centerline of North Narragansett Avenue to a point 825 feet north of the centerline of West Irving Park Road and 2,236 feet west of the centerline of North Narragansett Avenue; a line 825 feet north of and parallel with the centerline of West Irving Park Road; North Oak Park Avenue; and West Forest Preserve Avenue.

Save and except the area described as follows:

Parcel 1:

That part of the south fractional half of Section 18, Township 40 North, Range 13, East of the Third Principal Meridian, lying south of the Indian Boundary Line and being described as follows: beginning at the intersection of the Indian Boundary Line, being

also the southeasterly line of West Forest Preserve Drive with the east line of North Oak Park Avenue, as shown on the plat of survey recorded January 11, 1935 as Document Number 11544080; thence north 58 degrees, 38 minutes, 11 seconds east along said Indian Boundary Line, 602.83 feet; thence south 31 degrees, 21 minutes, 49 seconds east at right angles to said last described line, 503.09 feet; thence south 66 degrees, 00 minutes, 33 seconds west, 640.70 feet; thence south 26 degrees, 07 minutes, 04 seconds west, 311.80 feet to the east line of said North Oak Park Avenue; thence northerly along said east line of North Oak Park Avenue, being a curved line convex westerly and having a radius of 2,337.50 feet, an arc distance of 588.00 feet to a point of tangency in said line (the chord of said arc bears north 05 degrees, 29 minutes, 38 seconds west, 586.45 feet); thence north 01 degree, 42 minutes, 45 seconds east along the east line of said North Oak Park Avenue, being a line tangent to said last described curved line at said last described point, 72.56 feet to the place of beginning, in Cook County, Illinois.

Parcel 2:

That Part of Lot 2 in Chicago Industry Tech Park III, being a subdivision in the south fractional half Section 18, Township 40 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded November 1, 2010 as Document 1030544015, described as follows: beginning at the most northerly northeast corner of said Lot 2, being also the westerly northwest corner of Lot 3 in Chicago Industry Tech Park II, being a subdivision according to the plat thereof recorded April 21, 1998 as Document 98310167; thence south 00 degrees, 00 minutes, 43 seconds west along the east line of said Lot 2, a distance of 296.67 feet; thence north 89 degrees, 59 minutes, 17 seconds west at right angles to said last described line, a distance of 217.09 feet; thence north 00 degrees, 00 minutes, 43 seconds east parallel with the east line of said Lot 2, a distance of 200.00 feet to the northerly line of said Lot 2; thence north 66 degrees, 00 minutes, 33 seconds east along the northerly line of said Lot 2, a distance of 237.64 feet to the point of beginning, in Cook County, Illinois,

to those of Residential-Manufacturing-Institutional Planned Development Number 561, 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 herewith attached and made part thereof and to no others.

SECTION 2. This ordinance shall take effect upon its passage and due publication.

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

*Residential-Manufacturing-Institutional Planned Development No. 561,
As Amended.*

Planned Development Statements.

1. The area delineated herein as Residential-Manufacturing-Institutional Planned Development Number 561 consists of approximately 2,474,208 square feet (56.8 acres) and (based on the most recent information available to the Department) is owned or controlled by Eli's Cheesecake Company (Subarea A), Paasche AirBrush Company (Subarea A), Spectra Merchandising International, Inc. (Subarea A), Columbia Metal Spinning Company (Subarea A), Chicago Paper Tube (Subarea A), Glen Lake Homeowners and Condominium Associations (Subarea B), Chicago-Read Joint Venture (Subareas C1 and C2).
2. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development (or any subarea of this planned development, as applicable) are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans, and subject to review and approval by the Department of business Affairs and Consumer Protection.

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

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the

issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of these 19 Statements and:

- Bulk Regulations Table
- Existing Zoning Map
- Planned Development Boundary Map
- Existing Land-Use Map
- Subarea Map
- Site Plan -- General
- Conceptual Site/Landscape Plan
- Subarea A -- Site Plan (1 of 2)
- Subarea A -- Site Plan (2 of 2)
- Subarea A - Partial Landscape Plan (1 of 2)
- Subarea A -- Partial Landscape Plan (2 of 2)
- Subarea A -- Expansion Plan (1 of 2)
- Subarea A -- Expansion Plan (2 of 2)
- Subarea A -- Elevations

prepared in part by Terra Engineering Ltd. and dated December 18, 2014.

Notwithstanding the foregoing, buildings and structures existing prior to the approval of this amendment need only comply with the planned development as it existed at the time of their construction, including but not limited to all applicable Site Plan, Administrative Relief, Minor Change, and Part II Approvals.

Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development.

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 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 Zoning Ordinance, this planned development ordinance shall control.

5. The property subject to this planned development is divided into four subareas:
- Subarea A
 - Subarea B
 - Subarea C1
 - Subarea C2

Subarea A.

The following uses are permitted in Subarea A:

Cemetery uses and uses permitted in the M1-1 Restricted Manufacturing District except the following:

1. Auto laundries.
2. Automobile service stations for retail sale and dispensing of fuel, lubricants, tires, batteries, accessories and supplies including installation and minor services customarily incidental thereto. Facilities for chassis and gear lubrication and for vehicle washing, including auto laundries.
3. Barber shops.
4. Drug stores.
5. Food stores.
6. Railroad labor rest houses, hotels and camps, consisting of sleeping, lodging, eating and related facilities provided for railroad personnel on railroad property.
7. Retail liquor store.
8. Taverns.

9. Greenhouses.
10. Municipal recreation buildings or community centers.
11. Private lodges.
12. Water filtration plants.
13. Water pumping stations.
14. Water reservoirs.
15. Medical/Dental clinics.
16. Except as authorized in the paragraph following this paragraph: banks, currency exchanges, privately owned recreation centers, restaurants, trade schools, business schools and business and professional offices (unless accessory or related).

Notwithstanding the foregoing and subject to the review and approval of the Department of Planning and Development, the maximum of 10 percent of the allowable Subarea A floor area as determined by the attached Table of Use and Bulk Regulations may be devoted to the following permitted uses provided that the uses are located so as not to conflict with the use and operation of the industrial uses:

1. Banks.
2. Currency exchanges.
3. Privately owned recreational centers.
4. Restaurants.
5. Trade schools.
6. Business schools (provided that the primary curriculum is consistent with promoting industrial uses).
7. Offices, business and professional (unless accessory or related).

The following M1-1 Special Uses are permitted within Subarea A:

1. Parks and playgrounds.

2. Radio and television broadcasting stations and offices.
3. Day ~~care centers~~ care centers in a one-story building or in a multi-story building of construction type I-A. Such use shall be consistent with Chapter 158 of the Municipal Code of Chicago, Day Care Center, provided, however that, in addition, such use must be an accessory use clearly related to the principal use.
4. Earth station antenna exceeding eight feet (two and four-tenths (2.4) meters) in diameter.

Subarea B.

The following uses are permitted in Subarea B:

Multi-family dwellings not to exceed four floors above grade level parking, off-street parking, and related uses.

Subarea C1.

The following uses are permitted in Subarea C1:

Cemetery and related accessory uses and accessory structures.

Subarea C2.

The following uses are permitted in Subarea C2:

Memorial park (cemetery) and related accessory uses and accessory structures.

All Subareas.

The following interim uses are permitted in all subareas:

Existing structures may be maintained, repaired and rehabilitated pending their removal or relocation. Temporary promotional or public service uses, including parking, may be permitted as interim uses of vacant land subject to the requirements of the Department of Planning and Development review and approval.

6. On-Premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the planned development, subject to the review and approval

of the Department of Planning and Development. Off-Premises signs are prohibited within the boundary of the planned development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of approximately 2,474,208 square feet (56.8 acres).
9. Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance), the applicant shall submit a site plan, landscape plan and building elevations for the specific subarea(s) for review and approval by the Department of Planning and Development. Review and approval by the Department of Planning and Development is intended to assure that specific development components substantially conform with the planned development and to assist the City in monitoring ongoing development. Subarea site plan approval submittals need only include that portion of the property for which approval is being sought by the applicant. If the applicant is seeking approval for a portion of the property that represents less than an entire subarea, the applicant shall also include a site plan for that area of the property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II Approval for any portion of the property shall be granted until site plan approval has been granted. If the subarea site plan approval submittals substantially conform to the provisions of the planned development, the Department of Planning and Development shall approve the submittal in a prompt and timely manner.

Following approval by the Department of Planning and Development, the approved subarea site plan approval submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the planned development.

After approval of the subarea site plan, changes or modifications may be made pursuant to the provisions of Statement 17. In the event of any inconsistency between approved plans and the terms of the planned development, the terms of the planned development shall govern.

Any subarea site plan approval submittals shall, at a minimum, provide the following information:

- a. Boundaries of development parcel or parcels;

- b. Building footprint or footprints;
- c. Dimensions of all setbacks;
- d. Location and depiction of all parking spaces (including relevant dimensions);
- e. Location and depiction of all loading berths (including relevant dimensions);
- f. All drives, roadways and vehicular routes;
- g. All landscaping (including species and size);
- h. All pedestrian circulation routes and points of ingress/egress (including sidewalks);
- i. All site statistics applicable to the development parcel or parcels including:
 - (1) Floor area and floor area ratio as represented on submitted drawings;
 - (2) Number of parking spaces provided;
 - (3) Number of loading berths provided; and
 - (4) Uses of development of parcel.
- j. Parameters of the building envelope including:
 - (1) Maximum building height; and
 - (2) Setbacks and vertical setbacks, required and provided.

Subarea site plan approval submittals shall include all other information necessary to illustrate substantial conformance to the planned development.

- 10. A. The development of Subareas A and B shall, in addition to the other provisions of this planned development, be subject to the following:
 - (i) At the time of application for site plan approval, as required by Statement Number 9 of this planned development, any portion of the property to be developed (including without limitation any permitted interim uses) shall be located within the boundaries of one or more designated development parcels. Publicly dedicated roadway or roadways required to be publicly dedicated shall not be located within the boundaries of a development parcel. Development of every development parcel shall be in accordance with all the applicable provisions hereof.

- (ii) All loading required by this planned development in connection with the development of Subarea A shall be located within the boundaries of the development parcel within which the building or use served is located.

All parking required by this planned development in connection with the development of Subarea A shall be located within the boundaries of Subarea A subject to the following limitations:

- (a) The parking must be located within 1,000 feet walking distance to the main entrance of the structure containing the use served;
- (b) The parking must be located within a development parcel; and
- (c) The amount of required parking shall not be reduced.

No parking shall be permitted in Subarea A within the required parking setback from a public street (or a street to be publicly dedicated).

- (iii) All loading required by this planned development in connection with the development of Subarea B shall be located within the boundaries of the development parcel within which the building or use served is located. All parking required in connection with development of Subarea B shall be located within the principal building. No parking shall be permitted in Subarea B within the required parking setback from a public street (or a street to be publicly dedicated).
- (iv) More than one building may be located within any one development parcel. Side yard requirements applicable to properties located within the R4 Zoning District shall apply between residential structures located within Subarea B.
- (v) Maximum building coverage of property located within any development parcel shall not exceed the following:
 - Subarea A: sixty percent (60%)
 - Subarea B: forty percent (40%)
- (vi) Each development parcel shall have frontage upon a publicly dedicated roadway sufficient to provide adequate and appropriate vehicular and pedestrian access thereto. Every building or use within a development parcel shall be provided with adequate and appropriate vehicular and pedestrian access to the public roadway.
- (vii) All landscaping shall be provided in accordance with the Conceptual Site/Landscape Plan. All parking areas visible from adjacent public streets shall be effectively screened by landscape materials and/or earth berms from such public streets, except for openings necessary for driveways and

pedestrian walkways. Such screening shall consist of densely planted hedges of a minimum two and one-half (2½) feet in height or such other combination of landscape materials and/or earth berms which effectively screen the parking area from adjacent public streets and one three inch-caliper tree for every 25 feet of street frontage. Additionally, a minimum of 5 percent of the development parcel devoted to vehicular use areas (including parking areas, loading areas and drives) shall be devoted to landscaping and such landscaping can be located within or on the periphery of the paved areas. All portions of the property located within the setback zones depicted on the Conceptual Site/Landscape Plan and all open areas within every development parcel which are not devoted to vehicular uses or pedestrian circulation areas shall be maintained in landscaping. If the City Council adopts a landscape ordinance which provides for a parking lot landscaping screen which is less in height than that provided for in this planned development, then the provisions of such landscape ordinance shall control the landscaping requirement contained in this planned development. Landscaping shall be designed, installed and maintained to enhance the appearance of the development, to screen unattractive uses from the street and to provide compatible buffers between adjacent uses.

Landscaping shall consist of grass, ground cover, shrubs, trees or other living plant materials. Landscaping in Peripheral Street Setback Zones (as depicted on the Conceptual Site/Landscape Plan) shall contain such quantity and arrangement of mature trees (shade, evergreen and flowering), shrubs and earth berms as may be necessary or appropriate to create a substantial buffer and enhance the appearance of the development from the street. Landscaping plans shall be subject to the review and approval of the Department of Planning and Development.

- (viii) Parking space layout, on-site vehicular and pedestrian circulation, location and design of loading areas, curb cuts to the public street, internal site vehicular and pedestrian circulation and ingress/egress within any development parcel shall be designed to promote a safe, efficient, appropriate and beneficial design. Such considerations shall be subject to the review and approval of the Department of Planning and Development.
 - (ix) All development of Subarea A shall comply with the industrial performance standards contained in the Chicago Zoning Ordinance applicable to properties located within the M1-1 Zoning District. Except as otherwise provided or modified by the provisions of this planned development, the provisions of the Chicago Zoning Ordinance applicable to properties located within the M1-1 Zoning District shall apply to Subarea A and the provisions applicable to properties located within the R4 Zoning District shall apply to Subarea B.
- B. No development shall occur upon Subarea C1 other than uses or structures accessory to the cemetery which shall be subject to approval by the Department of Planning and Development. Subarea C1 shall be used and maintained as a

cemetery and open area by the property owner or a designated public agency. Subarea C1 shall be maintained in landscaping and appropriately screened from adjacent uses.

No development shall occur upon Subarea C2 other than uses or structures accessory to the cemetery which shall be subject to approval by the Department of Planning and Development. Subarea C2 shall be used and maintained as a cemetery and open area by the property owner or a designated public agency. Subarea C2 shall be maintained in landscaping and appropriately screened with landscaping from adjacent uses. Subarea C2 shall be provided with access to a publicly dedicated right-of-way which is sufficient to provide adequate vehicular and pedestrian access. The boundaries of Subarea C2 as depicted on the Conceptual Site/Landscape Plan shall constitute the minimum site area devoted to the uses allowable within Subarea C2. The boundaries of Subarea C2 may, however, during the course of development of Subareas A and B of the property, be expanded to accommodate supplemental burial areas as and to the extent necessary to comply with the Illinois State Burial Act or with any agreement between the applicant or its assigns and the State of Illinois or the City of Chicago. In the event of the necessity for such expansion, the applicant shall, within a reasonable time following the determination that such expansion is needed or required, provide the Department of Planning and Development with written notice stating the boundaries of the expansion area and evidence of the need or requirement for such expansion. Any such expansion shall occur only within those portions of the property currently designated on the Conceptual Site/Landscape Plan as "Subarea C2 Expansion Area"; shall be located only south and east of the east/west internal roadway depicted on the Conceptual Site/Landscape Plan; and shall be contiguous with the area designated at the time of this planned development's adoption as the minimum area of Subarea C2. Until such expansion occurs, the property located within the Subarea C2 Expansion Area shall be subject to the applicable provisions of Subarea A. Upon the Department of Planning and Development's receipt of said notice including the revised boundary description and upon appropriate evidence submitted by the appropriate state and/or city agencies, the applicable property located within the Subarea C2 Expansion Area shall be subtracted or withdrawn from the Subarea A provisions of this planned development and such area shall thereafter be subject to the Subarea C2 provisions of this planned development. Subject to the review and approval of the Department of Planning and Development, the applicant shall be entitled to reconfigure the boundaries of the Subarea C2 Expansion Area provided that the net site area of the Subarea C2 Expansion Area is not reduced by the reconfiguration and provided that the reconfigured Subarea C2 Expansion Area shall remain contiguous with Subarea C2. No development shall occur within that portion of Subarea A located within the Subarea C2 Expansion Area until such time that it is determined by the Commissioner of the Department of Planning and Development based upon the evidence acceptable to the commissioner that all or a portion of the Subarea C2 Expansion Area is no longer necessary to comply with the Illinois State Burial Act or with any agreement between the applicant or its assigns and the State of Illinois or the City of Chicago. At such time that it is determined pursuant to the foregoing provision that all or a portion of the

Subarea C2 Expansion Area is no longer necessary to comply with the Illinois State Burial Act or with any agreement between the applicant or its assigns and the State of Illinois or the City of Chicago, then development may occur within said area subject to the provisions and controls of Subarea A contained herein.

11. Prior to issuance of a certificate of occupancy for development of any portion of the property, all public improvements necessary or appropriate to serve said portion of the development shall be in place and available for public use. Said public improvements and the property upon, over or within which they are located shall have been properly offered for dedication and/or conveyance to the City. Such improvements shall include water supply; sewer facilities and other utilities constructed in accordance with all applicable City standards, laws and regulations. Without limiting the foregoing, in the case of the development of any portion of Subarea A, such portions of the roadway (including adjacent sidewalks, required street trees, curbs, gutters and lighting) depicted on the Conceptual Site/Landscape Plan as are necessary or appropriate to provide vehicular and pedestrian access between the boundaries of the development parcel and either North Oak Park Avenue or West Montrose Avenue, shall be completed and properly offered for dedication/conveyance prior to issuance of a certificate of occupancy for the structure served on the development parcel. In the case of development of any portion of Subarea B, such portions of the roadway depicted on the Conceptual Site/Landscape Plan as are necessary or appropriate to provide vehicular and pedestrian access between the development parcel and North Narragansett Avenue, shall be completed and properly offered for dedication/conveyance prior to issuance of a certificate of occupancy for the structure served on the development parcel. Notwithstanding the foregoing, the landscaping shall be completed within the earliest to occur of six months from the issuance of a certificate of occupancy for the structure served or during the next planting season and the installation of street lighting and final lift upon the roadways shall be completed within one year from the issuance of a certificate of occupancy for the structure served.
12. Applicant shall take the following actions with regard to roadway improvements necessary to serve the property:
 - (i) Reserve the space necessary to accommodate the street widening contemplated for North Narragansett Avenue and West Montrose Avenue and dedicate to the City such reserved space upon demand by the City at such time when the City is prepared to undertake such roadway improvements.
 - (ii) In connection with any development of Subarea B, provide for an emergency access as depicted on the Conceptual Site/Landscape Plan between the Subarea B roadway and the Subarea A roadway, subject to the approval of the Department of Transportation and the Fire Department.
13. With regard to roadway improvements necessary to serve development of the property:
 - (i) The applicant shall reserve the following portions of the property to accommodate roadway widening and, shall upon request by the City, dedicate said property to the City or other designated public agency:

- (a) along the West Montrose Avenue and West Forest Preserve Drive property boundary, property necessary to allow for the installation of necessary left turn lanes accommodating traffic from the east and west approach;
 - (b) along the North Oak Park Avenue boundary, property necessary to allow for the installation of necessary left turn lanes accommodating traffic from the north and south approach;
 - (c) along the North Narragansett Avenue boundary, property necessary to allow for the installation of necessary left turn lanes and channelization accommodating traffic from the north and south approach.
 - (ii) The following traffic improvements shall be in place and available for use at the following times:
 - (a) Left turn lanes accommodating traffic from the north and south approach along North Oak Park Avenue at the time when any portion of the interior roadway intersecting with North Oak Park Avenue is required to be completed pursuant to Statement Number 11.
 - (b) Left turn lanes accommodating traffic from the east approach along West Montrose Avenue and the west approach along West Forest Preserve Drive at the time when any portion of the interior roadway intersecting with West Montrose Avenue is required to be completed pursuant to Statement Number 11.
 - (c) Left turn lanes accommodating traffic from the north and south approach along North Narragansett Avenue at the time when any portion of the roadway on Subarea B is required to be completed pursuant to Statement Number 11.
 - (iii) Within one year following any development of Subarea B which exceeds 75 percent of the maximum allowable development of that subarea, if a traffic signal is at that time warranted, the applicant shall be responsible for the cost of the installation of a traffic signal at the intersection of West Berteau Avenue and North Narragansett Avenue, subject to Department of Transportation approval.
14. 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 the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
15. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. (Notwithstanding the foregoing, buildings and structures existing prior to the approval of this amendment

need only comply with the planned development as it existed at the time of their construction, including but not limited to all applicable Site Plan, Administrative Relief, Minor Change, and Part II Approvals). Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.

16. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Department of Streets and Sanitation, and the Department of Fleet and Facility Management, under Section 13-32-125 of the Municipal Code, or any other provision of the Code.
17. The terms and conditions of development under this planned development 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.
18. 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.
19. 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.

Buildings and structures existing prior to the approval of this amendment shall comply with the planned development as it existed at the time of their construction, including but not limited to all applicable Site Plan, Administrative Relief, Minor Change, and Part II Approvals. At the time of a hearing before the Chicago Plan Commission, all proposed or new developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy promulgated by the Department of Planning and Development.

20. The subject property is intended to be developed in stages. A minimum of 250,000 FAR square feet shall be developed on or before December 31, 2004. A minimum of 375,000 FAR square feet shall be developed on or before December 31, 2009. A minimum of 500,000 FAR square feet shall be developed on or before December 31, 2014.

Unless substantial construction has commenced and been diligently pursued as hereinabove described, this planned development shall automatically expire and then the zoning of the subject property shall automatically revert to that of the

Residential-Manufacturing-Institutional Planned Development Number 561 as approved by ordinance enacted on March 31, 2004, provided that the boundaries of this planned development as defined in this ordinance shall remain unchanged.

[Existing Zoning Map; Planned Development Boundary Map; Existing Land-Use Map; Subarea Map; Site Plan; Conceptual Site/Landscape Plan; Subarea A Partial Site Plans; Subarea A Partial Landscape Plans; Subarea A Expansion Plans; and Subarea A Elevations referred to in these Plan of Development Statements printed on pages 102320 through 102332 of this *Journal*.]

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

Residential-Manufacturing-Institutional Planned Development No. 561.

Bulk Regulations And Data Table.

Gross Site Area:	2,957,724 square feet*
Area in Adjoining Right-of-Way:	483,516 square feet*
Net Site Area (By Subarea):	
Subarea A:	1,864,368 square feet*
Subarea B:	474,804 square feet*
Subarea C1:	52,272 square feet*
Subarea C2:**	82,764 square feet*
Total Net Site Area:	2,474,208 square feet*

* Approximate; square footages are based on acreage amounts.

** Additional acreage for C2 as needed is included in Subarea A. This is further defined in Statement 10.B.

Generalized Description of Permitted Uses
(By Subarea):

Subarea A:	M1-1 Restricted Manufacturing District permitted uses, except those excluded, plus M1 special uses listed all as in Statement Number 5
Subarea B:	Multi-family dwellings, not to exceed four floors above parking, and related uses
Subarea C1:	Cemetery
Subarea C2:	Memorial Park** (Cemetery)

Maximum Floor Area Ratio (FAR)
(By Subarea):

Subarea A:	0.70
Subarea B:	1.20
Subarea C1:	N/A
Subarea C2:	N/A

Maximum Floor Area Ratio (FAR)
(Entire P.D.):

0.76

Maximum Percentage of Site Coverage
(By Subarea):

Subarea A:	65 percent
Subarea B:	40 percent
Subarea C1:	N/A
Subarea C2:	N/A

** Additional acreage for C2 as needed is included in Subarea A. This is further defined in Statement 10.B.

Maximum Number of Dwelling Units:

Subarea A:	0
Subarea B:	448
Subarea C1:	0
Subarea C2:	0

Maximum Number of Units (Entire P.D.): 448

Minimum Number of Off-Street Parking Spaces (By Subarea):

Subarea A:	Per M1-1 requirements
Subarea B:	Per R4 requirements
Subarea C1:	None
Subarea C2:	None

Minimum Number of Loading Berths (By Subarea):

Subarea A:	Per M1-1 requirements
Subarea B:	Per R4 requirements
Subarea C1:	None
Subarea C2:	None

Minimum Setbacks from Property Lines
(By Subarea):

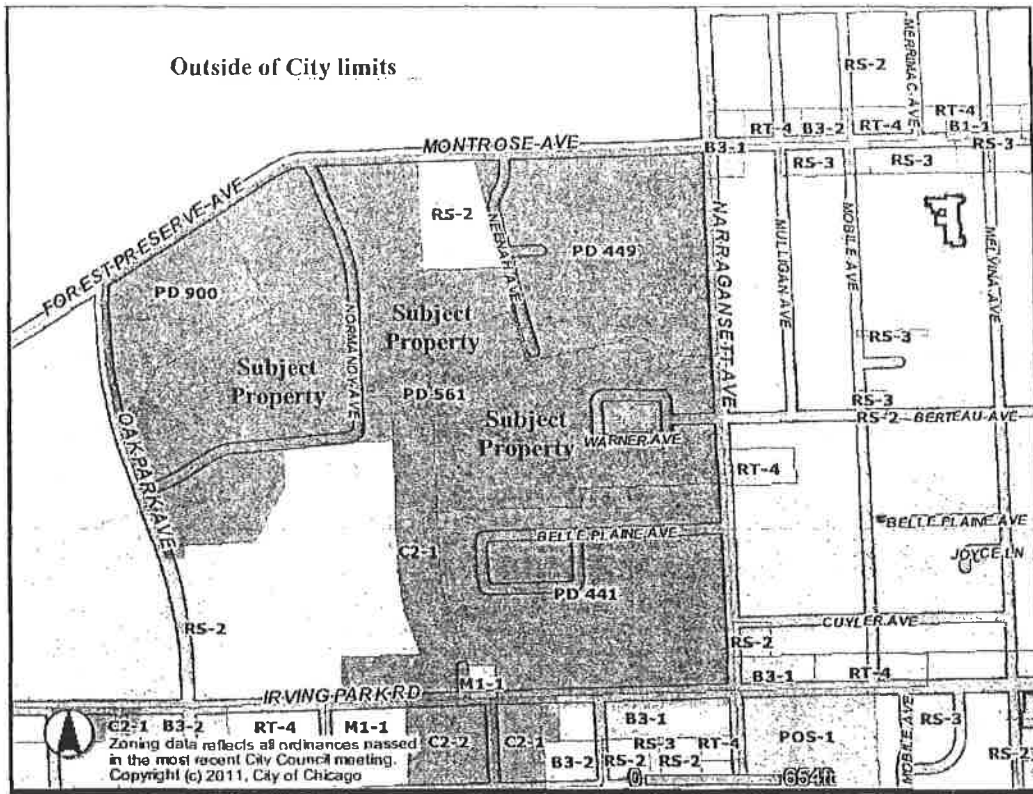
	Building	Parking
Peripheral streets:***	40 feet	20 feet
Subarea A:***		
Interior Street:	20 feet	10 feet
Lot Lines:	20 feet	0 feet
Adjoining Subareas:	20 feet	10 feet
Subarea B:***	Per R4 requirements	Per R4 requirements

Maximum Building Height
(By Subarea):

Subarea A:	60 feet***
Subarea B:	60 feet***
Subarea C1:	60 feet***
Subarea C2:	60 feet***

*** Subject to any prior 'minor change', site plan, and Part II Approvals.

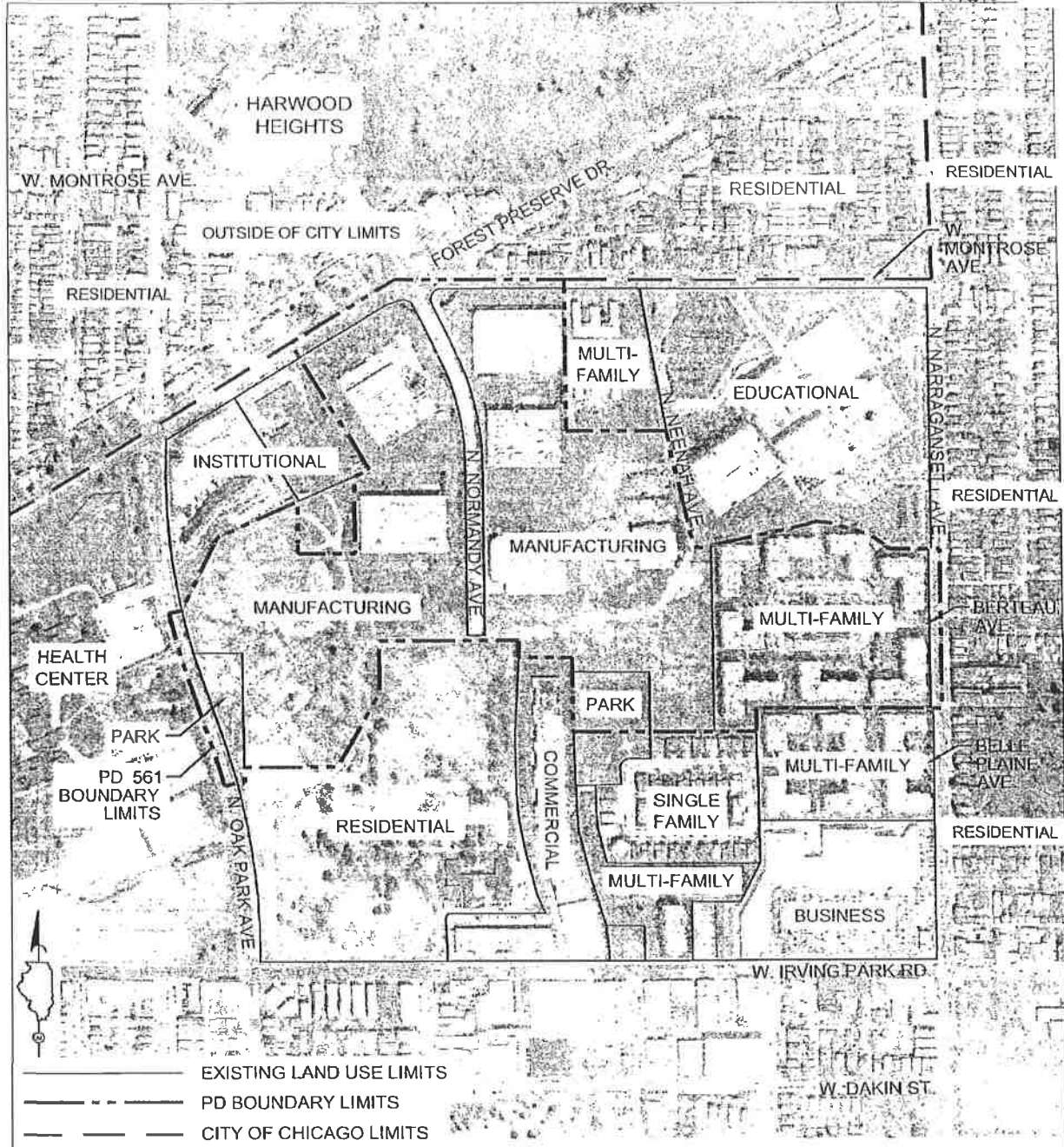
FINAL FOR PUBLICATION



Existing Zoning Map

APPLICANT: Aldermanic
 ADDRESS: North Oak Park Avenue and
 Forest Preserve Avenue
 INTRODUCTION DATE: November 5, 2014
 REVISED / CPC DATE: December 18, 2014

FINAL FOR PUBLICATION



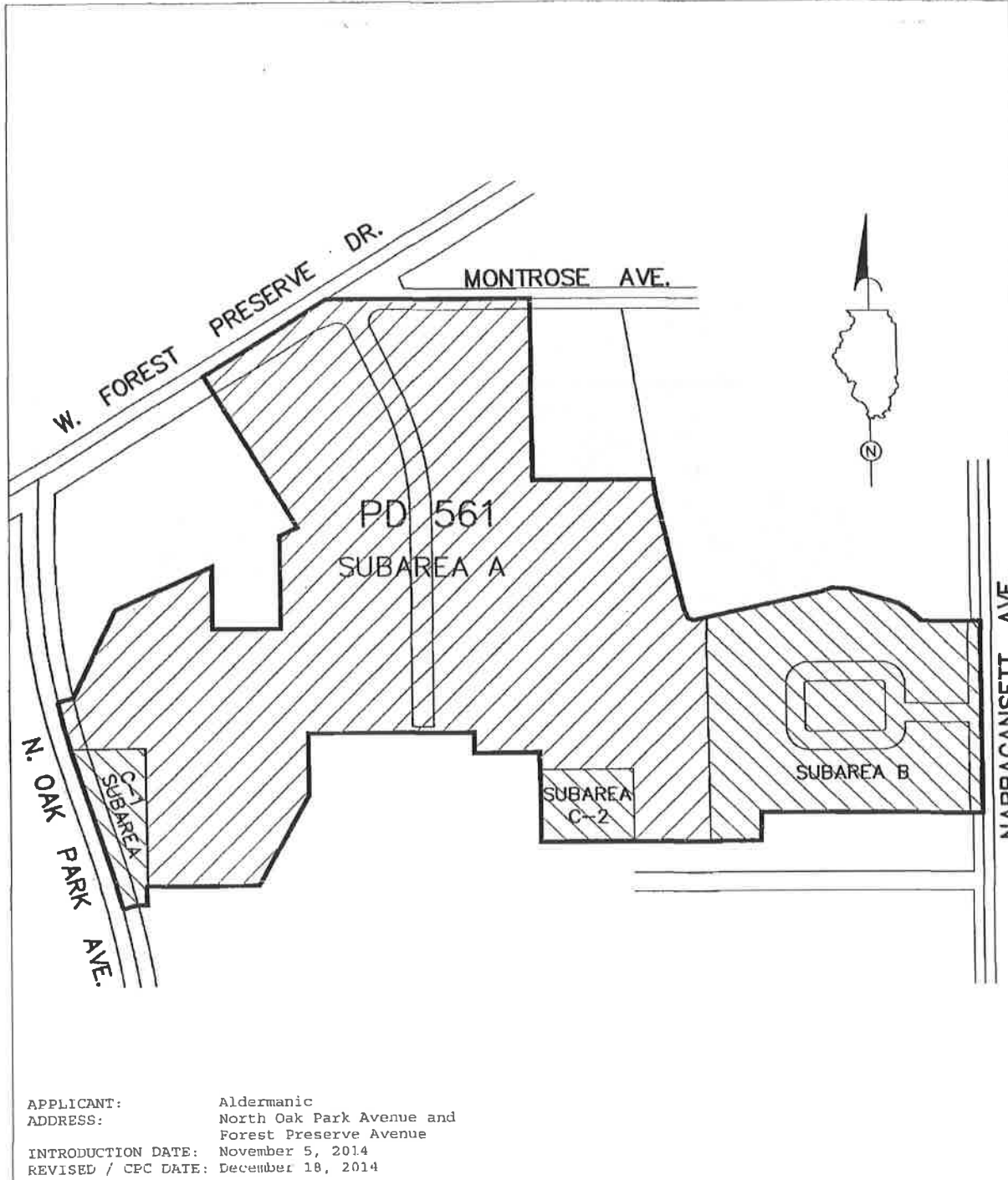
APPLICANT: Aldermanic
 ADDRESS: North Oak Park Avenue and
 Forest Preserve Avenue
 INTRODUCTION DATE: November 5, 2014
 REVISED / CPC DATE: December 18, 2014

TERRA
ENGINEERING LTD.
 225 W. Ohio Street, 4th Floor
 Chicago, Illinois 60654
 (312) 467-0123 (312) 467-0220 fax

EXISTING LAND USE MAP

Scale: 1"=500'

FINAL FOR PUBLICATION

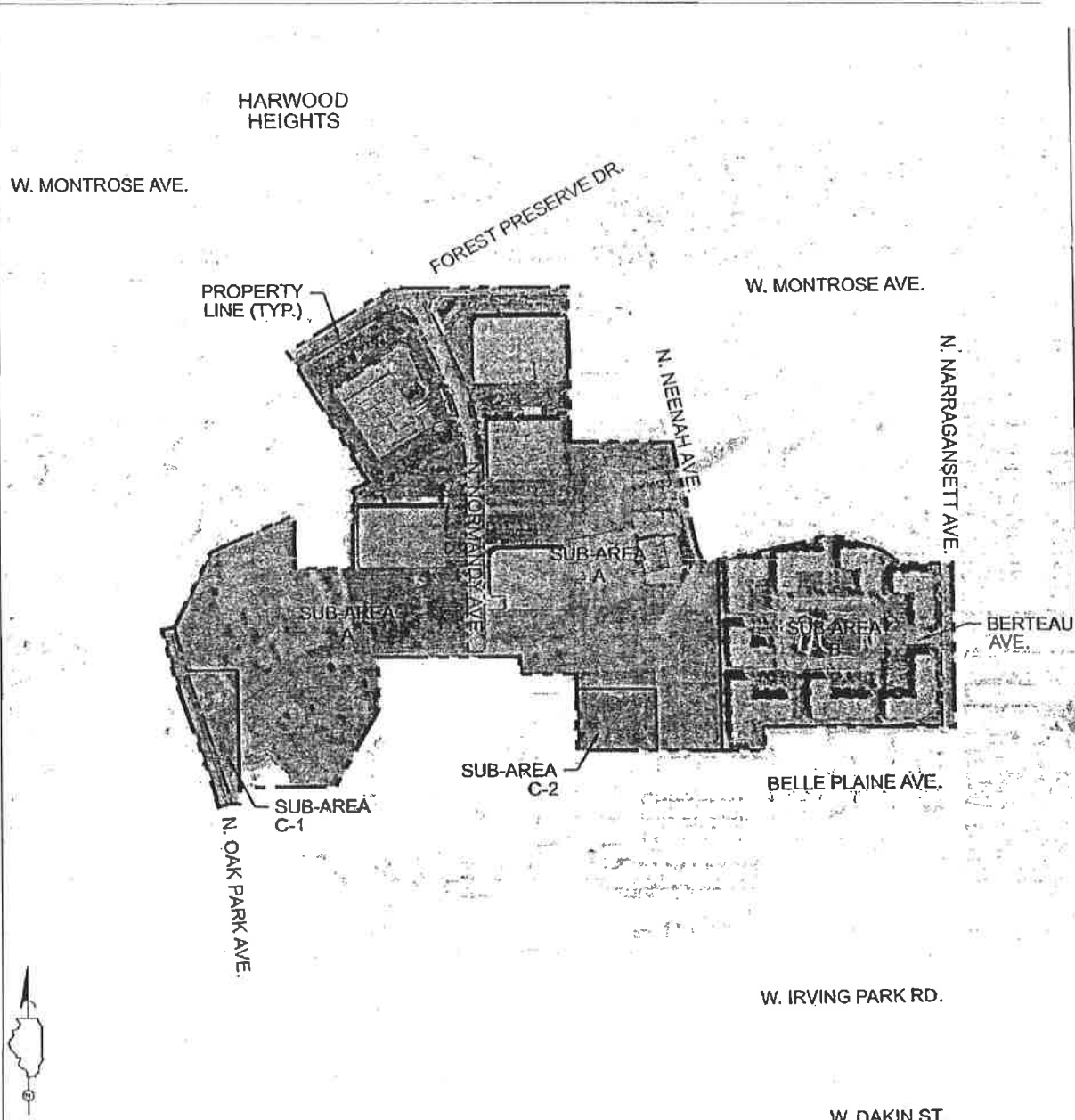


APPLICANT: Aldermanic
ADDRESS: North Oak Park Avenue and
Forest Preserve Avenue
INTRODUCTION DATE: November 5, 2014
REVISED / CPC DATE: December 18, 2014

TERRA
ENGINEERING LTD.
225 W. Ohio Street TEL: (312) 467-0123
4th Floor FAX: (312) 467-0220
Chicago, IL 60654 www.terraengineering.com

SUBAREA MAP

FINAL FOR SUBMITTAL



_____ SUB-AREA BOUNDARY
 - - - - - PD BOUNDARY LIMITS

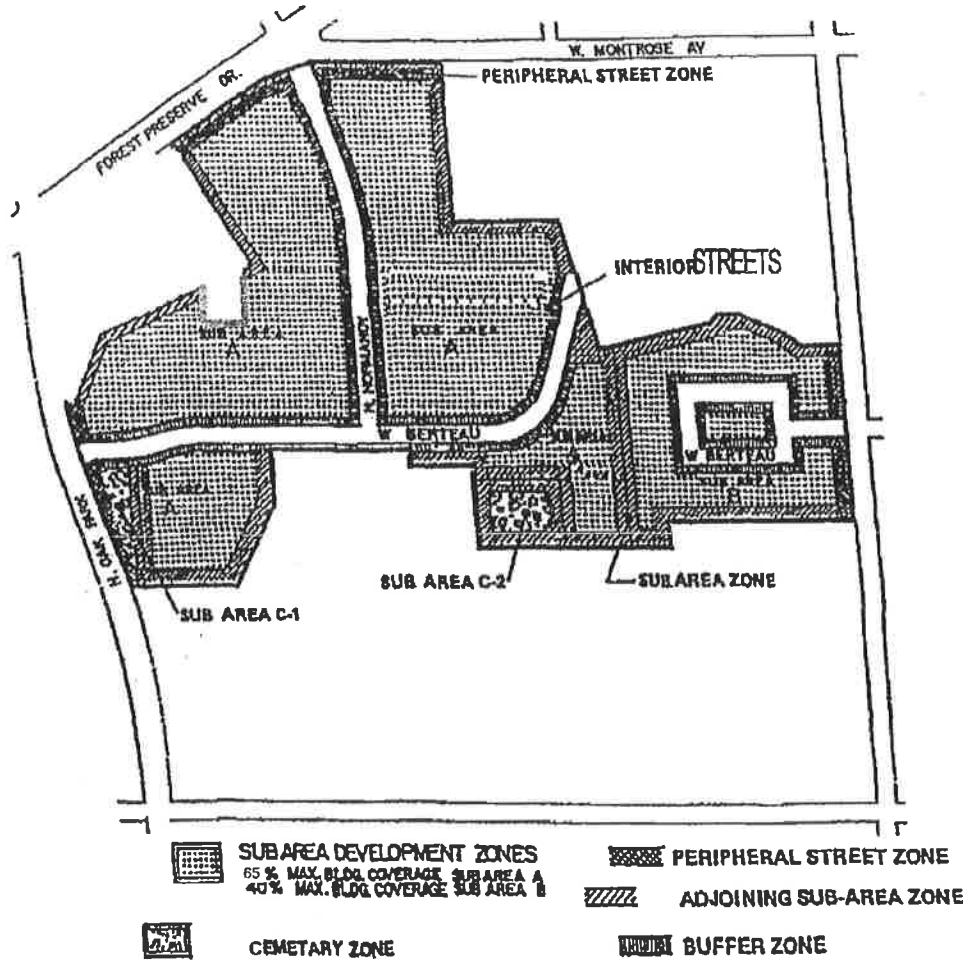
APPLICANT: Aldermanic
 ADDRESS: North Oak Park Avenue and
 Forest Preserve Avenue
 INTRODUCTION DATE: November 5, 2014
 REVISED / CPC DATE: December 18, 2014

TERRA
ENGINEERING LTD.
 225 W. Ohio Street, 4th Floor
 Chicago, Illinois 60654
 (312) 467-0123 (312) 467-0220 fax

SITE PLAN

Scale: 1"=500'

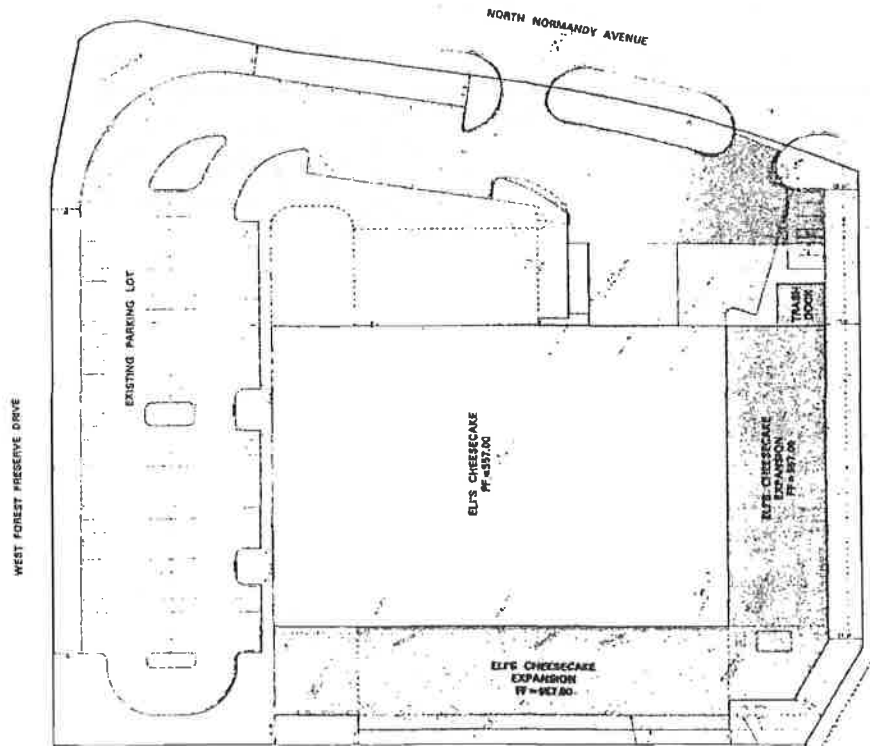
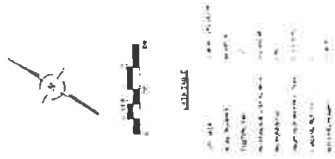
FINAL FOR PUBLICATION



CONCEPTUAL SITE/LANDSCAPE PLAN

APPLICANT: Aldermanic
 ADDRESS: North Oak Park Avenue and
 Forest Preserve Avenue
 INTRODUCTION DATE: November 5, 2014
 REVISED / CPC DATE: December 18, 2014

FINAL FOR PUBLICATION

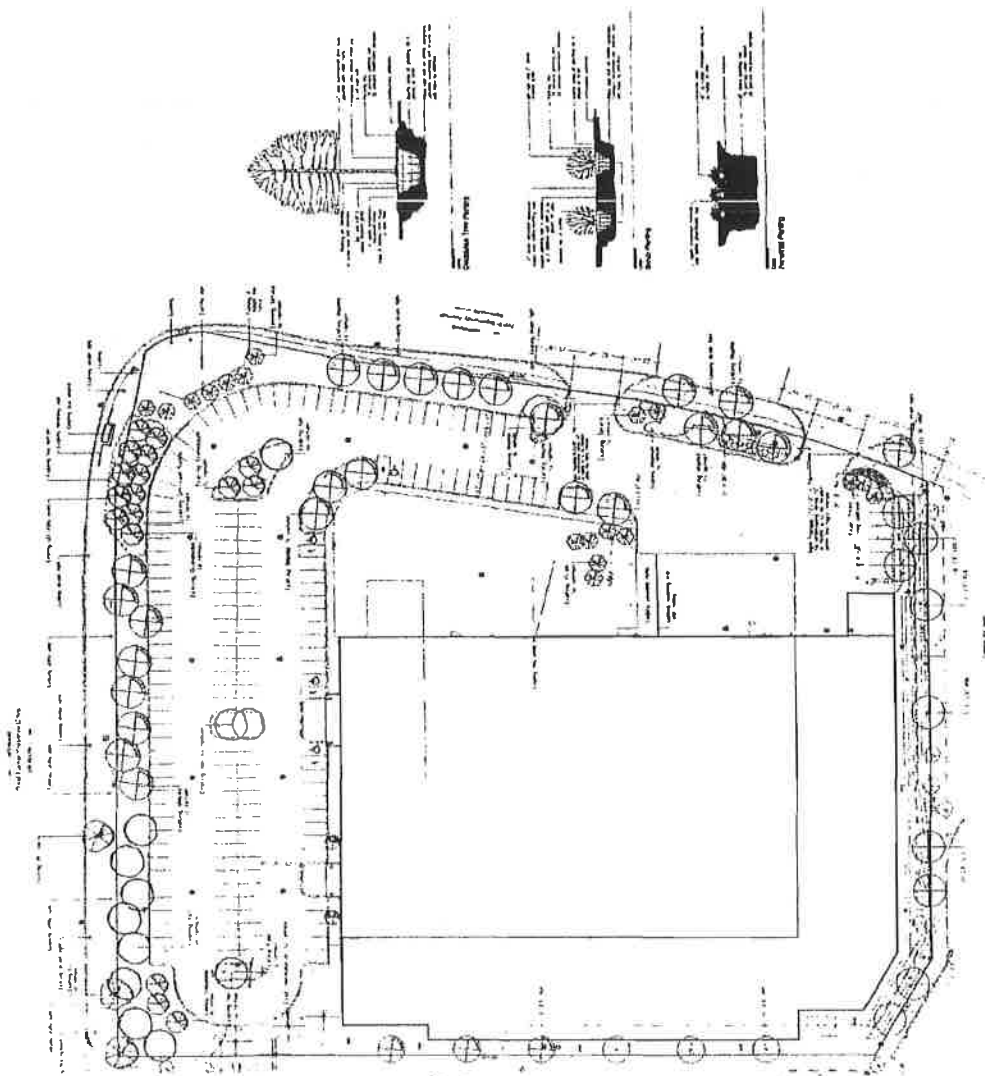


**Subarea A
Partial Site Plan (1)**

APPLICANT: Aldermanic
 ADDRESS: North Oak Park Avenue and
 Forest Preserve Avenue
 INTRODUCTION DATE: November 5, 2014
 REVISED / CPC DATE: December 18, 2014

FINAL FOR PUBLICATION

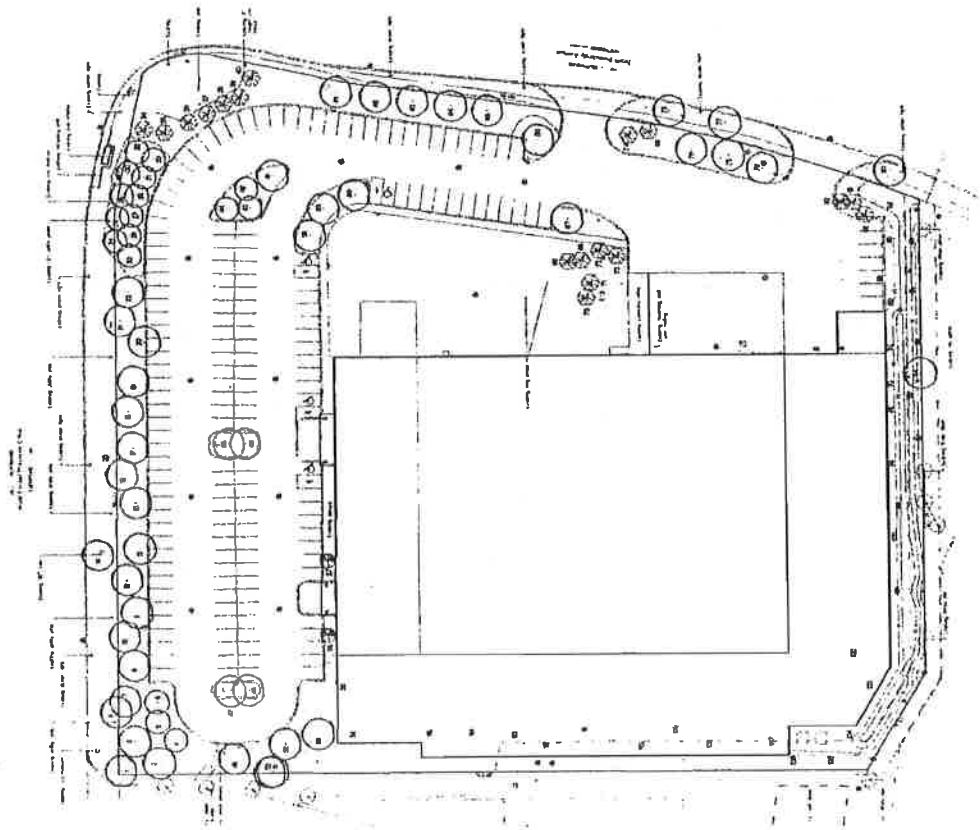
Subarea A Partial Landscape Plan (1)



APPLICANT: Aldermanic
ADDRESS: North Oak Park Avenue and
Forest Preserve Avenue
INTRODUCTION DATE: November 5, 2014
REVISED / CPC DATE: December 18, 2014

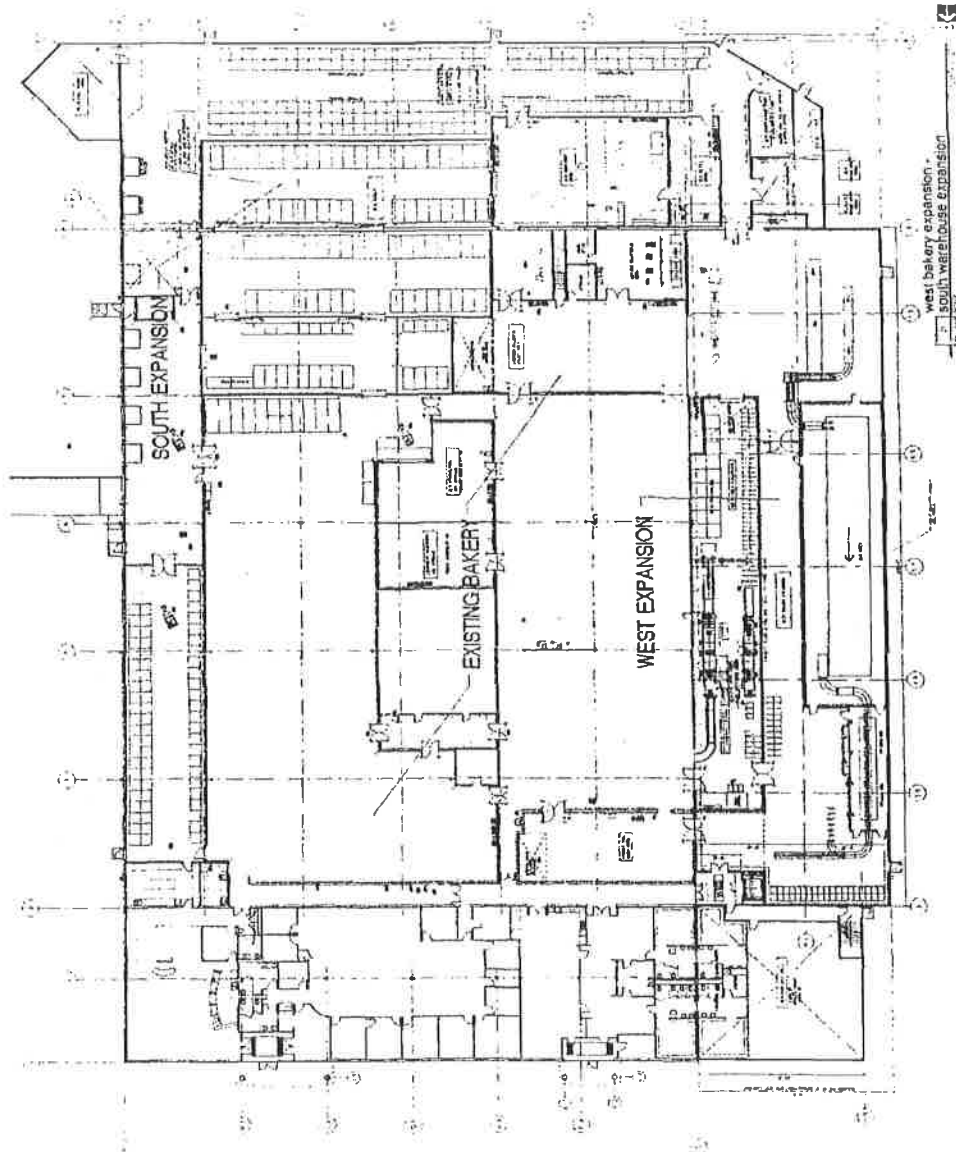
FINAL FOR PUBLICATION

**Subarea A
Partial Landscape Plan (2)**



APPLICANT: Aldermanic
ADDRESS: North Oak Park Avenue and
Forest Preserve Avenue
INTRODUCTION DATE: November 5, 2014
REVISED / CPC DATE: December 18, 2014

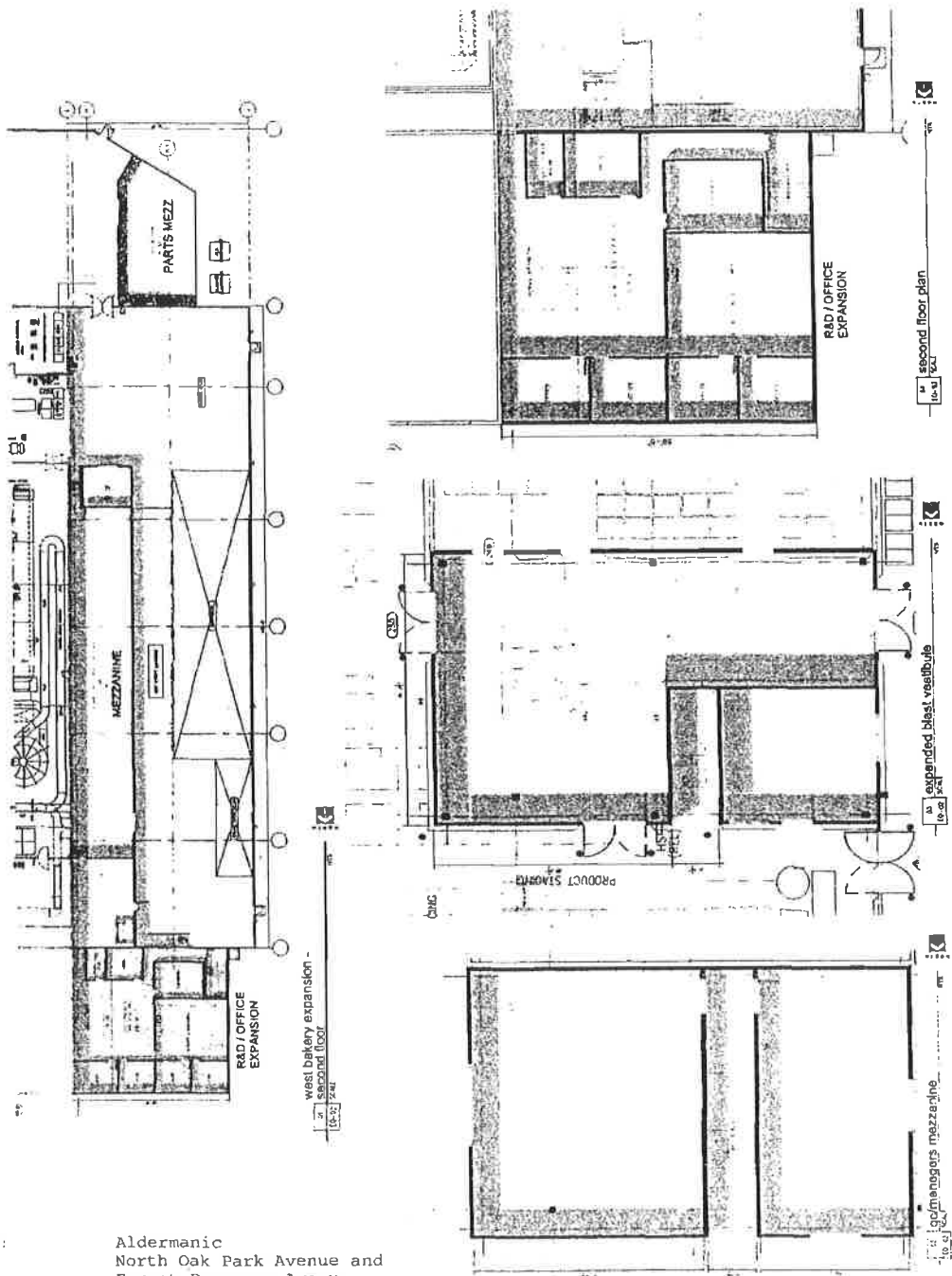
FINAL FOR PUBLICATION



**Subarea A
Expansion Plan (1)**

APPLICANT: Aldermanic
ADDRESS: North Oak Park Avenue and
Forest Preserve Avenue
INTRODUCTION DATE: November 5, 2014
REVISED / CPC DATE: December 18, 2014

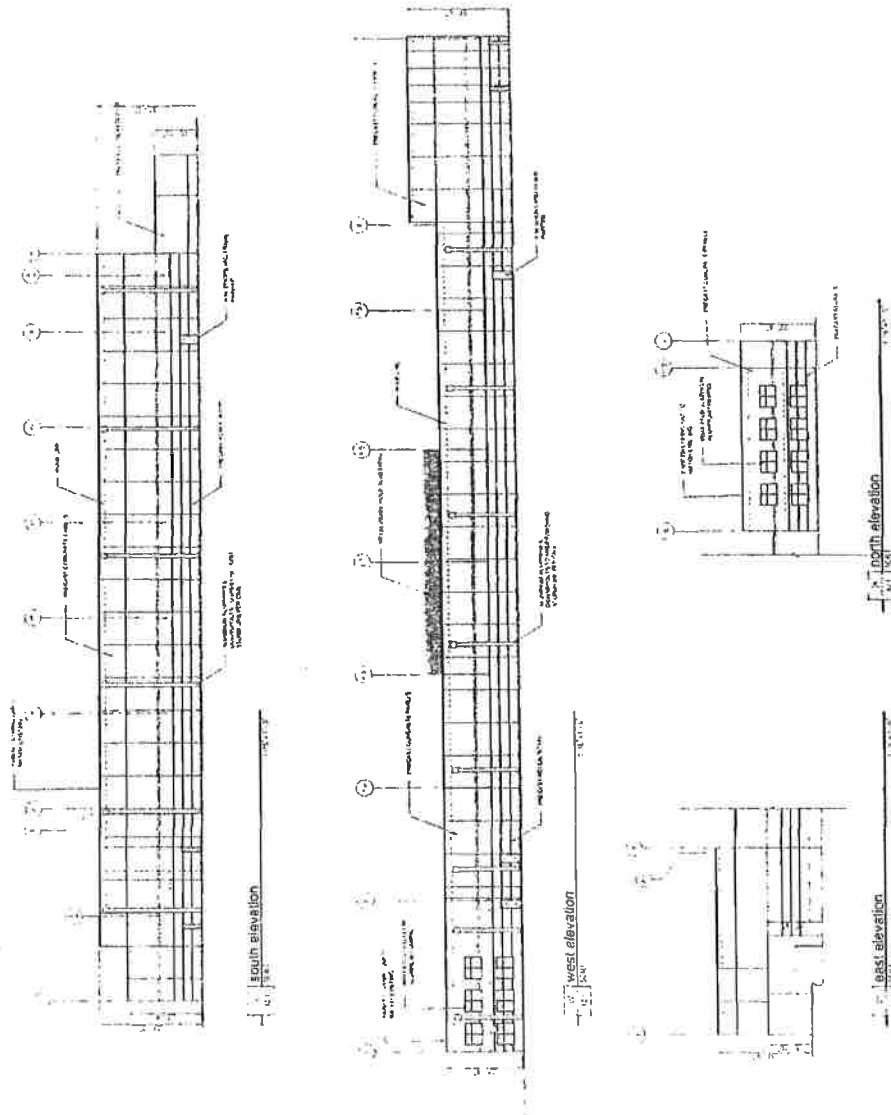
FINAL FOR PUBLICATION



APPLICANT: Aldermanic
 ADDRESS: North Oak Park Avenue and
 Forest Preserve Avenue
 INTRODUCTION DATE: November 5, 2014
 REVISED / CPC DATE: December 18, 2014

Subarea A
Expansion Plan (2)

FINAL FOR PUBLICATION



Subarea A Elevations

APPLICANT: Aldermanic
ADDRESS: North Oak Park Avenue and Forest Preserve Avenue
INTRODUCTION DATE: November 5, 2014
REVISED / CPC DATE: December 18, 2014



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

September 30, 2013

Marc S. Shulman
President
The Eli's Cheesecake Company
6701 W. Forest Preserve Dr.
Chicago, IL 60634-1470

Re: Administrative Relief and Site Plan Approval Request for Residential Manufacturing Industrial Planned Development No. 561, as amended, Subarea A, Proposed Eli's Cheesecake Expansion at 6701 West Forest Preserve Drive

Dear Mr. Shulman:

Please be advised that your request for a minor change and site plan approval for Residential Manufacturing Industrial Planned Development No. 561, ("PD 561"), as amended, Subarea A, has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Numbers 11 and 14 of PD 561.

You are seeking an administrative relief to reduce the west side yard setback from 20'-0" to 10'-0" in order construct an addition to the existing Eli's Cheesecake facility at 6701 W. Forest Preserve Dr. Due to the extensive existing landscaping, you are also seeking relief from installing a wrought iron fence along W. Forest Preserve Dr. The proposed addition includes a western portion to house new equipment and a southern portion for material storage and product staging for baking. There are currently 200 employees divided into three shifts and the expansion will allow for up to 75 additional employees. A total of 175 existing parking spaces exceed what is required pursuant to the Chicago Zoning Ordinance. The other property owners within Subarea A (Paasche AirBrush, Spectra Merchandising International, Columbia Metal Spinning, and Chicago Paper Tube) have provided their consent for this minor change request.

With regard to your first request, the Department of Housing and Economic Development has determined that allowing the proposed western side yard setback reduction and wrought iron fence waiver 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.

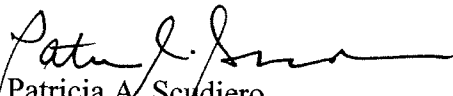
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Manufacturing Industrial Planned Development No. 561, I hereby approve the foregoing minor

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

You are also seeking site plan approval for the proposed expansion of the existing building. We have reviewed the drawings you submitted for the construction of the 40,145 square foot addition to the existing, 62,016 square foot building. The Site Plan, Expansion Plans, and Elevations, prepared by Michael Aragona Architects and dated July 19, 2013, along with a Landscape Plan, prepared by McCallum Associates, and dated August 30, 2013, are in accordance with and satisfy the requirements of PD 561.

Accordingly, this Site Plan submittal for the proposed construction of an addition to the existing Eli's Cheesecake facility within Subarea A of Residential Manufacturing Institutional Planned Development No. 561, as amended, is hereby approved as conforming to the Plan of Development approved by the Chicago City Council on March 31, 2004.

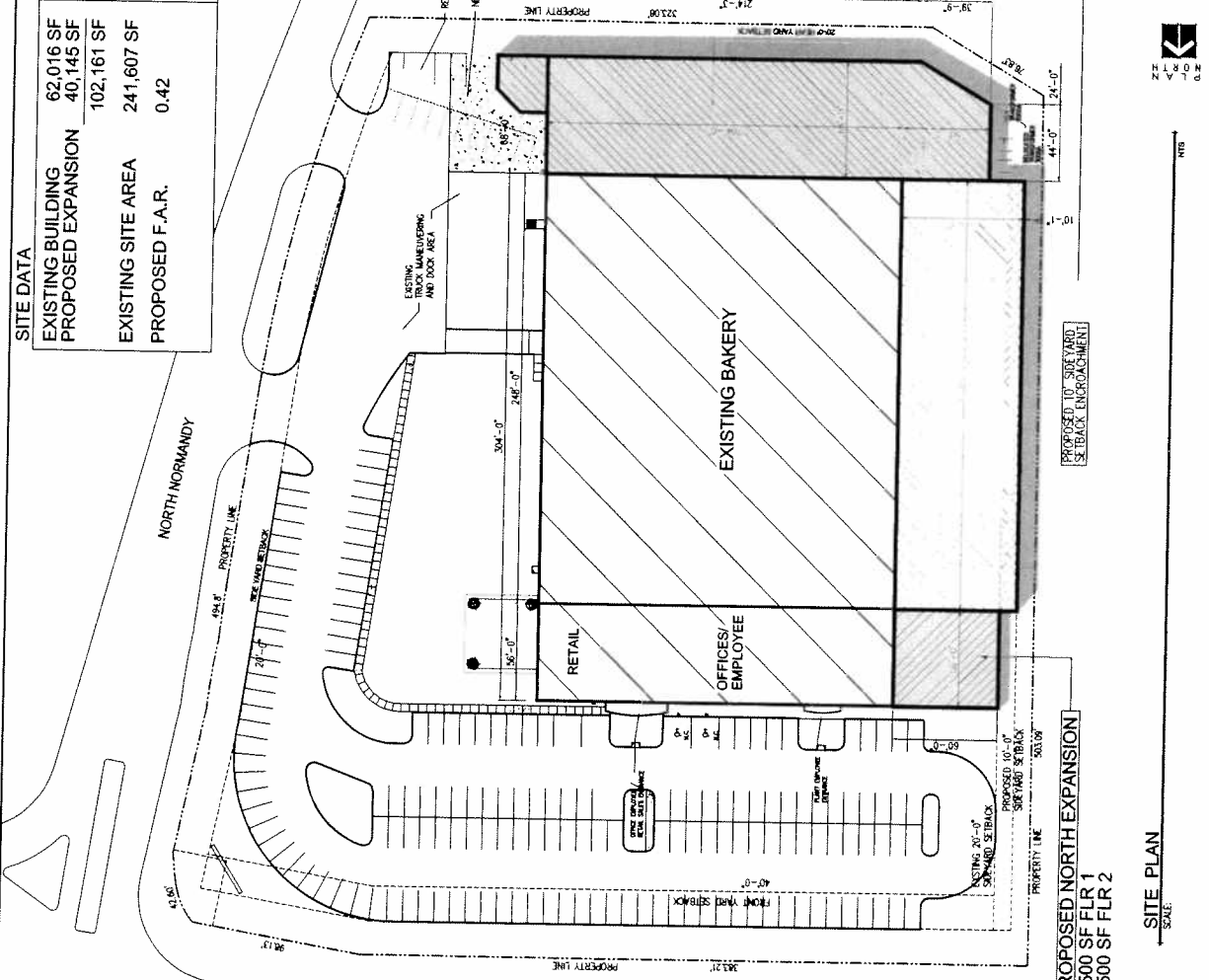
Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Ron Daye, Main file

SITE DATA		BUILDING DATA	
EXISTING BUILDING	62,016 SF	NORTH EXPANSION	5,000 SF
PROPOSED EXPANSION	40,145 SF	SOUTH EXPANSION	16,835 SF
	102,161 SF	WEST EXPANSION	17,360 SF
EXISTING SITE AREA	241,607 SF	TRASH ENCLOSURE	950 SF
PROPOSED F.A.R.	0.42	TOTAL	40,145 SF



SITE PLAN
SCALE

MICHAEL
FRANZ
ARCHITECT

BARRINGTON, IL 60010 847-234-7071 P: 847-234-7071 F: 847-234-7071



BRAYSON PLAN FOR
EJS CHEESECAKE COMPANY
670 WEST FOREST PRESERVE DRIVE
CHICAGO, ILLINOIS

DATE: 11/20/14
CITY PERMITS: 11/20/14
19 JUL 13

PLANT PROCESSWAREHOUSE
EXPANSION

PROJECT NO: SP-1

DATE: 11/20/14

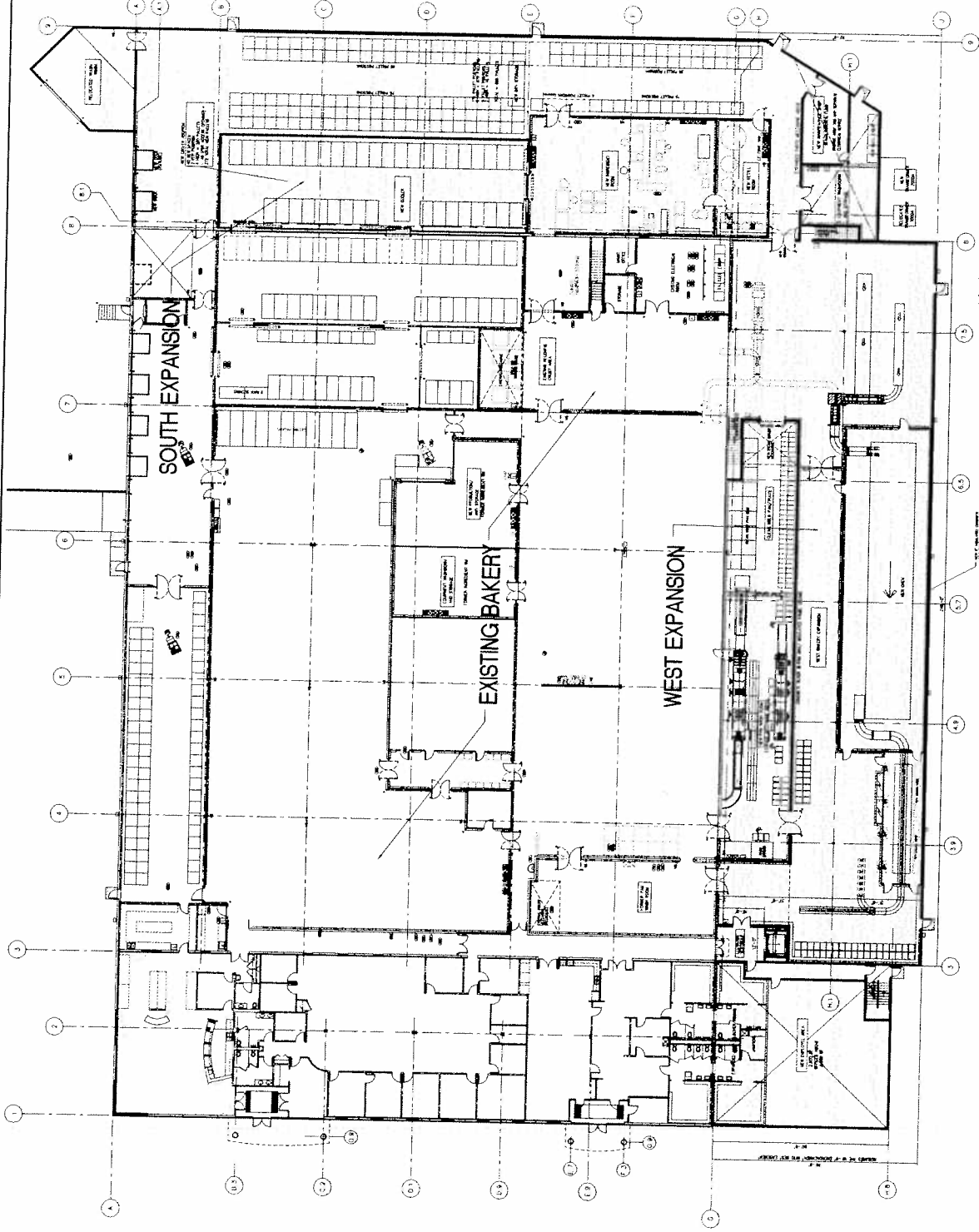
MICHAEL
FRAGONA
architect.

expansion plan
FOR
EJ'S CHEESECAKE COMPANY
8701 WEST FOREST PRESERVE DRIVE
CHICAGO, ILLINOIS

28 MAY 2005

expansion plan

EQ-01B
PROJECT NO.



west bakery expansion -
01 south warehouse expansion
EQ-01B-S01



1/16" = 1'-0"

DATE: 28 MAY 2005
SCALE: 1/16" = 1'-0"

MICHAEL ARAGONA architect.

BARRINGTON, IL 60010 (630) 241-1070
 expansion plan



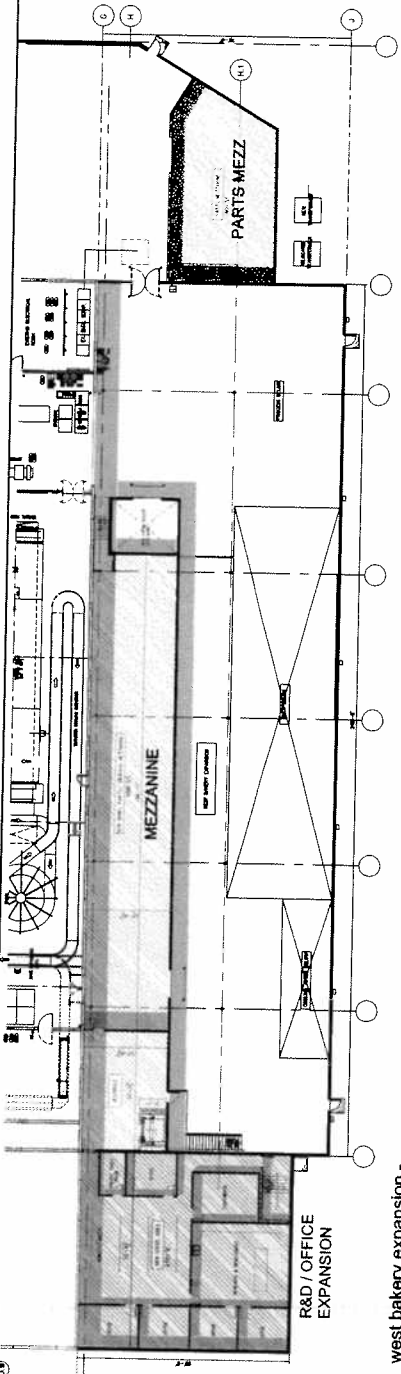
ELS CHEESECAKE COMPANY
 800 WEST FOREST PRESERVE DRIVE
 CHICAGO, ILLINOIS

expansion plan

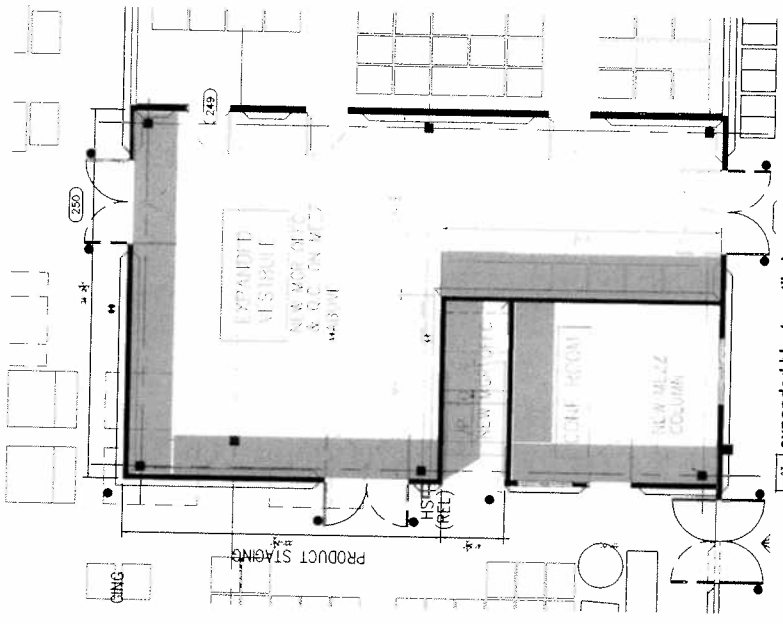
19 JUL 13

EQ-02

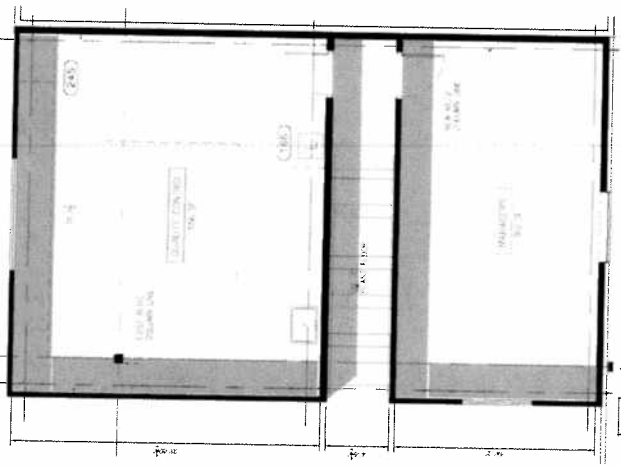
MAN-01-000



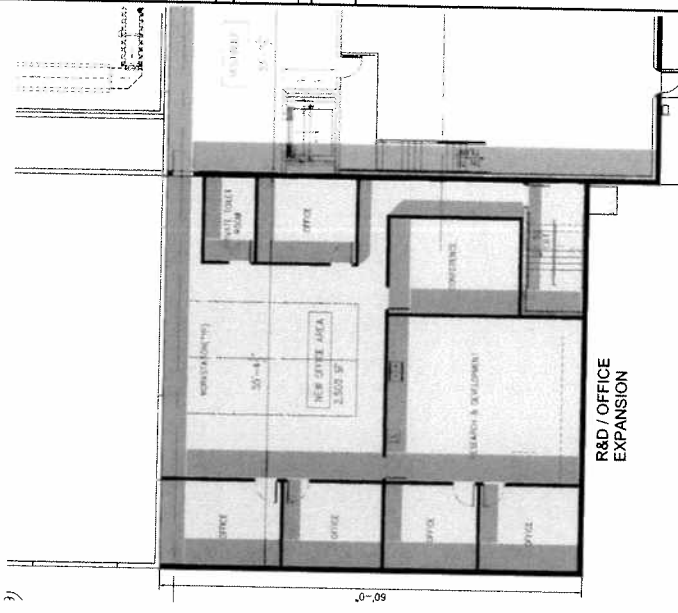
west bakery expansion -
 01 second floor
 EQ-02 SCALE NTS



expanded blast vestibule
 03 EQ-02 SCALE NTS



qc/managers mezzanine
 02 EQ-02 SCALE NTS



R&D / OFFICE EXPANSION
 04 EQ-02 SCALE NTS



NTS

3/31/2004

REPORTS OF COMMITTEES

13449
21867

Planned Development.

Bulk Regulations And Data Table.

Net Site Area:	±309,649 square feet (±7.1 acres)
Maximum Floor Area Ratio:	0.75
Minimum Number of Off-Street Parking Spaces:	332
Maximum Required Building Setbacks:	In accordance with approved Site Plan
Maximum Building Height:	In accordance with approved Building Elevations

Reclassification Of Area Shown On Map Number 11 -N.

(As Amended)

(Application Number 13449)

RMI PD 561.09

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 Residential-Manufacturing-Institutional Planned Development Number 561 symbols and indications as shown on Map Number 11-N in the area bounded by:

that part of the south fractional half of Section 18, Township 40 North, Range 13 East of the Third Principal Meridian, lying south of the Indian Boundary Line and being described as follows:

(Continued on page 21875)

(Continued from page 21867)

beginning at the intersection of the Indian Boundary Line, being also the southeasterly line of West Forest Preserve Drive, with the east line of North Oak Park Avenue, as shown on the plat of survey recorded January 11, 1935 as Document Number 11544080; thence north 58 degrees, 38 minutes, 11 seconds east along said Indian Boundary Line, 602.83 feet; thence south 31 degrees, 21 minutes, 49 seconds east at right angles to said last described line, 503.09 feet; thence south 66 degrees, 00 minutes, 33 seconds west, 640.70 feet; thence south 26 degrees, 07 minutes, 04 seconds west, 311.80 feet to the east line of said North Oak Park Avenue; thence northerly along said east line of North Oak Park Avenue, being a curved line convex westerly and having a radius of 2,337.50 feet, an arc distance of 588.00 feet to a point of tangency in said line (the chord of said arc bears north 05 degrees, 29 minutes, 38 seconds west, 586.45 feet); thence north 01 degrees, 42 minutes, 45 seconds east along the east line of said North Oak Park Avenue, being a line tangent to said last described curved line at said last described point, 72.56 feet to the place of beginning, in Cook County, Illinois,

to those of an R4 General Residence 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 of the Residential-Manufacturing-Institutional Planned Development Number 561 symbols and indications as shown on Map Number 11-N in the area bounded by:

West Montrose Avenue; the east line of the former right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad; a line 527 feet south of and parallel with West Montrose Avenue; the westerly and southerly boundaries of Institutional Planned Development Number 449 as described in the appended legal description; a line 1,624.66 feet north of and parallel with the north line of West Irving Park Road; North Narragansett Avenue; a line 1,010.73 feet north of and parallel with the centerline of West Irving Park Road; a line 665.05 feet west of the centerline of North Narragansett Avenue; a line 920.09 feet north of and parallel with the centerline of West Irving Park Road; a line 1,393.6 feet west of and parallel with the centerline of North Narragansett Avenue; a line 1,210 feet north of and parallel with the centerline of West Irving Park Road; a line 1,571.2 feet west of and parallel with the centerline of North Narragansett Avenue; a line 1,276 feet north of and parallel with the centerline of West Irving Park Road; a line 2,136 feet west of and parallel with the centerline of North Narragansett Avenue; a line from a point 975 feet north of the centerline of West Irving Park Road and 2,136 feet west of the centerline of North Narragansett Avenue to a point 825 feet north of the centerline of West Irving Park Road and 2,236 feet west of the centerline of North Narragansett Avenue; a line 825 feet north of and

parallel with the centerline of West Irving Park Road; North Oak Park Avenue; and West Forest Preserve Avenue, save and except the area described in Section 1 above,

to the designation of Residential-Manufacturing-Institutional Planned Development Number 56 1, as amended, which is hereby established in the area described in this Section 2, 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:

*Residential-Manufacturing-Institutional Planned Development
Number 561, As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Residential-Manufacturing-Institutional Planned Development consists of approximately fifty-eight and zero-tenths (58.0) acres and is owned or controlled by the applicant, Chicago-Read Joint Venture.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees.
3. The property subject to this planned development is divided into four (4) subareas: Subarea A, Subarea B, Subarea C1 and Subarea C2.
 - A. The permitted uses in Subarea A are:

Cemetery uses and uses permitted in the M1-1 Restricted Manufacturing District except the following:

1. Auto laundries.
2. Automobile service stations -- for retail sale and dispensing of fuel, lubricants, tires, batteries, accessories and supplies including installation and minor services customarily incidental

thereto. Facilities for chassis and gear lubrication and for vehicle washing, including auto laundries.

3. Barber shops.
 4. Drug stores.
 5. Food stores.
 6. Railroad labor rest houses, hotels and camps, consisting of sleeping, lodging, eating and related facilities provided for railroad personnel on railroad property.
 7. Retail liquor store.
 8. Taverns.
 9. Greenhouses.
 10. Municipal recreation buildings or community centers.
 11. Private lodges.
 12. Water filtration plants.
 13. Water pumping stations.
 14. Water reservoirs.
 15. Medical/Dental clinics.
 16. Except as authorized by statement 3(B) below: banks, currency exchanges, privately owned recreation centers, restaurants, trade schools, business schools and business and professional offices, (unless accessory or related).
- B. Notwithstanding the foregoing and subject to the review and approval of the Department of Planning and Development, the maximum of ten percent (10%) of the allowable Subarea A floor area as determined by the attached Table of Use and Bulk Regulations may be devoted to the following permitted uses provided that the uses are located so as not to conflict with the use and operation of the industrial uses:

1. Banks.
2. Currency exchanges.
3. Privately owned recreational centers.
4. Restaurants.
5. Trade schools.
6. Business schools (provided that the primary curriculum is consistent with promoting industrial uses).
7. Offices, business and professional (unless accessory or related).

The following M 1- 1 Special Uses are permitted within Subarea A:

1. Parks and playgrounds.
2. Radio and television broadcasting stations and offices.
3. Day care centers in a one (1) story building or in a multistory building of construction type I-A. Such use shall be consistent with Chapter 158 of the Municipal Code of Chicago, Day Care Center, provided, however that, in addition, such use must be an accessory use clearly related to the principal use.
4. Earth station antenna exceeding eight (8) feet (two and four-tenths (2.4) meters) in diameter.

C. The permitted uses in Subarea B are:

1. Multi-family dwellings not to exceed four (4) floors above grade level parking, off/street parking, and related uses.

D. The permitted uses in Subarea C 1 are:

1. Cemetery and related accessory uses and accessory structures.

E. The permitted uses in Subarea C2 are:

1. Memorial park (cemetery) and related accessory uses and accessory structures.

F. The permitted interim uses, in all subareas are:

1. Existing structures may be maintained, repaired and rehabilitated pending their removal or relocation. Temporary promotional or public service uses, including parking, may be permitted as interim uses of vacant land subject to the requirements of the Department of Planning and Development review and approval.
4. 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 construction and marketing signs shall be permitted. Permanent project identification signs shall be permitted, subject to the approval of the Department of Planning and Development.
5. Off-street parking and loading facilities will be provided in compliance with this planned development and shall be subject to the review and approval of the Commissioner of Planning and Development and the Department of Transportation, Bureau of Traffic.
6. Any service drives 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. Any required travel lanes shall be adequately designed and paved in accordance with the Chicago Municipal Code. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and of the Commissioner of Planning and Development.
7. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees.

8. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
9. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, 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. This planned development consists of nineteen (19) statements; an Existing Zoning Map; a Property Line and Right-of-Way Adjustments Map; a Generalized Land-Use Map; an Existing Land-Use Map; a Bulk Regulations and Data Table; and a Conceptual Site/Landscape Plan. Full size sets of the Conceptual Site/Landscape Plan 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 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.
11. The improvements on the property, including all entrances and exits to the parking and loading areas and all roadways within the property, shall be designed and constructed in general conformance with the Conceptual Site/Landscape Plan. Landscaping required by this planned development shall be maintained at all times. Mature trees shall be installed in the public way (including all perimeter public roads and all public roadways required herein to be constructed and dedicated to the public which are located within the property boundaries) adjacent to the property subject to the limitations of the Bureau of Forestry. The requirements of this statement 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 of the Department of Planning and Development that such a modification is appropriate and consistent with the nature of the improvements contemplated in this planned development. Such a modification 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.

12. The subject property is intended to be developed in stages. A minimum of two hundred fifty thousand (250,000) F.A.R. square feet shall be developed on or before December 31, 2004. A minimum of three hundred seventy-five thousand (375,000) F.A.R. square feet shall be developed on or before December 31, 2009. A minimum of five hundred thousand (500,000) F.A.R. square feet shall be developed on or before December 31, 2014. Unless substantial construction has commenced and been diligently pursued as hereinabove described, this planned development shall automatically expire and then the zoning of the subject property shall automatically revert to that of the M1-1 zoning district with regard to Subarea A, the R1 zoning district with regard to Subareas C1 and C2 and to the R4 zoning district with regard to Subarea B; provided, however, that such reversion shall not apply to any structure(s) for which an occupancy certificate has been issued prior to such reversion and such structure(s) shall continue to be subject to this planned development and shall be considered to be legal conforming uses within the relevant zoning districts.
13. This planned development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning and Development.
14. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 11.3-3(c) of the Chicago Zoning Ordinance ("Part II Approval") for any development of Subarea A or Subarea B, site plans for proposed development shall be submitted to the Commissioner of the Department of Planning and Development (the "Commissioner") for Site Plan approval. Site Plan approval is intended to assure that specific development proposals conform with this planned development and to assist the City in monitoring on-going development. A Site Plan may be submitted for all or any part of Subarea A or Subarea B of the planned development. No Part II Approval upon Subarea A or Subarea B shall be granted until an applicable Site Plan has been approved.

If a Site Plan substantially conforms with the provisions of this planned development, the Commissioner shall approve said Site Plan and shall issue written approval thereof to the applicant for such Site Plan within thirty (30) days of submission of the completed application. If the Commissioner determines within said thirty (30) day period that the Site Plan does not substantially conform with the provisions of this planned development, the Commissioner shall advise the applicant for such Site Plan approval, in writing, regarding the reasons for such adverse determination within fourteen (14) days from the expiration of said thirty (30) day period. The Commissioner shall thereafter review any

resubmission within fourteen (14) days and make his final determination, in writing, to the applicant for such Site Plan within said period. Following approval of a Site Plan by the Commissioner, the Site Plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this planned development.

Changes or modifications to the Site Plans may be made after approval of the Commissioner, so long as the Site Plan, as so changed or modified, substantially conforms with the provisions of this planned development. In the event of any inconsistency between an approved Site Plan or any permitted modifications thereto and the terms of the planned development in effect at the time of approval of such Site Plan or of the modifications thereto, then the terms of the planned development shall govern.

A site plan shall, at a minimum, provide the following information:

- a. boundaries of development parcel or parcels;
- b. building footprint or footprints;
- c. dimensions of all setbacks;
- d. location and depiction of all parking spaces (including relevant dimensions);
- e. location and depiction of all loading berths (including relevant dimensions);
- f. all drives, roadways and vehicular routes;
- g. all landscaping (including species and size);
- h. all pedestrian circulation routes and points of ingress/egress (including sidewalks);
- i. all site statistics applicable to the development parcel or parcels including:
 - (1) floor area and floor area ratio as represented on submitted drawings;
 - (2) number of parking spaces provided;
 - (3) number of loading berths provided; and

- (4) uses of development of parcel.
- j. parameters of the building envelope including:
 - (1) maximum building height; and
 - (2) setbacks and vertical 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.

15. The requirements, obligations and conditions contained within this planned development shall be binding upon the successors and assigns of the applicant and the property owners of record title. Furthermore, pursuant to the requirements of Section 11.1 1- 1 of the Chicago Zoning Ordinance, the property and all portions thereof shall throughout the period this planned development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the property as authorized agent of the property for the limited purposes of (1) receiving any and all zoning enforcement-related or other zoning-related communication from the City in relation to and on behalf of the affected property owner or owners (provided, however, that nothing herein shall be construed to mean that any owner of the property or any portion thereof is relieved of any obligation hereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this planned development) and (2) making application to the City for any subsequent amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) on behalf of the affected owner or owners of the property. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the property or any rights therein.
16. A. The development of Subareas A and B shall, in addition to the other provisions of this planned development, be subject to the following:
 - (i) At the time of application for Site Plan approval, as required by Statement Number 14 of this planned development, any portion of

the property to be developed (including without limitation any permitted interim uses) shall be located within the boundaries of one (1) or more designated development parcels. Publicly dedicated roadway or roadways required to be publicly dedicated shall not be located within the boundaries of a development parcel. Development of every development parcel shall be in accordance with all the applicable provisions hereof.

- (ii) All loading required by this planned development in connection with the development of Subarea A shall be located within the boundaries of the development parcel within which the building or use served is located.

All parking required by this planned development in connection with the development of Subarea A shall be located within the boundaries of Subarea A subject to the following limitations:

- (a) the parking must be located within one thousand (1,000) feet walking distance to the main entrance of the structure containing the use served;
- (b) the parking must be located within a development parcel; and
- (c) the amount of required parking shall not be reduced.

No parking shall be permitted in Subarea A within the required parking setback from a public street (or a street to be publicly dedicated).

- (iii) All loading required by this planned development in connection with the development of Subarea B shall be located within the boundaries of the development parcel within which the building or use served is located. All parking required in connection with development of Subarea B shall be located within the principal building. No parking shall be permitted in Subarea B within the required parking setback from a public street (or a street to be publicly dedicated).
- (iv) More than one (1) building may be located within any one (1) development parcel. Side yard requirements applicable to properties located within the R4 zoning district shall apply between residential structures located within Subarea B.

- (v) Maximum building coverage of property located within any development parcel shall not exceed the following:
- Subarea A: sixty percent (60%)
 - Subarea B: forty percent (40%)
- (vi) Each development parcel shall have frontage upon a publicly dedicated roadway sufficient to provide adequate and appropriate vehicular and pedestrian access thereto. Every building or use within a development parcel shall be provided with adequate and appropriate vehicular and pedestrian access to the public roadway.
- (vii) All landscaping shall be provided in accordance with the Conceptual Site/Landscape Plan. All parking areas visible from adjacent public streets shall be effectively screened by landscape materials and/or earth berms from such public streets, except for openings necessary for driveways and pedestrian walkways. Such screening shall consist of densely planted hedges of a minimum two and one-half (2½) feet in height or such other combination of landscape materials and/or earth berms which effectively screen the parking area from adjacent public streets and one (1), three (3) inch caliper tree for every twenty-five (25) feet of street frontage. Additionally, a minimum of five percent (5%) of the development parcel devoted to vehicular use areas (including parking areas, loading areas and drives) shall be devoted to landscaping and such landscaping can be located within or on the periphery of the paved areas. All portions of the property located within the setback zones depicted on the Conceptual Site/Landscape Plan and all open areas within every development parcel which are not devoted to vehicular uses or pedestrian circulation areas shall be maintained in landscaping. If the City Council adopts a landscape ordinance which provides for a parking lot landscaping screen which is less in height than that provided for in this planned development, then the provisions of such landscape ordinance shall control the landscaping requirement contained in this planned development. Landscaping shall be designed, installed and maintained to enhance the appearance of the development, to screen unattractive uses from the street and to provide compatible buffers between adjacent uses. Landscaping shall consist of grass, ground cover, shrubs, trees or other living plant materials. Landscaping in Peripheral Street Setback Zones (as depicted on the Conceptual Site/Landscape Plan) shall contain such quantity and arrangement

of mature trees (shade, evergreen and flowering), shrubs and earth berms as may be necessary or appropriate to create a substantial buffer and enhance the appearance of the development from the street. Landscaping plans shall be subject to the review and approval of the Department of Planning and Development.

- (viii) Parking space layout, on-site vehicular and pedestrian circulation, location and design of loading areas, curb cuts to the public street, internal site vehicular and pedestrian circulation and ingress / egress within any development parcel shall be designed to promote a safe, efficient, appropriate and beneficial design. Such considerations shall be subject to the review and approval of the Department of Planning and Development.
 - (ix) All development of Subarea A shall comply with the industrial performance standards contained in the Chicago Zoning Ordinance applicable to properties located within the M1-1 zoning district. Except as otherwise provided or modified by the provisions of this planned development, the provisions of the Chicago Zoning Ordinance applicable to properties located within the M 1- 1 zoning district shall apply to Subarea A and the provisions applicable to properties located within the R4 zoning district shall apply to Subarea B.
- B. No development shall occur upon Subarea C1 other than uses or structures accessory to the cemetery which shall be subject to approval by the Department of Planning and Development. Subarea C1 shall be used and maintained as a cemetery and open area by the property owner or a designated public agency. Subarea C 1 shall be maintained in landscaping and appropriately screened from adjacent uses.

No development shall occur upon Subarea C2 other than uses or structures accessory to the cemetery which shall be subject to approval by the Department of Planning and Development. Subarea C2 shall be used and maintained as a cemetery and open area by the property owner or a designated public agency. Subarea C2 shall be maintained in landscaping and appropriately screened with landscaping from adjacent uses. Subarea C2 shall be provided with access to a publicly dedicated right-of-way which is sufficient to provide adequate vehicular and pedestrian access. The

boundaries of Subarea C2 as depicted on the Conceptual Site/Landscape Plan shall constitute the minimum site area devoted to the uses allowable within Subarea C2. The boundaries of Subarea C2 may, however, during the course of development of Subareas A and B of the property, be expanded to accommodate supplemental burial areas as and to the extent necessary to comply with the Illinois State Burial Act or with any agreement between the applicant or its assigns and the State of Illinois or the City of Chicago. In the event of the necessity for such expansion, the applicant shall, within a reasonable time following the determination that such expansion is needed or required, provide the Department of Planning and Development with written notice stating the boundaries of the expansion area and evidence of the need or requirement for such expansion. Any such expansion shall occur only within those portions of the property currently designated on the Conceptual Site/Landscape Plan as "Subarea C2 Expansion Area"; shall be located only south and east of the east/west internal roadway depicted on the Conceptual Site/Landscape Plan; and shall be contiguous with the area designated at the time of this planned development's adoption as the minimum area of Subarea C2. Until such expansion occurs, the property located within the Subarea C2 Expansion Area shall be subject to the applicable provisions of Subarea A. Upon the Department of Planning and Development's receipt of said notice including the revised boundary description and upon appropriate evidence submitted by the appropriate state and/or city agencies, the applicable property located within the Subarea C2 Expansion Area shall be subtracted or withdrawn from the Subarea A provisions of this planned development and such area shall thereafter be subject to the Subarea C2 provisions of this planned development. Subject to the review and approval of the Department of Planning and Development, the applicant shall be entitled to reconfigure the boundaries of the Subarea C2 Expansion Area provided that the net site area of the Subarea C2 Expansion Area is not reduced by the reconfiguration and provided that the reconfigured Subarea C2 Expansion Area shall remain contiguous with Subarea C2. No development shall occur within that portion of Subarea A located within the Subarea C2 Expansion Area until such time that it is determined by the Commissioner of the Department of Planning and Development based upon the evidence acceptable to the Commissioner that all or a portion of the Subarea C2 Expansion

Area is no longer necessary to comply with the Illinois State Burial Act or with any agreement between the applicant or its assigns and the State of Illinois or the City of Chicago. At such time that it is determined pursuant to the foregoing provision that all or a portion of the Subarea C2 Expansion Area is no longer necessary to comply with the Illinois State Burial Act or with any agreement between the applicant or its assigns and the State of Illinois or the City of Chicago, then development may occur within said area subject to the provisions and controls of Subarea A contained herein.

17. Prior to issuance of a certificate of occupancy for development of any portion of the property, all public improvements necessary or appropriate to serve said portion of the development shall be in place and available for public use. Said public improvements and the property upon, over or within which they are located shall have been properly offered for dedication and/or conveyance to the City. Such improvements shall include water supply; sewer facilities and other utilities constructed in accordance with all applicable City standards, laws and regulations. Without limiting the foregoing, in the case of the development of any portion of Subarea A, such portions of the roadway (including adjacent sidewalks, required street trees, curbs, gutters and lighting) depicted on the Conceptual Site/Landscape Plan as are necessary or appropriate to provide vehicular and pedestrian access between the boundaries of the development parcel and either North Oak Park Avenue or West Montrose Avenue, shall be completed and properly offered for dedication/conveyance prior to issuance of a certificate of occupancy for the structure served on the development parcel. In the case of development of any portion of Subarea B, such portions of the roadway depicted on the Conceptual Site/Landscape Plan as are necessary or appropriate to provide vehicular and pedestrian access between the development parcel and North Narragansett Avenue, shall be completed and properly offered for dedication/conveyance prior to issuance of a certificate of occupancy for the structure served on the development parcel. Notwithstanding the foregoing, the landscaping shall be completed within the earliest to occur of six (6) months from the issuance of a certificate of occupancy for the structure served or during the next planting season and the installation of street lighting and final lift upon the roadways shall be completed within one (1) year from the issuance of a certificate of occupancy for the structure served.

18. Applicant shall take the following actions with regard to roadway improvements necessary to serve the property:
- (i) Reserve the space necessary to accommodate the street widening contemplated for North Narragansett Avenue and West Montrose Avenue and dedicate to the City such reserved space upon demand by the City at such time when the City is prepared to undertake such roadway improvements.
 - (ii) In connection with any development of Subarea B, provide for an emergency access as depicted on the Conceptual Site/Landscape Plan between the Subarea B roadway and the Subarea A roadway, subject to the approval of the Department of Transportation and the Fire Department.
19. With regard to roadway improvements necessary to serve development of the property:
- (i) The applicant shall reserve the following portions of the property to accommodate roadway widening and, shall upon request by the City, dedicate said property to the City or other designated public agency:
 - (a) along the West Montrose Avenue and West Forest Preserve Avenue property boundary, property necessary to allow for the installation of necessary left turn lanes accommodating traffic from the east and west approach;
 - (b) along the North Oak Park Avenue boundary, property necessary to allow for the installation of necessary left turn lanes accommodating traffic from the north and south approach;
 - (c) along the North Narragansett Avenue boundary, property necessary to allow for the installation of necessary left turn lanes and channelization accommodating traffic from the north and south approach.

- (ii) The following traffic improvements shall be in place and available for use at the following times:
 - (a) Left turn lanes accommodating traffic from the north and south approach along North Oak Park Avenue at the time when any portion of the interior roadway intersecting with North Oak Park Avenue is required to be completed pursuant to Statement Number 17.
 - (b) Left turn lanes accommodating traffic from the east approach along West Montrose Avenue and the west approach along West Forest Preserve Avenue at the time when any portion of the interior roadway intersecting with West Montrose Avenue is required to be completed pursuant to Statement Number 17.
 - (c) Left turn lanes accommodating traffic from the north and south approach along North Narragansett Avenue at the time when any portion of the roadway on Subarea B is required to be completed pursuant to Statement Number 17.
- (iii) Within one (1) year following any development of Subarea B which exceeds seventy-five percent (75%) of the maximum allowable development of that subarea, if a traffic signal is at that time warranted, the applicant shall be responsible for the cost of the installation of a traffic signal at the intersection of West Berteau Avenue and North Narragansett Avenue, subject to Department of Transportation approval.

[Bulk Regulations and Data Table; Existing Zoning Map; Property Line and Right-of-Way Adjustments Map; Generalized Land-Use Map; and Conceptual Site -- Landscape Plan referred to in these Plan of Development Statements printed on pages 21891 through 21895 of this Journal.]

Bulk Regulations And Data Table.

RESIDENTIAL/MANUFACTURING/INSTITUTIONAL PLANNED DEVELOPMENT NO 561, AS AMENDED
BULK REGULATIONS AND DATA TABLE

Sub-Area	Net Site Area In Acres	Generalized Description of Permitted Uses	Maximum Floor Area Ratio	Maximum No. of Dwelling Units	Maximum Percent of Site Coverage
A	44.0 (May be reduced by Sub-Area C2 expansion)	M1-1 Restricted Manufacturing District permitted uses, except those excluded, plus M1 special uses listed all as in Statement No. 3.	0.6	0	60%
B	10.9	Multifamily dwellings, not to exceed 4 floors above parking, and related uses.	1.2	448	40%
C1	1.2	Cemetery	N.A.	0	N.A.
C2	1.9 Minimum	Memorial Park * (cemetery)	N.A.	0	N.A.
Total	58.0	As above	0.76	448	55%

GROSS SITE AREA: Net site area (58.0 acres), plus rights-of-ways to be dedicated (7.9 acres), plus existing rights-of-way to remain (3.2 acres) = 69.1 acres

MAXIMUM NUMBER OF DWELLING UNITS: 448

MINIMUM OFF-STREET LOADING AND PARKING:

Sub-Area A: Per M1-1 Requirements
Sub-Area B: Per R4 Requirements
Sub-Area C: None

MINIMUM SETBACKS:

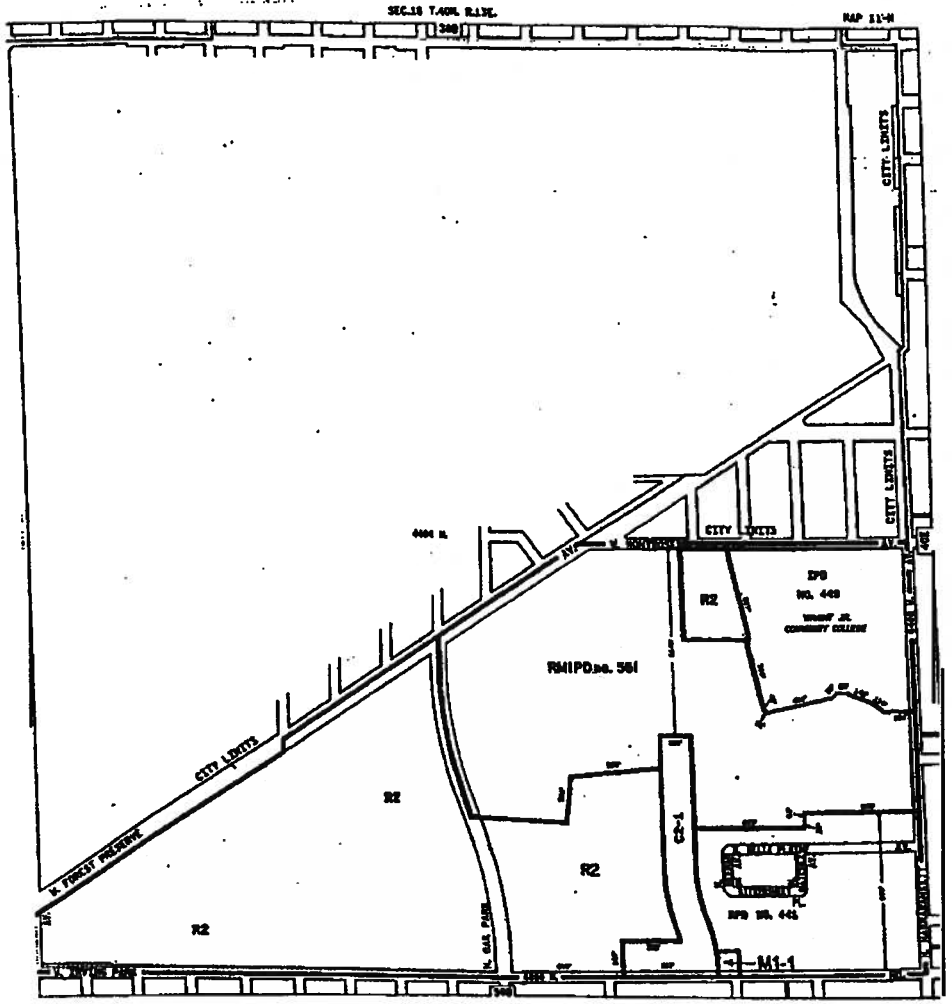
	Building	Parking
Peripheral streets:	40 Feet	20 Feet
Sub-Area A: Interior streets:	20 Feet	10 Feet
Lot lines:	20 Feet	0 Feet
Adjoining sub-areas:	20 Feet	10 Feet
Sub-Areas B:	Per R4 Requirements	

MAXIMUM BUILDING HEIGHT: 60 feet

* Additional acreage for C2 as needed is included in Subarea A. This is further defined in Statement 17B.

APPLICANT: Chicago Read Joint Venture
ADDRESS: North Oak Park Avenue and Forest Preserve Boulevard
DATE REVISED: February 19, 2004

Existing Zoning Map.

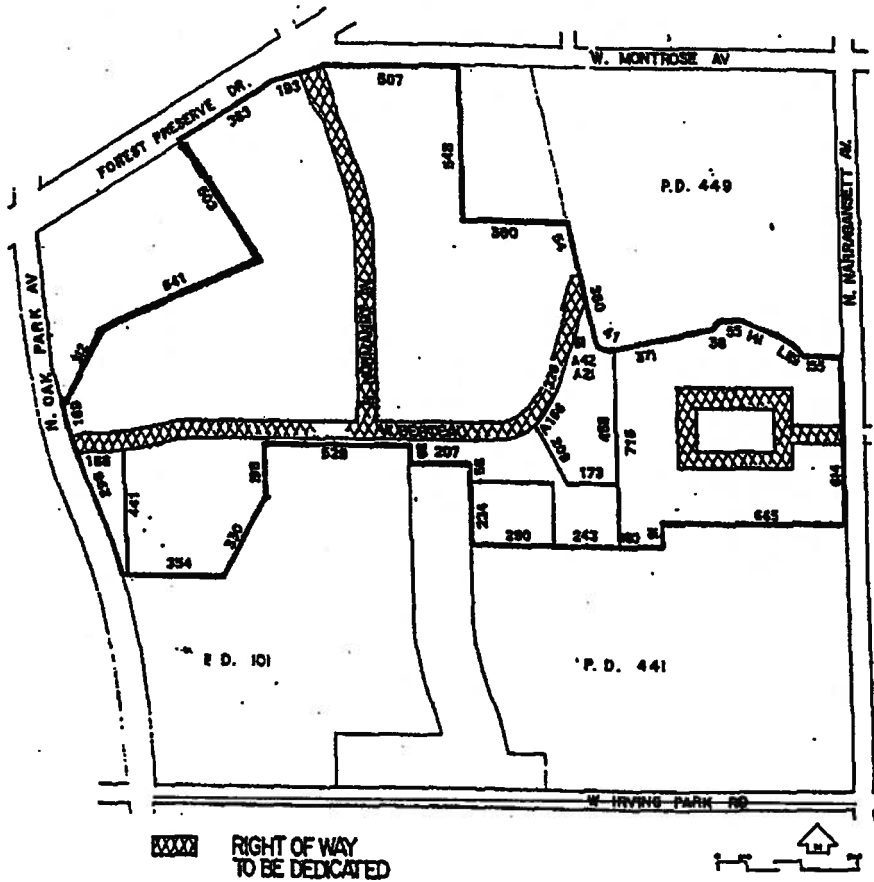


EXISTING ZONING MAP

APPLICANT: CHICAGO READ JOINT VENTURE
ADDRESS: NORTH OAK PARK AVENUE AND FOREST PRESERVE BOULEVARD
DATE : SEPTEMBER 5, 2001
REVISED: FEBRUARY 19, 2004

Property Line And Right-Of-Way
Adjustments Map.

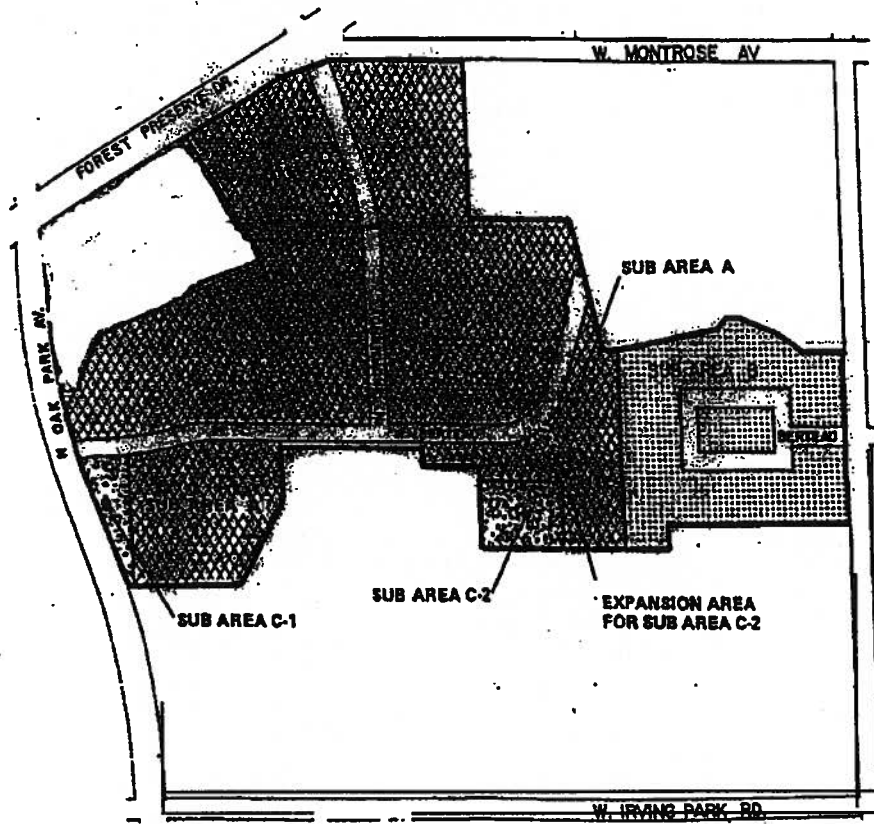
**RESIDENTIAL - MANUFACTURING - INSTITUTIONAL
PLANNED DEVELOPMENT
PROPERTY LINE & RIGHT-OF-WAY ADJUSTMENTS MAP**



APPLICANT: CHICAGO READ JOINT VENTURE
ADDRESS: NORTH OAK PARK AVENUE AND FOREST PRESERVE BOULEVARD
DATE: SEPTEMBER 5, 2001
REVISED: FEBRUARY 19, 2004

Generalized Land-Use Map.

**RESIDENTIAL-MANUFACTURING-INSTITUTIONAL
PLANNED DEVELOPMENT
GENERALIZED LAND USE MAP**

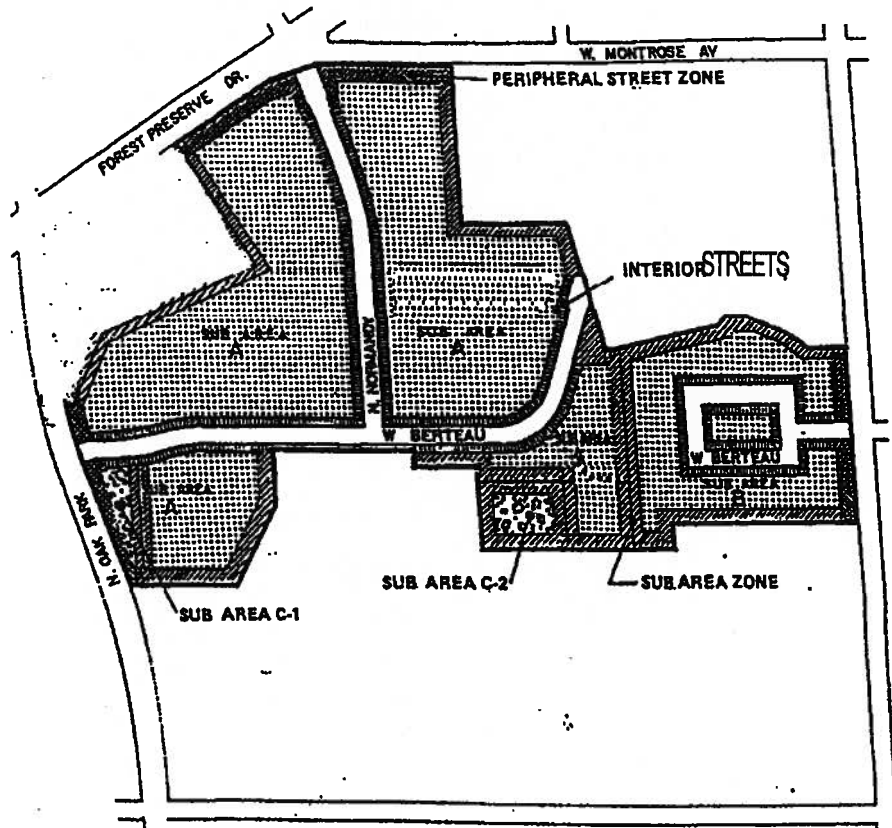







-  **RESIDENTIAL MULTIFAMILY**
-  **MANUFACTURING M-1 RESTRICTED MANUFACTURING DISTRICT**
-  **INSTITUTIONAL RESIDENTIAL, EDUCATIONAL, AND RELATED FACILITIES FOR DEVELOPMENTALLY DISABLED PEOPLE**
-  **MEMORIAL PARK CEMETERY SUB AREAS C-1 & C-2**

APPLICANT: CHICAGO READ JOINT VENTURE
ADDRESS: NORTH OAK PARK AVENUE AND FOREST PRESERVE BOULEVARD
DATE: SEPTEMBER 5, 2001
REVISED: FEBRUARY 19, 2004

Conceptual Site -- Landscape Plan

RESIDENTIAL-MANUFACTURING-INSTITUTIONAL
PLANNED DEVELOPMENT
CONCEPTUAL SITE - LANDSCAPE PLAN



-  SUBAREA DEVELOPMENT ZONES
60% MAX. BLDG. COVERAGE SUB AREA A
40% MAX. BLDG. COVERAGE SUB AREA B
-  PERIPHERAL STREET ZONE
-  ADJOINING SUB-AREA ZONE
-  SEMETARY ZONE
-  BUFFER ZONE

APPLICANT: CHICAGO READ JOINT VENTURE
 ADDRESS: NORTH OAK PARK AVENUE AND FOREST PRESERVE BOULEVARD
 DATE: SEPTEMBER 5, 2001
 REVISED: FEBRUARY 19, 2004



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

July 10, 2001

Mr. Nels Flatebo
NF and Association, Inc.
1127 Greenridge Road
Buffalo Grove, IL 60089

Re: Site Plan Approval for Residential-Manufacturing-
Institutional Planned Development No. 561; Subarea
A

Proposal: The construction of a new one-story
precast manufacturing building with a storage
mezzanine level for "Columbia Metal Spinning Co."

Location: 4351 North Normandy Avenue (Chicago
Industry Tech Park)

Dear Mr. Flatebo:

We have reviewed the Site Plan, Landscape Plans, and Elevation Plans submitted by you for the construction of a new one-story manufacturing building for "Columbia Metal Spinning Company," which is a company that manufactures high precision metal fabricated parts to the oil seal for the automotive and aerospace industries. Approximately 45,000 square feet of this proposed facility will be for the use of the Metal Spinning Co., while the balance of the building will be dedicated rentable space for tenants to be determined at a future date. Please note that the future tenants of this facility must comply with the permitted uses defined in the Planned Development Ordinance. The Site Plan and Building Elevations, prepared by Killm Architects, Inc., dated June 11, 2001 & June 19, 2001, as well as the Landscape Plan (sheet LA-1) prepared by Linden Lenet Design Group, dated June 18, 2001, are in accordance with the provisions of Statement No. 14 of Residential/Manufacturing/Institutional Planned Development No. 561. Please note that an Administrative Relief which allowed for a fifteen (15) foot setback from the property line along the east side of the property was granted on July 9, 2001. (Attached)

Upon review of the material submitted by the Applicant, the Department of



Planning and Development has determined that the Site Plan, Landscape Plan and Building Elevation Plans are consistent with and satisfy the requirements of the Plan of Development, the Redevelopment Agreement executed between the Applicant and the City so described in Statement No. 16 of the Plan of Development, and with the Administrative Relief granted on July 9, 2001.

Accordingly, this Site Plan submittal for the construction of a new one-story manufacturing building with mezzanine for "Columbia Metal Spinning Co., Inc." within Subarea A of Residential/Manufacturing/Institutional Planned Development No. 561, is hereby approved as conforming to the Plan of Development approved by the Chicago City Council on October 5, 1994, and with the Administrative Relief granted on July 9, 2001.

Very truly yours,

A handwritten signature in black ink that reads "Alicia Mazur Berg". The signature is written in a cursive style with a large, looping "B" at the end.

Alicia Mazur Berg
Commissioner

cc. Paul Woznicki
Jack Swenson
Philip Levin



July 9, 2001

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

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Chicago, Illinois 60602
(312) 744-4190
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Mr. Nels Flatebo
NF and Associates, Inc.,
1127 Greenridge Road
Buffalo Grove, IL 60089

Re: Request for a minor change to Residential-
Manufacturing-Institutional Planned Development
No. 561; Subarea A

Proposal: The construction of a new one-story
precast manufacturing building with a storage
mezzanine level for "Columbia Metal Spinning Co."

Location: 4351 North Normandy Avenue (Chicago
Industry Tech Park)

Dear Mr. Flatebo:

Please be advised that your request for a minor change to Residential-
Manufacturing-Institutional Planned Development No. 561; Subarea A,
has been considered by the Department of Planning and Development
pursuant to the authority granted by Section 11.11-3(c) of the Chicago
Zoning Ordinance and Statement No. 15 of the Planned Development
Ordinance.

Specifically, in your letter dated June 25, 2001, you requested a
reduction in the minimum building setback from the property line along
the east side of the property from the required twenty (20) feet for
Subarea A to a proposed fifteen (15) feet for a lineal distance of two
hundred and thirty-six (236) feet, to allow for the construction of a
proposed one-story precast manufacturing building for "Columbia Metal
Spinning Company" at Chicago Industry Tech Park located within
Subarea A of the Planned Development area.

The Department of Planning and Development has determined that this
proposed setback will not create an adverse impact on this Planned
Development or on the immediate area and would constitute a minor
change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance
and Statement No. 15 of the Planned Development.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Manufacturing-Institutional Planned Development No. 561, Subarea A, I hereby approve the foregoing minor change, but no other changes to Residential-Manufacturing-Institutional Planned Development No. 561, Subarea A.

Sincerely,

A handwritten signature in black ink that reads "Alicia Mazur Berg". The signature is written in a cursive, flowing style.

Alicia Mazur Berg
Commissioner

cc: Jack Swenson
Paul Woznicki
Phil Levin
Michael Marmo



October 16, 2000

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.ci.chi.il.us>

Mr. Lee E. Edgerly
Alter Construction
5500 West Howard Street
Skokie, IL 60077

Re: Site Plan Approval for Residential- Manufacturing-
Institutional Planned Development No. 561; Subarea
A
Proposal: The construction of a new one-story
industrial warehouse distribution facility.
Location: 4230 North Normandy Avenue (Chicago
Industry Tech Park)

Dear Mr. Edgerly:

We have reviewed the Site Plan, Landscape Plans, and Elevation Plans submitted by you for the construction of a new one-story warehouse and distribution building for "Spectra Merchandising," which is a company that develops and markets a complete range of consumer electronics products. The Site Plan and Building Elevations, prepared by Randall Bees Architects, Inc., dated September 5, 2000, as well as the Landscape Plan (sheet 1 of 1) prepared by Clarence Davids & Company, dated August 23, 2000, are in accord with the provisions of Statement No. 14 of Residential/Manufacturing/Institutional Planned Development No. 561.

Upon review of the material submitted by the Applicant, the Department of Planning and Development has determined that the Site Plan, Landscape Plan and Building Elevation Plans are consistent with and satisfy the requirements of the Plan of Development and the Redevelopment Agreement executed between the Applicant and the City so described in Statement No. 16 of the Plan of Development.

Accordingly, this Site Plan submittal for the construction of a new one-story industrial warehouse distribution facility for "Spectra Merchandising," within Subarea A of Residential/Manufacturing/Institutional Planned Development

NEIGHBORHOODS





September 25, 1995

Richard M. Daley, Mayor

Department of Planning
and Development

Terrie B. Jarrett
Commissioner

City Hall, Room 1000
100 North LaSalle Street
Chicago, Illinois 60602
2) 744-4471 (Voice)
2) 744-2578 (TDD)
2) 744-6550 (FAX)

Mr. John J. George
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, Illinois 60603-1903

Re: Request for a minor change to
Residential-Manufacturing-
Institutional Planned Development
No. 561; Subarea B (Glenlake
Condominiums)
Location: An area located at the
northwest and southwest sides of N.
Narragansett and W. Berteau Avenues

Dear Mr. George:

The Department of Planning and Development has considered your request on behalf of Dunning Development L.L.C., for a minor change to Residential-Manufacturing-Institutional Planned Development No. 561; Subarea B, and hereby approves your request pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance.

Specifically, in your letter dated August 3, 1995, you requested reductions in the minimum rear and side yard setback requirements to permit the construction of three (3) of a total eight (8) condominium buildings proposed for development within Subarea B (buildings No 2, 3, and 4).

The Plan of Development requires a minimum rear yard setback per R4 requirements for Subarea B which is not less than thirty (30) feet. You requested a reduction in that requirement to permit a rear yard setback of 20.72 feet for building No. 3 and 10.47 feet for building No. 2. Also, the Plan of Development requires a minimum side yard setback for Subarea B to reflect that of the R4 Zoning District. The minimum side yard setback shall be equal in width to ten (10) percent of the lot width, but not required to be greater than twenty (20) feet in width. Accordingly, building No. 4 should have a minimum side yard setback of twenty (20) feet. You requested a reduction in that



requirement to permit a side yard setback of 10.21 feet. Please note that the reduced setback distances requested for the three buildings are measured at the closest distances between structure and lot line.

With regard to your request, the Department of Planning and Development has determined that the modification would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance. The affected yards are adjacent to the parking lots of Wright College, therefore a reduction in the yards will have no adverse impact on the adjacent properties.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Manufacturing-Institutional Planned Development No. 561; Subarea B, I hereby approve the foregoing minor change, but no other changes to Residential - Manufacturing-Institutional Planned Development No. 561; Subarea B.

Sincerely,



Valerie B. Jarrett
Commissioner

cc: Christine Slattery
Philip Levin

CHICAGO ZONING ORDINANCE AMENDED
TO RECLASSIFY AREA SHOWN ON
MAP NUMBER 11-N.

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 September 14, 1994, pages 56780 through 56810, recommending that the City Council pass the said proposed ordinance which amends the Chicago Zoning Ordinance by reclassifying the area shown on Map Number 11-N.

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

Yeas -- Aldermen Mazola, Haithcock, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Madrzyk, Burke, Jones, Murphy, Rugai, Evans, Munoz, Laski, Miller, Medrano, Ocasio, Watson, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

Nays -- None.

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

Alderman Banks was excused from voting under the provisions of Rule 14 of the Council's Rules of Order and Procedure.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago: PD #561

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of R2 Single-Family Residence District symbols and indications as shown on Map No. 11-N in the area bounded by:

West Montrose Avenue; the east line of the former right-of-way of the Chicago Milwaukee St. Paul and Pacific Railroad; a line 527 feet south of and parallel with West Montrose Avenue; the westerly and southerly boundaries of Institutional Planned Development No. 449 as described in the appended legal description; a line 1,624.66 feet north of and parallel with the north line of West Irving Park Road; North Narragansett Avenue; a line 1,010.73 feet north of and parallel with the centerline of West Irving Park Road; a line 665.05 feet west of the centerline of North Narragansett Avenue; a line 920.09 feet north of and parallel with the centerline of West Irving Park Road; a line 1,393.6

feet west of and parallel with the centerline of North Narragansett Avenue; a line 1,210 feet north of and parallel with the centerline of West Irving Park Road; a line 1,571.2 feet west of and parallel with the centerline of North Narragansett Avenue; a line 1,276 feet north of and parallel with the centerline of West Irving Park Road; a line 2,136 feet west of and parallel with the centerline of North Narragansett Avenue; a line from a point 975 feet north of the centerline of West Irving Park Road and 2,136 feet west of the centerline of North Narragansett Avenue, to a point 825 feet north of the centerline of West Irving Park Road and 2,236 feet west of the centerline of North Narragansett Avenue; a line 825 feet north of and parallel with the centerline of West Irving Park Road; North Oak Park Avenue; and West Forest Preserve Avenue,

to the designation of an M1-1 Restricted Manufacturing District, except all that area located east of a line 860.5 feet west of and parallel with the centerline of North Narragansett Avenue, which shall be amended to the designation of an R4 General Residence District; and

except for all that area located south of a line 1,175 feet north of and parallel with the centerline of West Irving Park Road; a line 1,060.0 feet west of and parallel to the centerline of North Narragansett Avenue; a line 920.09 feet north of and parallel with the centerline of West Irving Park Road; and a line 1,393.6 feet west of and parallel with the centerline of North Narragansett Avenue, which shall be amended to the designation of an R1 Single-Family Residence District for the establishment of a Memorial Park (Cemetery) for such human remains as may be found in the above described general area; and

except for all that area (New Horizons site) consisting of 8.0 acres and bounded by West Forest Preserve Drive; a line perpendicular to West Forest Preserve Drive, from a point reassured along West Forest Preserve Drive 550 feet northeast of the east line of North Oak Park Avenue; a line 500 feet southeast of and parallel with West Forest Preserve Drive; a line from a point 644 feet southwest along the previously described line through a point on the east line of North Oak Park Avenue, 600 feet south of and measured perpendicular to West Forest Preserve Drive; and North Oak Park Avenue, which shall be amended to the designation of an R4 General Residence District; and

except for all that area located south of a line 1,283 feet north of the centerline of West Irving Park Road and west of a line 2,596.6 feet west of and parallel with the centerline of North Narragansett Avenue, which shall be amended to the designation of an R1 Single-Family Residence District for the establishment of the existing cemetery use all as described above.

SECTION 2. Further that the Chicago Zoning Ordinance be amended by changing all the M1-1 Restricted Manufacturing District, R4 General Residence District, and R1 Single-Family Residence District symbols and indications as delineated in Section 1 above, on Map No. 11-N in the area bounded by:

West Montrose Avenue; the east line of the former right-of-way of the Chicago Milwaukee St. Paul and Pacific Railroad; a line 527 feet south of and parallel with West Montrose Avenue; the westerly and southerly boundaries of Institutional Planned Development No. 449 as described in the appended legal description; a line 1,624.66 feet north of and parallel with the north line of West Irving Park Road; North Narragansett Avenue; a line 1,010.73 feet north of and parallel with the centerline of West Irving Park Road; a line 665.05 feet west of the centerline of North Narragansett Avenue; a line 920.09 feet north of and parallel with the centerline of West Irving Park Road; a line 1,393.6 feet west of and parallel with the centerline of North Narragansett Avenue; a line 1,210 feet north of and parallel with the centerline of West Irving Park Road; a line 1,571.2 feet west of and parallel with the centerline of North Narragansett Avenue; a line 1,276 feet north of and parallel with the centerline of West Irving Park Road; a line 2,136 feet west of and parallel with the centerline of North Narragansett Avenue; a line from a point 975 feet north of the centerline of West Irving Park Road and 2,136 feet west of the centerline of North Narragansett Avenue, to a point 825 feet north of the centerline of West Irving Park Road and 2,236 feet west of the centerline of North Narragansett Avenue; a line 825 feet north of and parallel with the centerline of West Irving Park Road; North Oak Park Avenue; and West Forest Preserve Avenue,

to the designation of a Residential/Manufacturing/Institutional 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 hereof 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 referred to in this ordinance reads as follows:

10696

#561

*Residential/Manufacturing/Institutional Planned Development.**Plan Of Development Statements.*

1. The area delineated herein as Residential/Manufacturing/Institutional Planned Development consists of approximately 73.9 acres and is owned by the State of Illinois. The Applicant, Chicago-Read Joint Venture, is the contract purchaser for a portion of the property and, on behalf of the State of Illinois is authorized to seek this Zoning Amendment with regard to all of the property included within the boundaries depicted on the attached property line map (the "Property").
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees.
3. The property subject to this Planned Development is divided into five (5) subareas: Subarea A, Subarea B, Subarea C1, Subarea C2 (including the Subarea C2 Expansion Area), and Subarea D.

A. The permitted uses in Subarea A are:

Cemetery Uses and Uses permitted in the M1-1 Restricted Manufacturing District except the following:

1. **Auto Laundries.**
2. **Automobile Service Stations -- for the retail sale and dispensing of fuel, lubricants, tires, batteries, accessories and supplies including installation and minor services customarily incidental thereto. Facilities for chassis and gear lubrication and for vehicle washing, including auto laundries.**
3. **Barber Shops.**
4. **Drug Stores.**
5. **Food Stores.**
6. **Railroad Labor Rest Houses, Hotels and Camps, consisting of sleeping, lodging, eating and related facilities provided for railroad personnel on railroad property.**
7. **Retail Liquor Store.**

8. Taverns.
9. Greenhouses.
10. Municipal Recreation Buildings or Community Centers.
11. Private Lodges.
12. Water Filtration Plants.
13. Water Pumping Stations.
14. Water Reservoirs.
15. Medical/Dental Clinics.
16. Except as authorized by Statement 3(B) below: Banks, currency exchanges, privately-owned recreation centers, restaurants, trade schools, business schools and business and professional offices (unless accessory or related).

B. Notwithstanding the foregoing and subject to the review and approval of the Department of Planning, the maximum of ten percent (10%) of the allowable Subarea A floor area as determined by the attached Table of Use and Bulk Regulations may be devoted to the following permitted uses provided that the uses are located so as not to conflict with the use and operation of the industrial uses:

1. Banks.
2. Currency Exchanges.
3. Privately-owned Recreational Centers.
4. Restaurants.
5. Trade Schools.
6. Business Schools (provided that the primary curriculum is consistent with promoting industrial uses).
7. Offices, business and professional (unless accessory or related).

The following M1-1 Special Uses are permitted within Subarea A:

1. Parks and Playgrounds.

2. Radio and Television Broadcasting Stations and Offices.
3. Day care centers in a one-story building or in a multi-story building of construction type I-A. Such use shall be consistent with Chapter 158 of the Municipal Code of Chicago, Day Care Center; provided, however, that in addition, such use must be an accessory use clearly related to the principal use.
4. Earth Station Antenna exceeding eight (8) feet (2.4 meters) in diameter.

C. The permitted uses in Subarea B are:

1. Multi-family dwellings not to exceed four floors above grade level parking, off-street parking and related uses.

D. The permitted uses in Subarea C1 are:

1. Cemetery and related accessory uses and accessory structures.

E. The permitted uses in Subarea C2 are:

1. Memorial Park (cemetery) and related accessory uses and accessory structures.

F. The permitted uses in Subarea D are:

1. Educational and related residential facilities for developmentally disabled persons including accessory uses.

G. The permitted interim uses in all subareas are:

1. Existing structures may be maintained, repaired and rehabilitated pending their removal or relocation. Temporary promotional or public service uses, including parking, may be permitted as interim uses of vacant land subject to the requirements of the Department of Planning review and approval.

4. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning. Temporary construction and marketing signs shall be permitted. Permanent project identification signs shall be permitted, subject to the approval of the Department of Planning.
5. Off-street parking and loading facilities will be provided in compliance with this Planned Development and shall be subject to the review and approval of the Commissioner of Planning and the Department of Public Works, Bureau of Traffic Engineering and Operations.
6. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Public Works 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. Any required fire lanes shall be adequately designed and paved in accordance with the Chicago Municipal Code. Ingress and egress shall be subject to the review and approval of the Department of Public Works, Bureau of Traffic Engineering and Operations and of the Commissioner of Planning.
7. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees.
8. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
9. Height restriction 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, Department of Aviation, and Department of Law, and approved by the City Council.
10. This Planned Development consists of twenty (20) statements; an Existing Zoning Map; a Property Line and Right-of-Way Adjustment Map; Planned Development Boundary Map; a Generalized Land Use

Map; a Table of Use and Bulk Regulations and Related Controls; and a Conceptual Site/Landscape Plan. Full size sets of the Conceptual Site/Landscape Plan are on file with the Department of Planning. The Planned Development is applicable to the area delineated hereto and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

11. The improvements on the Property, including all entrances and exits to the parking and loading areas and all roadways within the Property, shall be designed and constructed in general conformance with the Conceptual Site/Landscape Plan. Landscaping required by this Planned Development shall be maintained at all times. Mature trees shall be installed in the Public Way (including all perimeter public roads and all public roadways required herein to be constructed and dedicated to the public which are located within the Property boundaries) adjacent to the Property subject to the limitations of the Bureau of Forestry. The requirements of this statement may be modified, administratively, by the Commissioner of the Department of Planning upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning that such a modification is appropriate and consistent with the nature of the improvements contemplated in this Planned Development. Such a modification 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.
12. The subject property is intended to be developed in stages. A minimum of 125,000 F.A.R. square feet shall be developed within five (5) years from the effective date hereof. A minimum of 250,000 F.A.R. square feet shall be developed within ten (10) years from the effective date hereof. A minimum of 375,000 F.A.R. square feet shall be developed within fifteen (15) years from the effective date hereof. A minimum of 500,000 F.A.R. square feet shall be developed within twenty (20) years from the effective date hereof. Unless substantial construction has commenced on a minimum of 250,000 F.A.R. square feet and thereafter diligently pursued, this Planned Development shall expire upon the tenth anniversary of the effective date hereof. If this Planned Development expires under the foregoing provisions, then the zoning of the subject property shall automatically revert to that of the M1-1 zoning district with regard to Subarea A, the R1 zoning district with regard to Subareas C1 and C2 and to the R4 zoning district with regard to Subareas B and D; provided, however, that such reversion shall not apply to any structure(s) for which an Occupancy Certificate has been issued prior to such reversion and such structure(s) shall continue to be subject to this Planned

Development and shall be considered to be legal conforming uses within the relevant zoning districts.

It is acknowledged by the City and the Applicant that the Property is located within an area recommended for designation by the City as the Read/Dunning Tax Increment Redevelopment Project Area. One of the goals of said project is the assembly of the State-owned land and its disposition for subsequent redevelopment. In that connection, the Applicant has made application to the State for acquisition of the Property and to the City for issuance of bonds to finance public improvements necessary for the proposed redevelopment. Accordingly, the time period described above shall be deemed to have commenced (the "effective date") upon the earliest to occur of the following:

- (i) conveyance by the State of any portion of the Property to the Applicant or its affiliates or to any other party or entity;
- (ii) filing of any application or request for approval for any site plan, part II, or building permit for any portion of the Property (other than repair and rehabilitation of existing structures);
- (iii) failure of the Applicant to file by the fifteenth day of January of each year following adoption of the Planned Development an affidavit with the Department of Planning stating, under oath, that no part or portion of the Property has been conveyed to the Applicant, its affiliates or any other party or entity;
- (iv) five (5) years following the date of adoption of this Planned Development.

The period of time from the end of the initial five (5) year period described above (the "Initial Period") to the twentieth anniversary of the effective date of this Planned Development shall be divided into three successive periods (the "Successive Periods") of five (5) years in duration. Notwithstanding any provision described above, the computation of required square footage of development shall be cumulative such that the Applicant shall be given credit during each Successive Period for all F.A.R. square feet developed during the preceding period(s). If, by the last day of each Successive Period, substantial construction upon a minimum of 125,000 F.A.R. square feet, including floor area of structure(s) development prior to each Successive Period, has not commenced and been diligently pursued thereafter, the Commissioner of Planning may decide to review and recommend modification, in whole or in part, of the provisions of this

Planned Development under the conditions and pursuant to the procedure outlined below:

- (1) After the Initial Period, it is presumed that the Planned Development need not be reviewed and modified and such presumption may be overcome only by clear and convincing evidence to the contrary;
- (2) If any of the Successive Periods expires without substantial construction as aforesaid having commenced, then: (i) within 30 days of the expiration of such Successive Period the Commissioner of the Department of Planning must issue, and make available to the Applicant with two days of its issuance, a written determination stating whether the Planned Development must be reviewed; and (ii) no approvals shall be issued by the Department of Planning under Section 11.11-3(b) of the Chicago Zoning Ordinance in connection with a building permit application filed after the expiration of the Successive Period for a building or buildings for which the original building permit application was not filed prior to the expiration of the Successive Period. If the Commissioner fails to make a determination regarding the need to review the Planned Development within the 30 days following the expiration of the Successive Period, it shall be conclusively presumed that no review and modification of the Planned Development is required;
- (3) If the Commissioner's written determination states that the Planned Development must be reviewed, then within 30 days of the issuance of such determination, the Commissioner must prepare and issue a report to the Chicago Plan Commission stating the fact warranting such a review and any proposed modifications to the Planned Development. The Commissioner's determination that the Planned Development must be reviewed shall be treated as if it were a filed application for a planned development amendment with the City being deemed the applicant and providing such notice as may be required by the Chicago Zoning Ordinance. All proposed modifications to the Planned Development must be directly related to the basis for the Commissioner's decision that the Planned Development must be reviewed. If such report is not issued, and extensions of time for its issuance are not secured from the Applicant, then it shall be conclusively presumed that a review of the Planned Development is not necessary and the Commissioner's prior decision to the contrary shall be deemed null and void;

- (4) A review of this Planned Development may be commenced by the Commissioner and the Commissioner's decision that such a review is warranted, may be upheld by the Chicago Plan Commission or the City Council only if there is clear and convincing evidence that:
- (a) There has been a substantial change in traffic conditions in the immediate vicinity of the Property or in another area but causing a substantial impact in the Property's immediate vicinity;
 - (b) There has been a substantial change in the public transportation network in the immediate vicinity of the Property or in another area but causing a substantial impact in the Property's immediate vicinity;
 - (c) There has been a substantial change in the availability of on-street parking in the immediate vicinity of the Property or in another area but causing a substantial impact in the Property's immediate vicinity;
 - (d) There has been a substantial change in the availability of public utility services or municipal services for the improvements contemplated by this Planned Development; or
 - (e) It is determined that the contemplated improvements would have a substantial adverse physical impact on other improvements not located on the property and existing at the time the decision to review the Planned Development is made.

All changes in conditions shall be measured based on the conditions that existed at the time of approval of this Planned Development or at the time of the expiration of a prior Successive Period;

- (5) The report prepared by the Commissioner, and all facts and reports on which it is based, must be made available to the Applicant within two business days of the issuance of the report. If not, the report shall be deemed not to have been issued;

- (6) Within ninety (90) days of the expiration of the relevant Successive Period but no sooner than thirty (30) days after the issuance of the Commissioner's report, the Chicago Plan Commission shall hold a hearing, proper notice thereof as required by the Chicago Zoning Ordinance having been provided, to determine if a review of the Planned Development under the parameters outlined above is warranted. If the Plan Commission decides that a review of the Planned Development is not warranted, then such review shall be conclusively presumed not to be warranted. If the Plan Commission decides that a review of the Planned Development is warranted, then its shall prepare a report and recommendation to the City Council Committee on Zoning outlining the facts which support its decision and the modifications directly related to the facts giving rise to the review, which should be made to the Planned Development; and
- (7) The Plan Commission's decision to uphold the Commissioner's determination that a review of the Planned Development was warranted and any recommendations for modifications to the Planned Development shall be made available to the Applicant and forwarded to the City Council Committee on Zoning within fifteen (15) days of the Plan Commission's decision. Once the Plan Commission's report is forwarded to the City Council Committee on Zoning, the proposed modifications to the Planned Development shall follow the procedure outlined in the Chicago Zoning Ordinance for planned development amendments, except that a further review of the matter by the Department of Planning and hearings by the Plan Commission need not be held.

Improvements existing upon the Property on the date of adoption of this Planned Development shall not be included in any calculations for purposes of this Statement 12. The renovation of improvements existing upon the Property on the date of adoption of this Planned Development shall be included in any calculations for purposes of this Statement 12 provided that the renovation is substantial renovation and is for development of a use permitted in Subarea A.

13. This Planned Development shall be subject to the "Rules, Regulations and Procedures in relation to Planned Developments", as promulgated by the Commissioner of Planning.

14. Prior to issuance by the Department of Planning of a determination pursuant to Section 11.3-3(c) of the Chicago Zoning Ordinance ("Part II approval") for any development of Subarea A, Subarea B, or Subarea D, site plans for proposed development shall be submitted to the Commissioner of the Department of Planning (the "Commissioner") for Site Plan approval. Site Plan approval is intended to assure that specific development proposals conform with this Planned Development and to assist the City in monitoring ongoing development. A site plan may be submitted for all or any part of Subarea A, Subarea B or Subarea D of the Planned Development. No Part II approval upon Subarea A, Subarea B or Subarea D shall be granted until an applicable site plan has been approved.

If a site plan substantially conforms with the provisions of this Planned Development, the Commissioner shall approve said site plan and shall issue written approval thereof to the Applicant for such site plan within thirty (30) days of submission of the completed application. If the Commissioner determines within said thirty (30) day period that the Site Plan does not substantially conform with the provisions of this Planned Development, the Commissioner shall advise the applicant for such site plan approval, in writing, regarding the reasons for such adverse determination within fourteen (14) days from the expiration of said thirty (30) day period. The Commissioner shall thereafter review any resubmission within fourteen (14) days and make his final determination, in writing, to the applicant for such site plan within said period. Following approval of a Site Plan by the Commissioner, the Site Plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development.

Changes or modifications to the site plans may be made after approval of the Commissioner, so long as the site plan, as so changed or modified, substantially conforms with the provisions of this Planned Development. In the event of any inconsistency between an approved Site plan or any permitted modifications thereto and the terms of the Planned Development in effect at the time of approval of such site plan or of the modifications thereto, then the terms of the Planned Development shall govern.

A site plan shall, at a minimum, provide the following information:

- a. Boundaries of development parcel or parcels;
- b. Building footprint or footprints;
- c. Dimensions of all setbacks;
- d. Location and depiction of all parking spaces (including relevant dimensions);

- e. Location and depiction of all loading berths (including relevant dimensions);
- f. All drives, roadways and vehicular routes;
- g. All landscaping (including species and size);
- h. All pedestrian circulation routes and points of ingress/egress (including sidewalks);
- i. All site statistics applicable to the development parcel or parcels including:
 - (1) Floor area and floor area ratio as represented on submitted drawings;
 - (2) Number of parking spaces provided;
 - (3) Number of loading berths provided;
 - (4) Uses of development of parcel; and
- j. Parameters of the building envelope including:
 - (1) Maximum building height; and
 - (2) Setbacks and vertical 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.

15. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assigns of the Applicant and the Property owners of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property and all portions thereof shall throughout the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the Property as Authorized Agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement-related or other zoning-related communication from the City in relation to and on behalf of the affected property owner or owners (provided,

however, that nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation hereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development) and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) on behalf of the affected owner or owners of the Property. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the Property or any rights therein.

16. This Planned Development is subject to the execution of a redevelopment agreement by and between the Applicant and the City of Chicago and to the subsequent conveyance by the State of Illinois to the Applicant (or to such other person or entity as designated in writing by the State of Illinois) of any portion of the Property. In the event that the redevelopment agreement is not executed and title to a portion of the aforesaid property is not conveyed by the State of Illinois as aforesaid within five (5) years of the effective date of the adoption of this Planned Development by the City Council, this Planned Development shall be null and void and the zoning classifications of the entire Property subject to this Planned Development shall revert to the zoning classifications existing prior to the adoption of this Planned Development. Following execution of said agreement and conveyance of title as aforesaid, the Applicant shall provide the Department of Planning with written evidence of such execution and conveyance.
17. A. The development of Subareas A, B and D shall, in addition to the other provisions of this Planned Development, be subject to the following:
 - (i) At the time of application for Site Plan approval, as required by Statement Number 14 of this Planned Development, any portion of the Property to be developed (including without limitation any permitted interim uses) shall be located within the Boundaries of one or more designated Development Parcels. Publicly dedicated roadways or roadways required to be publicly dedicated shall not be located within the boundaries of a Development Parcel. Development of every Development Parcel shall be in accordance with all the applicable provisions hereof.
 - (ii) All loading required by this Planned Development in connection with the development of Subarea A shall be located within the boundaries of the Development Parcel within which the building or use served is located. All

parking required by this Planned Development in connection with the development of Subarea A shall be located within the boundaries of Subarea A subject to the following limitations:

- (a) the parking must be located within 1,000 feet walking distance to the main entrance of the structure containing the use served;
- (b) the parking must be located within a Development Parcel; and
- (c) the amount of required parking shall not be reduced.

No parking shall be permitted in Subarea A within the required parking setback from a public street (or a street to be publicly dedicated).

- (iii) All loading required by this Planned Development in connection with the development of Subarea B shall be located within the boundaries of the Development Parcel within which the building or use served is located. All parking required in connection with development of Subarea B shall be located within the principal building. No parking shall be permitted in Subarea B within the required parking setback from a public street (or a street to be publicly dedicated).
- (iv) All parking and loading required by this Planned Development in connection with the development of Subarea D shall be located within the boundaries of the Development Parcel within which the building or use served is located. No parking shall be permitted in Subarea D within the required parking setback from a public street (or a street to be publicly dedicated).
- (v) More than one building may be located within any one Development Parcel. Side yard requirements applicable to properties located within the R4 Zoning District shall apply between residential structures located within Subarea B and Subarea D.
- (vi) Maximum site coverage of property located within any Development Parcel shall not exceed the following:

Subarea A: 60%

Subarea B: 40%

Subarea D: 30%.

- (vii) Each Development Parcel shall have frontage upon a publicly dedicated roadway sufficient to provide adequate and appropriate vehicular and pedestrian access thereto. Every building or use within a Development Parcel shall be provided with adequate and appropriate vehicular and pedestrian access to the public roadway.
- (viii) All landscaping shall be provided in accordance with the Conceptual Site/Landscape Plan. All parking areas visible from adjacent public streets shall be effectively screened by landscape materials and/or earth berms from such public streets, except for openings necessary for driveways and pedestrian walkways. Such screening shall consist of densely planted hedges of a minimum 2½ feet in height or such other combination of landscape materials and/or earth berms which effectively screen the parking area from adjacent public streets and one 3 inch caliper tree for every 25 feet of street frontage. Additionally, a minimum of 5% of the Development Parcel devoted to vehicular use area (including parking areas, loading areas and drives) shall be devoted to landscaping and such landscaping can be located within or on the periphery of the paved areas. All portions of the Property located within the setback zones depicted on the Conceptual Site/Landscape Plan and all open areas within every Development Parcel which are not devoted to vehicular uses or pedestrian circulation areas shall be maintained in landscaping. If the City Council adopts a Landscape Ordinance which provides for a parking lot landscaping screen which is less in height than that provided for in this Planned Development, then the provisions of such Landscape Ordinance shall control the landscaping requirement contained in this Planned Development. Landscaping shall be designed, installed and maintained to enhance the appearance of the development, to screen unattractive uses from the street and to provide compatible buffers between adjacent uses. Landscaping shall consist of grass, ground cover, shrubs, trees or other living plant materials. Landscaping in Peripheral Street Setback Zones (as depicted on the Conceptual Site/Landscape Plan) shall contain such quantity and arrangement of mature trees (shade, evergreen and flowering), shrubs and earth berms as may

be necessary or appropriate to create a substantial buffer and enhance the appearance of the development from the street. Landscaping plans shall be subject to the review and approval of the Department of Planning.

- (ix) Parking space layout, on-site vehicular and pedestrian circulation, location and design of loading areas, curb cuts to the public street, internal site vehicular and pedestrian circulation and ingress/egress within any Development Parcel shall be designed to promote a safe, efficient, appropriate and beneficial design. Such considerations shall be subject to the review and approval of the Department of Planning.
- (x) All development of Subarea A shall comply with the industrial performance standards contained in the Chicago Zoning Ordinance applicable to properties located within the M1-1 zoning district. Except as otherwise provided or modified by the provisions of this Planned Development, the provisions of the Chicago Zoning Ordinance applicable to properties located within the M1-1 Zoning District shall apply to Subarea A and the provisions applicable to properties located within the R4 Zoning District shall apply to Subareas B and D.

- B. No development shall occur upon Subarea C1 other than uses or structures accessory to the cemetery which shall be subject to approval by the Department of Planning. Subarea C1 shall be used and maintained as a cemetery and open area by the property owner or a designated public agency. Subarea C1 shall be maintained in landscaping and appropriately screened from adjacent uses.

No development shall occur upon Subarea C2 other than uses or structures accessory to the cemetery which shall be subject to approval by the Department of Planning. Subarea C2 shall be used and maintained as a cemetery and open area by the property owner or a designated public agency. Subarea C2 shall be maintained in landscaping and appropriately screened with landscaping from adjacent uses. Subarea C2 shall be provided with access to a publicly dedicated right-of-way which is sufficient to provide adequate vehicular and pedestrian access. The boundaries of Subarea C2 as depicted on the Conceptual Site/Landscape Plan shall constitute the minimum site area devoted to the uses allowable within Subarea C2. The boundaries of Subarea C2 may, however, during the course of development of Subareas A, B and D of the Property, be expanded to accommodate supplemental burial areas as and to the extent necessary to comply with the Illinois State Burial Act or with any agreement between the Applicant or its assigns and the State of

Illinois or the City of Chicago. In the event of the necessity for such expansion, the Applicant shall, with a reasonable time following the determination that such expansion is needed or required, provide the Department of Planning with written notice stating the boundaries of the expansion area and evidence of the need or requirement for such expansion. Any such expansion shall occur only within those portions of the Property currently designated on the Conceptual Site/Landscape Plan as "Subarea C2 Expansion Area", shall be located only south and east of the east/west internal roadway depicted on the Conceptual Site/Landscape Plan; and shall be contiguous with the area designated at the time of this Planned Development's adoption as the minimum area of Subarea C2. Until such expansion occurs, the Property located within the Subarea C2 Expansion Area shall be subject to the applicable provisions of Subarea A. Upon the Department of Planning's receipt of said notice including the revised boundary description and upon appropriate evidence submitted by the appropriate State and/or City Agencies, the applicable property located within the Subarea C2 Expansion Area shall be subtracted or withdrawn from the Subarea A provisions of this Planned Development and such area shall thereafter be subject to the Subarea C2 provisions of this Planned Development. Subject to the review and approval of the Department of Planning, the Applicant shall be entitled to reconfigure the boundaries of the Subarea C2 Expansion Area provided that the net site area of the Subarea C2 Expansion Area is not reduced by the reconfiguration and provided that the reconfigured Subarea C2 Expansion Area shall remain contiguous with Subarea C2. No development shall occur within that portion of Subarea A located within the Subarea C2 Expansion Area until such time that it is determined by the Commissioner of the Department of Planning based upon the evidence acceptable to the Commissioner that all or a portion of the Subarea C2 Expansion Area is no longer necessary to comply with the Illinois State Burial Act or with any agreement between the Applicant or its assigns and the State of Illinois or the City of Chicago. At such time that it is determined pursuant to the foregoing provision that all or a portion of the Subarea C2 Expansion Area is no longer necessary to comply with the Illinois State Burial Act or with any agreement between the Applicant or its assigns and the State of Illinois or the City of Chicago, then development may occur within said area subject to the provisions and controls of Subarea A contained herein.

18. Prior to issuance of a Certificate of Occupancy for development of any portion of the Property, all public improvements necessary or appropriate to serve said portion of the development shall be in place and available for public use. Said public improvements and the property upon, over or within which they are located shall have been properly offered for dedication and/or conveyance to the City. Such improvements shall include water supply; sewer facilities and other

utilities constructed in accordance with all applicable City standards, laws and regulations. Without limiting the foregoing, in the case of the development of any portion of Subarea A, such portions of the roadway (including adjacent sidewalks, required street trees, curbs, gutters and lighting) depicted on the Conceptual Site/Landscape Plan as are necessary or appropriate to provide vehicular and pedestrian access between the boundaries of the Development Parcel and either Oak Park Avenue or Montrose Avenue, shall be completed and properly offered for dedication/conveyance prior to issuance of a Certificate of Occupancy for the structure served or the development parcel. In the case of development of any portion of Subarea B, such portions of the roadway depicted on the Conceptual Site/Landscape Plan as are necessary or appropriate to provide vehicular and pedestrian access between the Development Parcel and Narragansett Avenue, shall be completed and properly offered for dedication/conveyance prior to issuance of a Certificate of Occupancy for the structure served on the Development Parcel. Notwithstanding the foregoing, the landscaping shall be completed within the earliest to occur of six months from the issuance of a Certificate of Occupancy for the structure served or during the next planting season and the installation of street lighting and final lift upon the roadways shall be completed within one year from the issuance of the Certification of Occupancy for the structure served.

19. Applicant shall take the following actions with regard to roadway improvements necessary to serve the Property:
 - (i) Reserve the space necessary to accommodate the street widening contemplated for Narragansett Avenue and Montrose Avenue and dedicate to the City such reserved space upon demand by the City at such time when the City is prepared to undertake such roadway improvements.
 - (ii) In connection with any development of Subarea B, provide for an emergency access as depicted on the Conceptual Site/Landscape Plan between the Subarea B roadway and the Subarea A roadway, subject to the approval of the Department of Public Works and the Fire Department.
20. With regard to roadway improvements necessary to serve development of the Property:
 - (i) The Applicant shall reserve the following portions of the Property to accommodate roadway widening and, shall upon request by the City, dedicate said property to the City or other designated public agency:

- (a) along the Montrose Avenue and Forest Preserve Avenue Property boundary, property necessary to allow for the installation of necessary left turn lanes accommodating traffic from the east and west approach;
 - (b) along the Oak Park Avenue boundary, property necessary to allow for the installation of necessary left turn lanes accommodating traffic from the north and south approach;
 - (c) along the Narragansett Avenue boundary, property necessary to allow for the installation of necessary left turn lanes and channelization accommodating traffic from the north and south approach.
- (ii) The following traffic improvements shall be in place and available for use at the following times:
- (a) left turn lanes accommodating traffic from the north and south approach along Oak Park Avenue at the time when any portion of the interior roadway intersecting with Oak Park Avenue is required to be completed to Statement No. 18;
 - (b) left turn lanes accommodating traffic from the east approach along Montrose Avenue and the west approach along Forest Preserve Avenue at the time when any portion of the interior roadway intersecting with Montrose Avenue is required to be completed pursuant to Statement No. 18;
 - (c) left turn lanes accommodating traffic from the north and south approach along Narragansett Avenue at the time when any portion of the roadway on Subarea B is required to be completed pursuant to Statement No. 18.
- (iii) Within one year following any development of Subarea B which exceeds 75% of the maximum allowable development of the subarea, if a traffic signal is at that time warranted, the Applicant shall be responsible for the cost of the installation of a traffic signal at the intersection of Berteau Avenue and Narragansett Avenue, subject to Department of Public Works approval.

[Existing Zoning Map, Property Line and Right-of-Way Adjustment Map, Planned Development Boundary Map, Generalized Land Use Map, and Conceptual Site/Landscape Plan Map referred to in this Plan of Development printed on pages 58253 through 58257 of this Journal.]

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

Residential/Manufacturing/Institutional Planned Development No. _____.

Table Of Use And Bulk Regulations And Bulk Data.

Sub-areas	Net Site Areas In Acres	Generalized Description Of Permitted Uses	Maximum Floor Area Ratio	Maximum Number Of Dwelling Units	Maximum Percent Of Site Coverage
A	44.0 (may be reduced by Sub-area C2 expansion)	M1-1 Restricted Manufacturing District permitted uses, except those excluded, plus M1 special uses listed all as in Statement No. 3.	0.6	0	60%
B	10.9	Multi-family dwellings not to exceed 4 floors above parking, and related uses.	1.2	448	40%

Sub-areas	Net Site Areas In Acres	Generalized Description Of Permitted Uses	Maximum Floor Area Ratio	Maximum Number Of Dwelling Units	Maximum Percent Of Site Coverage
C1	1.2	Cemetery	NA	0	NA
C2	1.9 mini- mum	Memorial Park* (cemetery)	N.A.	0	N.A.
D	8.0	Residential, educational and related facilities for developmentally disabled people.	0.3	0	30%
Total	66.0	As Above	0.7	448	55%

Gross Site Area: Net site area (66.0 acres), plus rights-of-way to be dedicated (7.9 acres), plus existing right-of-way to remain (3.2 acres) = 77.1 acres.

Maximum Number of Dwelling units: 448.

Minimum Off-Street Loading and Parking:

Subarea A: Per M1-1 Requirements.

Subarea B: Per R4 Requirements.

Subarea C: None.

Subarea D: Per R4 Requirements.

* Additional acreage for C2 as needed is included in Subarea A. This is further defined in Statement 17B, pages 26 -- 28 of this document.

Minimum Setbacks:

Peripheral streets:	Building	Parking
Subarea A: Interior streets:	40 feet	20 feet
Lot lines:	20 feet	10 feet
Adjoining Subareas:	20 feet	0 feet
	20 feet	10 feet

Subareas B and D: Per R4 Requirements.

Maximum Building Height: 60 feet.

MISCELLANEOUS BUSINESS.

Time Fixed For Next Succeeding Regular Meeting.

By unanimous consent, Alderman Burke presented a proposed ordinance which reads as follows:

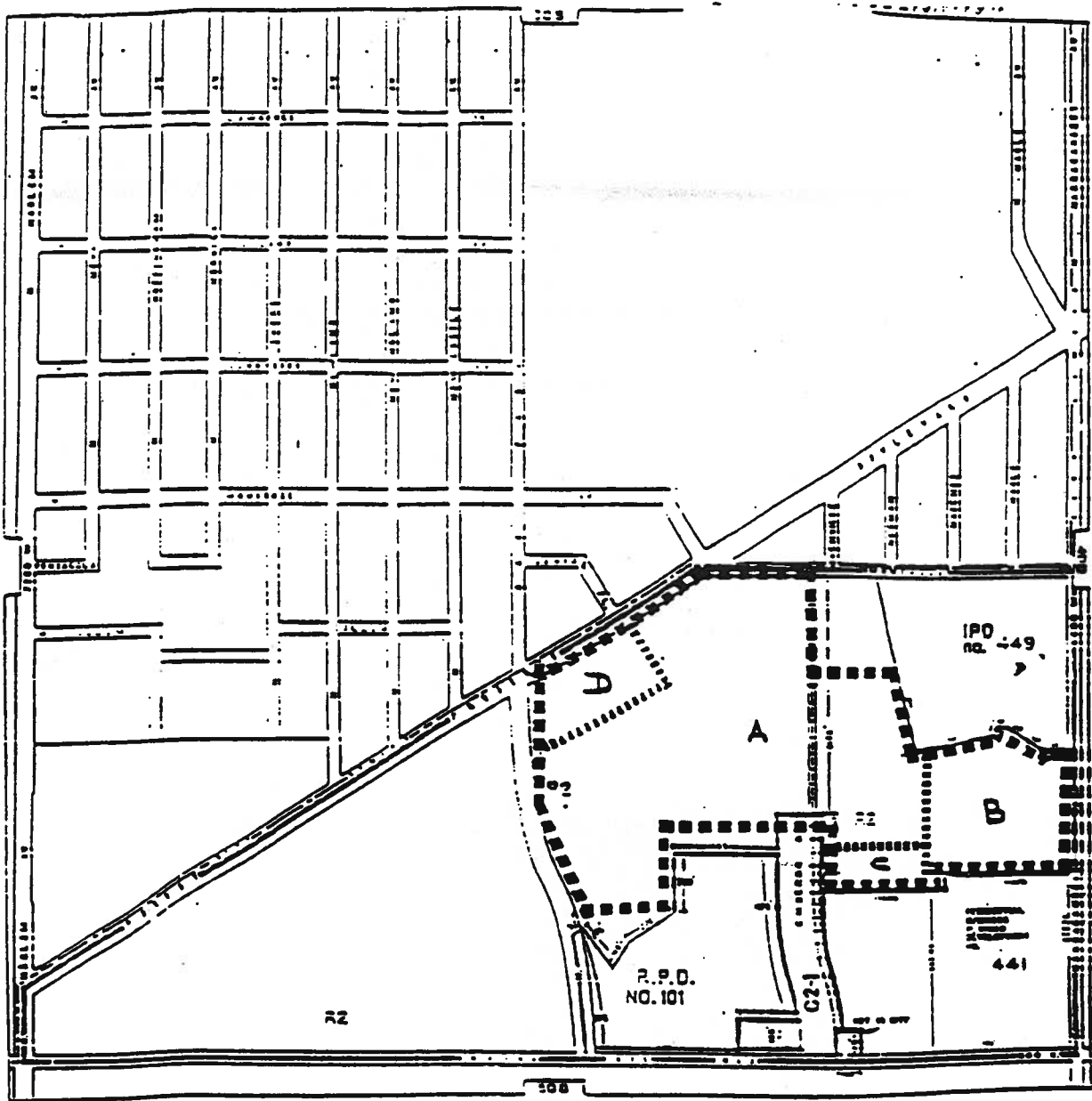
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the next succeeding regular meeting of the City Council of the City of Chicago to be held after the meeting held on Wednesday, the fifth (5th) day of October, 1994, at 10:00 A.M., be and the same is hereby fixed to be held on Wednesday, the second (2nd) day of November, 1994, at 10:00 A.M., in the Council Chambers in City Hall.

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

(Continued from page 58258)

Existing Zoning Map.



EXISTING ZONING MAP

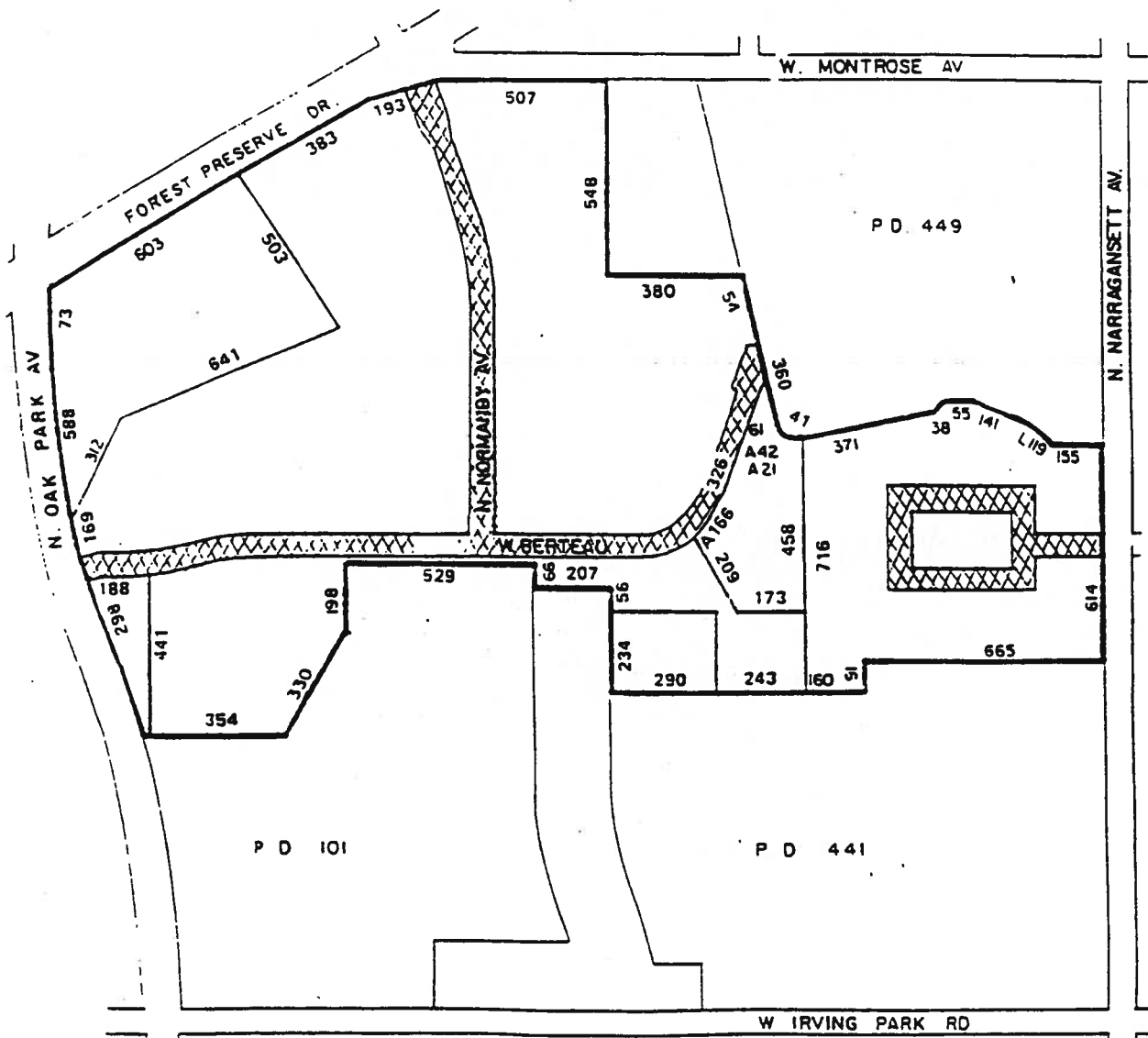
AMENDED
11-30-88


APPLICANT: Chicago Read Joint Venture
ADDRESS: North Oak Park Avenue and Forest Preserve Boulevard
DATE: August 10, 1990

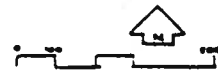
Property Line And Right-Of-Way Adjustment Map.

RESIDENTIAL-MANUFACTURING-INSTITUTIONAL PLANNED DEVELOPMENT

PROPERTY LINE & RIGHT-OF-WAY ADJUSTMENTS MAP




 RIGHT OF WAY
 TO BE DEDICATED

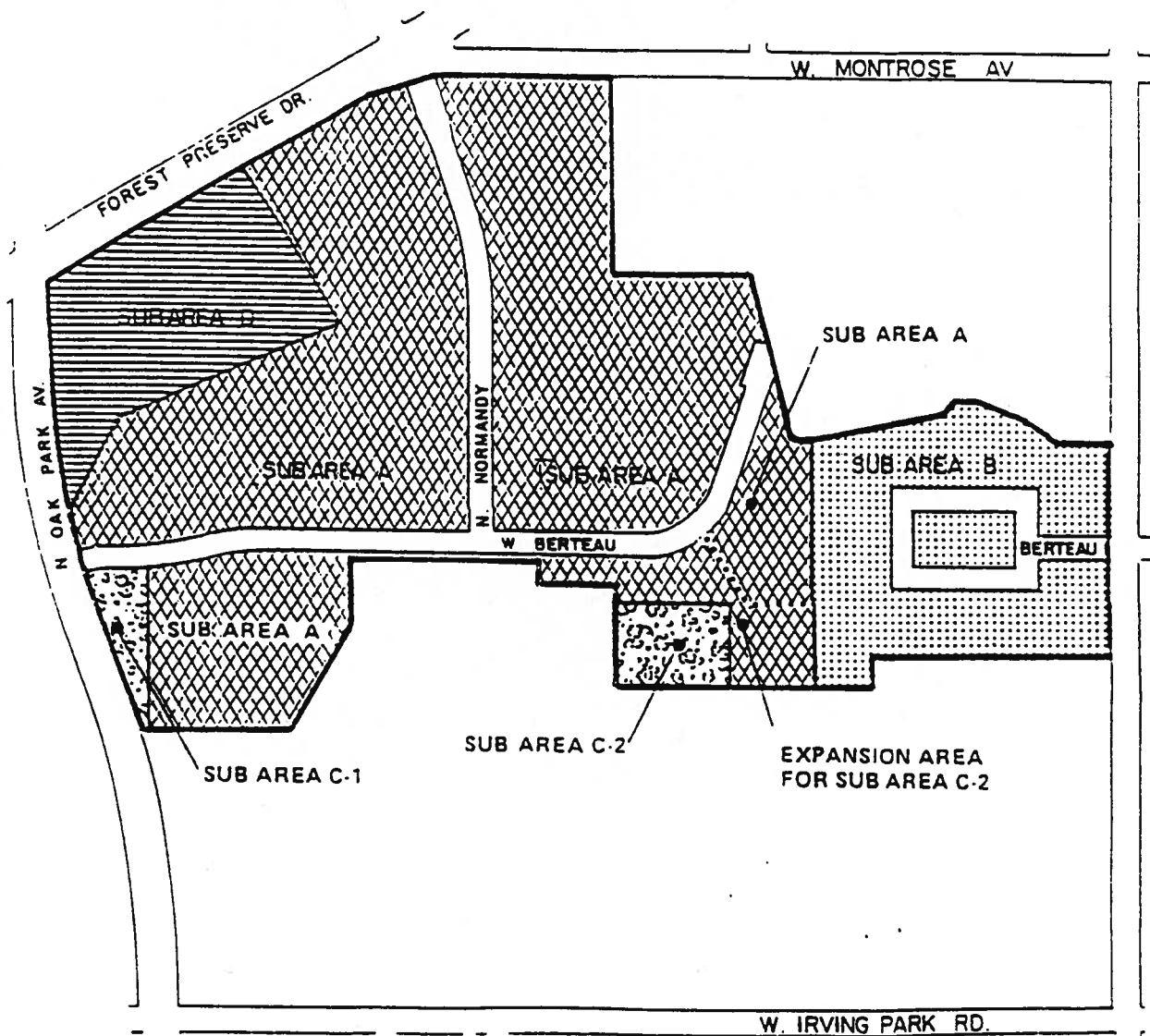






APPLICANT: CHICAGO READ JOINT VENTURE

Generalized Land Use Map.

RESIDENTIAL-MANUFACTURING-INSTITUTIONAL PLANNED DEVELOPMENT

GENERALIZED LAND USE MAP

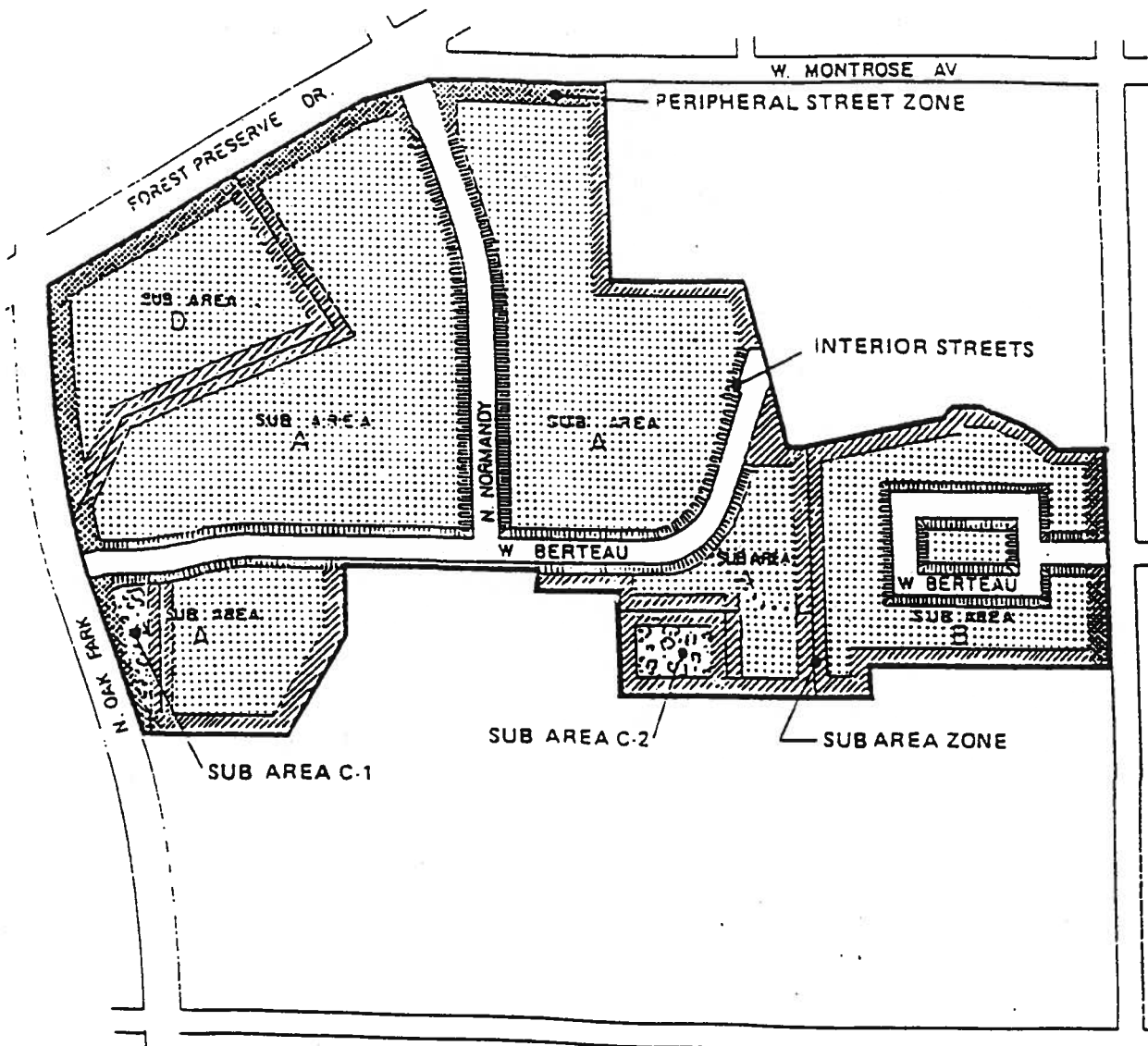







- | | | | |
|---|---|---|---|
|  | RESIDENTIAL
MULTIFAMILY |  | MANUFACTURING
MI-1 RESTRICTED MANUFACTURING DISTRICT |
|  | INSTITUTIONAL
RESIDENTIAL, EDUCATIONAL, AND RELATED
FACILITIES FOR DEVELOPMENTALLY
DISABLED PEOPLE |  | MEMORIAL PARK
CEMETERY SUB AREAS C-1 & C-2 |

Conceptual Site/Landscape Plan Map.

RESIDENTIAL-MANUFACTURING-INSTITUTIONAL PLANNED DEVELOPMENT

CONCEPTUAL SITE - LANDSCAPE PLAN



- | | | | |
|---|------------------------------------|---|--------------------------------|
|  | SUB AREA DEVELOPMENT ZONES |  | PERIPHERAL STREET ZONE |
| | 60% MAX. BLDG. COVERAGE SUB AREA A |  | ADJOINING SUB-AREA ZONE |
| | 40% MAX. BLDG. COVERAGE SUB AREA B |  | BUFFER ZONE |
| | 30% MAX. BLDG. COVERAGE SUB AREA D | | |
|  | SEMETARY ZONE | | |

No. 561, is hereby approved as conforming to the Plan of Development approved by the Chicago City Council on October 5, 1994.

Very truly yours,

A handwritten signature in black ink, appearing to read "CHRISTOPHER HILL", written in a cursive style.

Christopher R. Hill
Commissioner

cc. Paul Woznicki
Jack Swenson
Philip Levin