



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

June 03, 2025

**VIA EMAIL**

Tyler Manic  
Schain, Banks, Kenny & Schwartz, Ltd  
70 W Madison St  
Suite 5400  
Chicago, IL 60602  
(312) 345-5706

**Re: Minor Change and Site Plan Approval to PD 617, 4035 N Cicero Avenue**

Dear Mr. Manic:

Please be advised that your request for a minor change and site plan approval to Residential Business Planned Development No. 617 ("PD 617") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 617. Statement 2 in PD 617 authorizes any minor change relief pursuant to MCC § 17-8-0400. Pursuant to Statement 15 in PD 617, as amended, the future development of Subarea C requires Site Plan Approval.

Six Corners Real Estate Devt., LLC, is seeking a minor change to the development at 4035 N Cicero Avenue for drive-through facilities to be a permitted use in Subarea C. This use is already allowed in Subarea A.

The Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The following entities have reviewed and approved the changes: Chicago Department of Transportation, Chicago Fire Department, Stormwater Management, and the Mayor's Office for People with Disabilities.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 617, 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.

Secondly, Six Corners Real Estate Devt., LLC, is seeking site plan approval for design modifications to the development at 4035 N Cicero Avenue. These include:

- The Applicant proposes demolishing the existing Sears Automotive Center building and then redevelop Subarea C with a multi-tenant commercial development containing a 3,555 square-foot financial services building with an accessory single lane automatic teller machine drive-through, a 7,500 square foot restaurant building, and a 22,030 square foot retail building.
- The development features a sizable pedestrian plaza with bench seating, an extra wide pedestrian sidewalk with bike parking, outdoor dining, and generous landscaping that exceeds the greenspace requirements by 66% with more than 65 new trees (including the 52 required interior trees) plus preserving 33 existing trees associated with the development.

The bank building and its entrance are setback 9 feet, 11 inches with a second entrance 16 feet, 3 inches from the property line to accommodate the pedestrian plaza, extra-wide sidewalk and bike parking. Also, the transparency of the bank's western elevation is 55.82% for security purposes. The restaurant building's primary entrance vestibule is setback 3 feet, 4 inches from the public way with the rest of the restaurant building setback at 5 feet, 6 inches to accommodate the pedestrian plaza, extra-wide sidewalk, outdoor dining, and bike parking. These minor deviations to MCC §17-3-0504-B, -C, and -D are permitted as administrative adjustments under MCC § 17-13-1003-P, § 17-13-1003-Q, and § 17-13-1003-R. To offset any minor deviations, the Applicant proposes several pedestrian amenities along Cicero where the buildings are located: an expansive pedestrian plaza with bench seating and landscaping, an extra wide sidewalk ranging from 18 feet, 2 inches to 24 feet, 9 inches with bike parking to accommodate up to 18 bikes, an outdoor dining area, and 4,095 square feet of green space above and beyond the requirement.

The following exhibits are attached:

- Site Plan, dated 05/16/2025
- Landscape Plan, dated 05/16/2025
- Elevations – Retail (North and South), dated 05/16/2025
- Elevations – Retail (East and West), dated 05/16/2025
- Elevations – Restaurant (North, South, East and West), dated 05/16/2025
- Elevations – Bank (North, South, East and West), dated 05/16/2025
- Renderings (15 in total), dated 05/16/2025

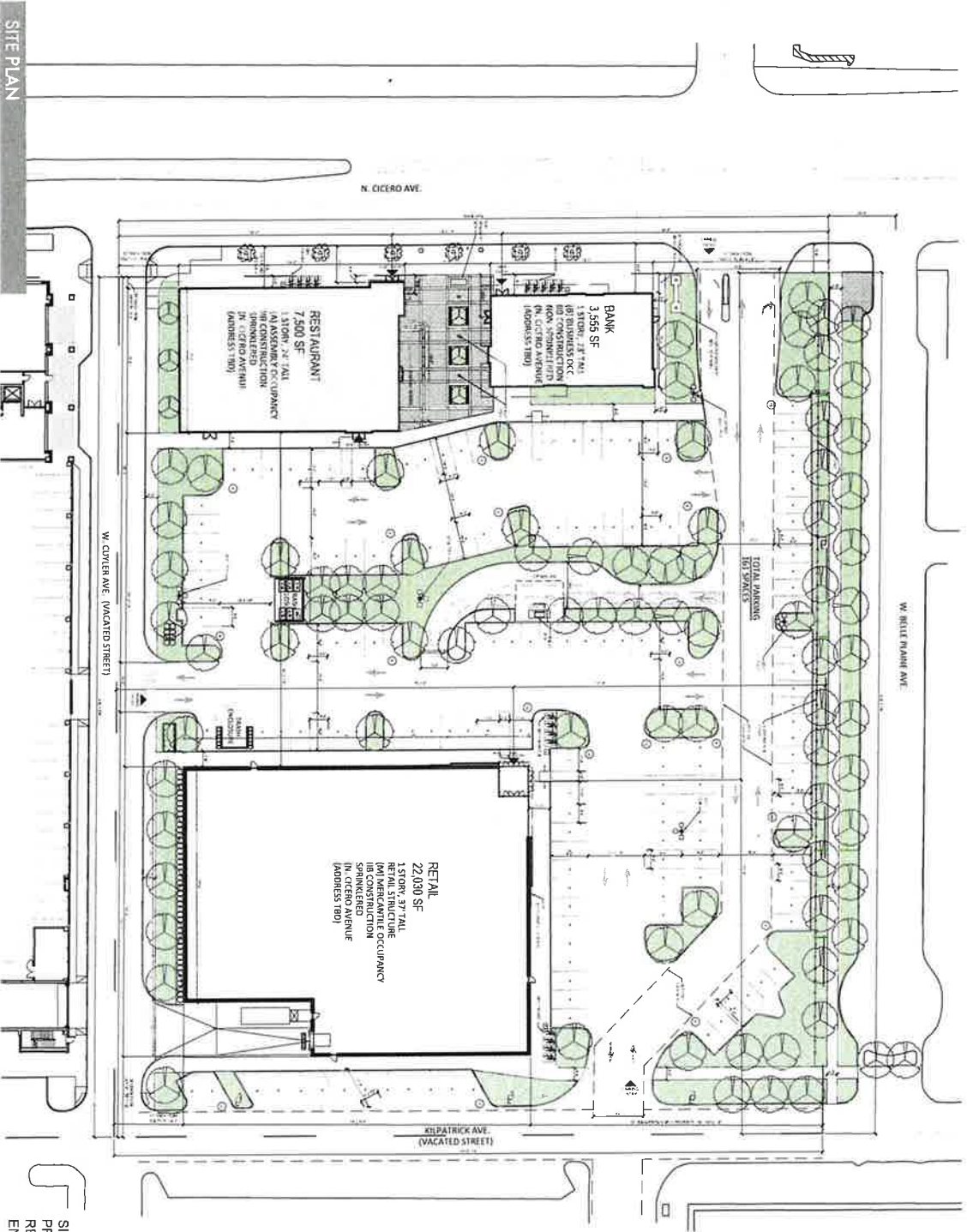
We have reviewed the drawings and exhibits submitted, and they comply with and satisfy the requirements of PD 617. Accordingly, this site plan approval is hereby approved.

Sincerely,

  
Noah Szafraniec  
Assistant Commissioner

NS:tm

CC: Teresa McLaughlin, James Gwinner, Mike Marmo, Janice Hill, Main file



SIX CORNERS REAL ESTATE DEV, LLC

SITE PLAN REVIEW - SUBAREA C

SIX CORNERS RETAIL DEVELOPMENT

CHICAGO, IL

05/16/2025

20040

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SITE LIGHTING PLACEMENT IS PRELIMINARY AND SUBJECT TO THE REVIEW OF AN ELECTRICAL ENGINEER

0 10' 20' 30' 40' 50'

1" = 50'-0"

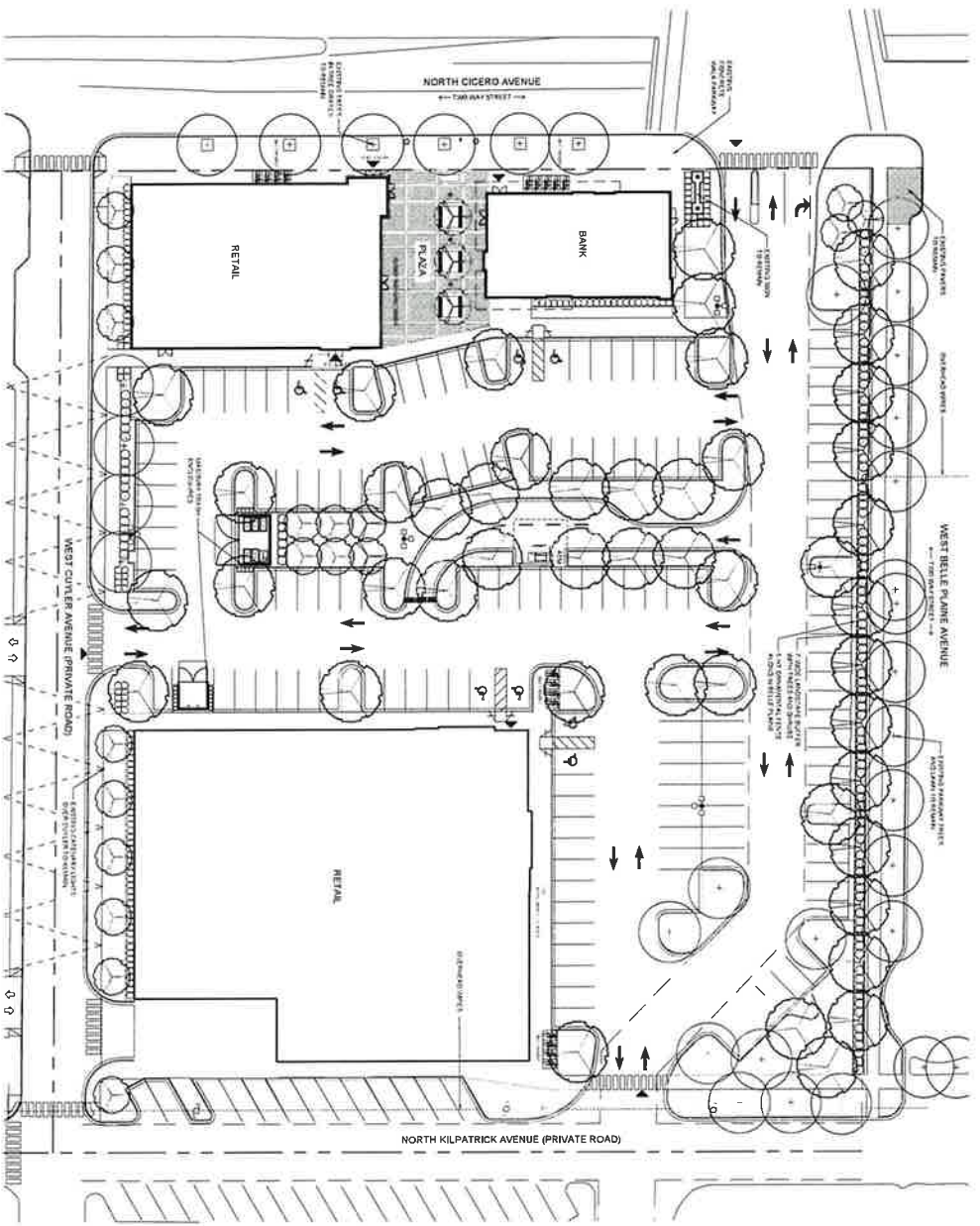
100'

1" = 50' (500)

**Hirsch | MPG**

ARCHITECTS & ENGINEERS

1



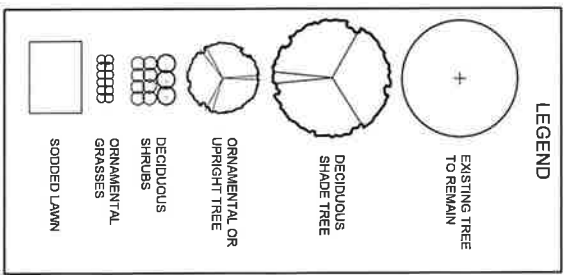
LANDSCAPE PLAN

SIX CORNERS REAL ESTATE DEV., LLC

SITE PLAN REVIEW - SUBAREA C  
SIX CORNERS RETAIL DEVELOPMENT  
CHICAGO, IL

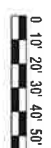
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VEHICLE USE AREA CALCULATIONS

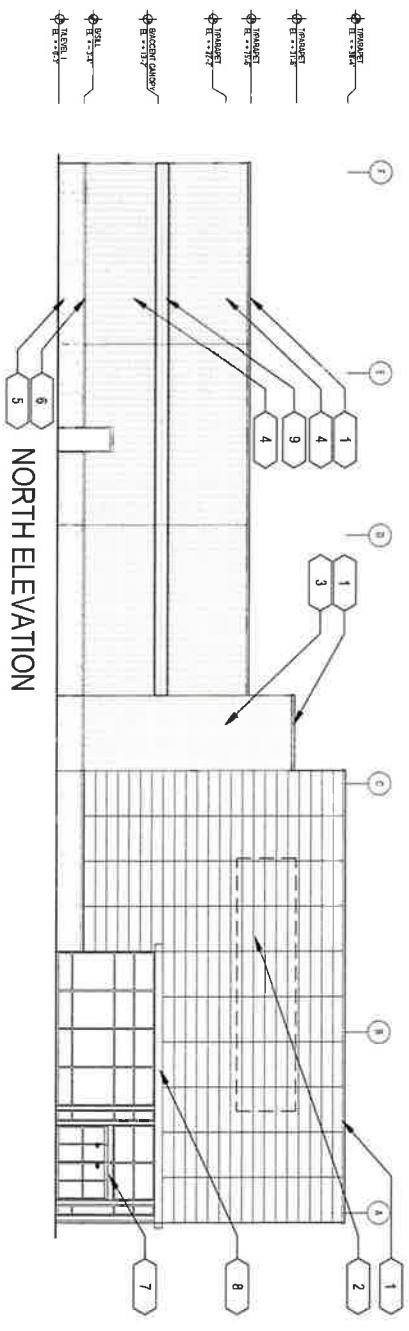
PARKING LOT AREA	64,852 SF
REQUIRED GREENSPACE (10%)	6,485 SF
PROVIDED GREENSPACE	10,580 SF
REQUIRED TREES (1/125 SF)	52
PROVIDED TREES	52



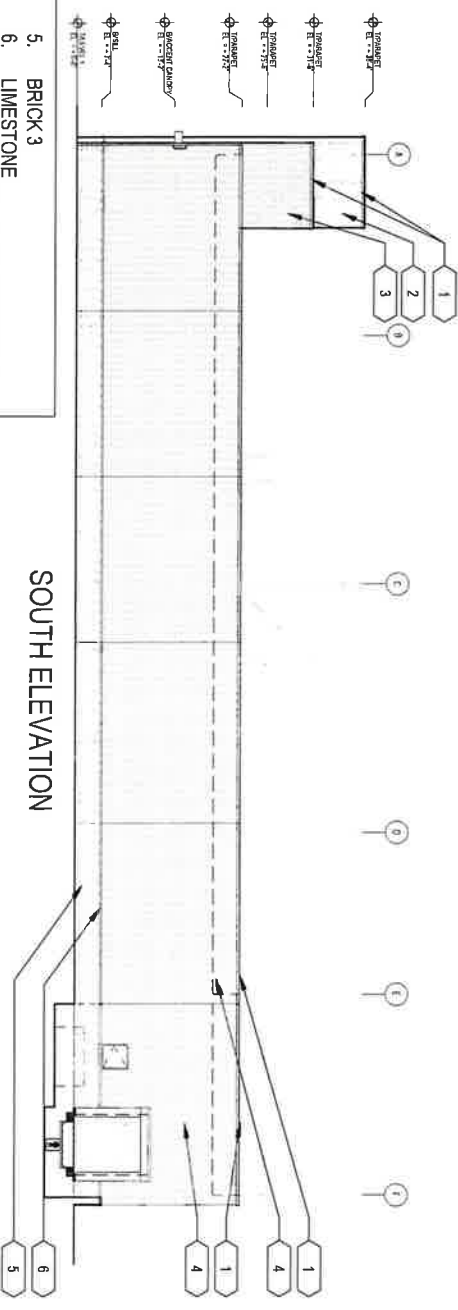
1" = 50.0'

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ARCHITECTS PLANNERS





NORTH ELEVATION



SOUTH ELEVATION

- MATERIAL LEGEND - RETAIL A:**
1. METAL COPING
  2. FIBER-CEMENT PANEL
  3. BRICK 1
  4. BRICK 2
  5. BRICK 3
  6. LIMESTONE
  7. ALUMINUM AND GLASS STOREFRONT
  8. METAL CANOPY
  9. BRICK 4 - SOLDIER COURSE

ELEVATIONS - RETAIL

SIX CORNERS REAL ESTATE DEV., LLC

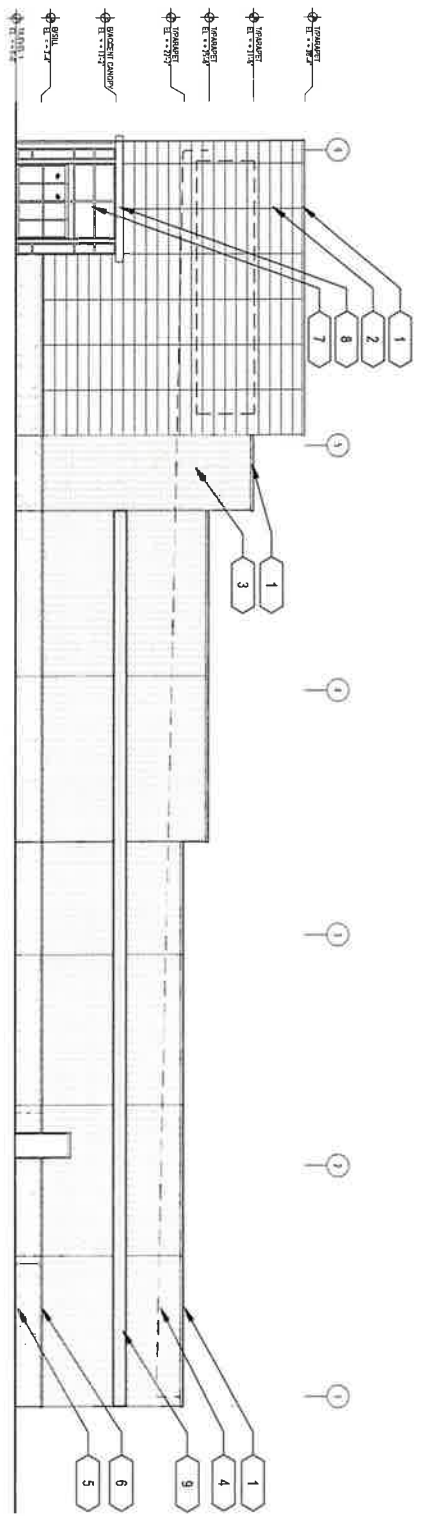
SITE PLAN REVIEW - SUBAREA C  
SIX CORNERS RETAIL DEVELOPMENT  
CHICAGO, IL

05/16/2025  
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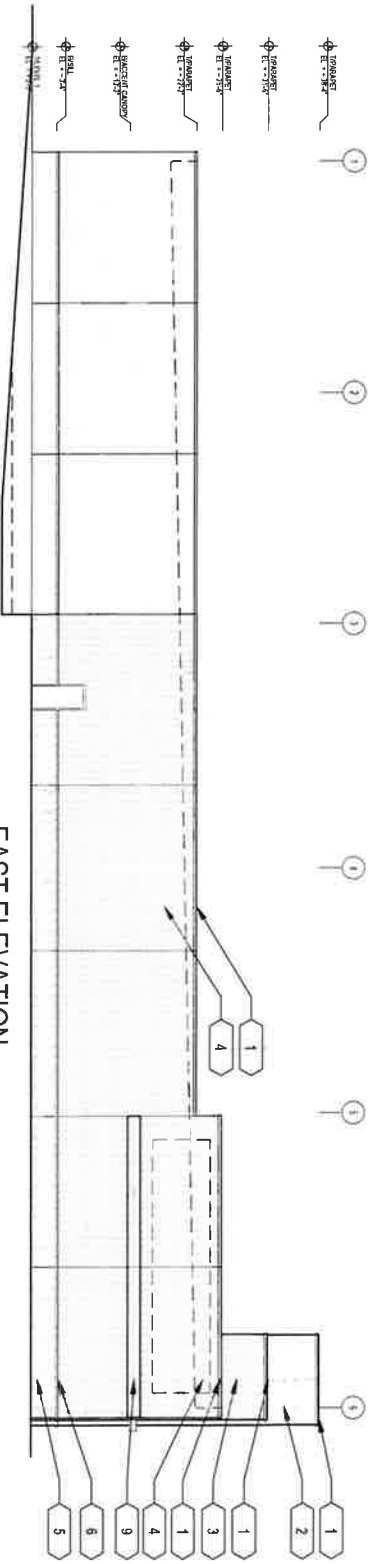
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ARCHITECTS

3





WEST ELEVATION



EAST ELEVATION

- MATERIAL LEGEND - RETAIL A:**
- 1. METAL COPING
  - 2. FIBER-CEMENT PANEL
  - 3. BRICK 1
  - 4. BRICK 2
  - 5. BRICK 3
  - 6. LIMESTONE
  - 7. ALUMINUM AND GLASS STOREFRONT
  - 8. METAL CANOPY
  - 9. BRICK 4 - SOLDIER COURSE

ELEVATIONS - RETAIL

SIX CORNERS REAL ESTATE DEV., LLC

SITE PLAN REVIEW - SUBAREA C  
SIX CORNERS RETAIL DEVELOPMENT  
CHICAGO, IL

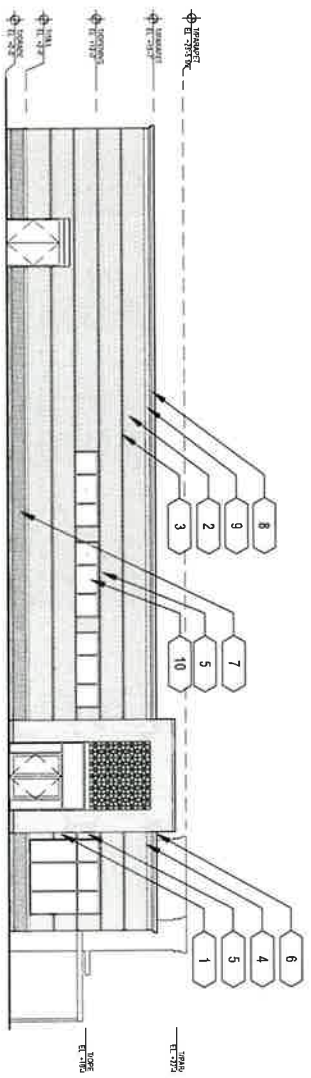
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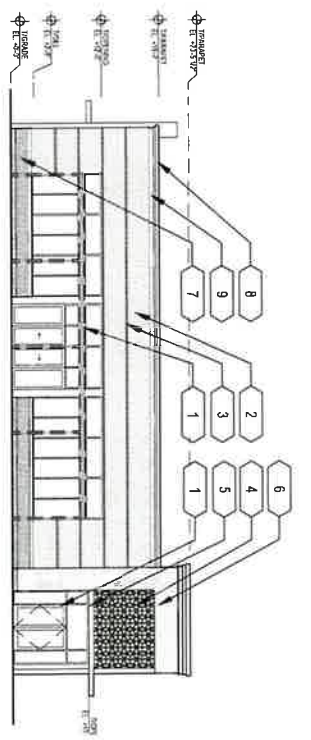
Hirsch | MPG  
ARCHITECTURAL LANDSCAPE

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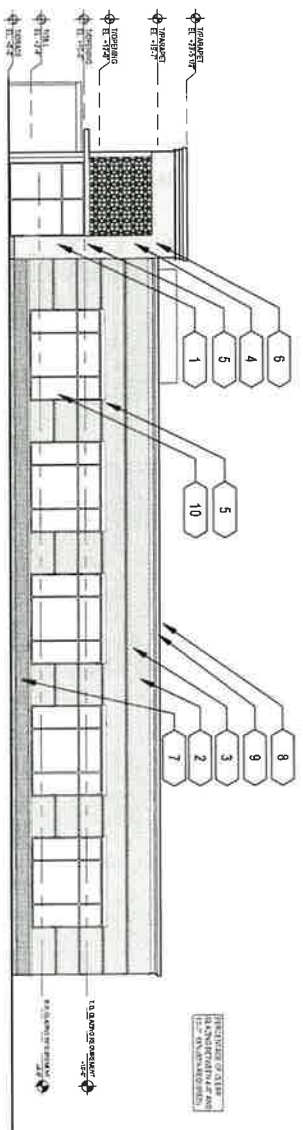




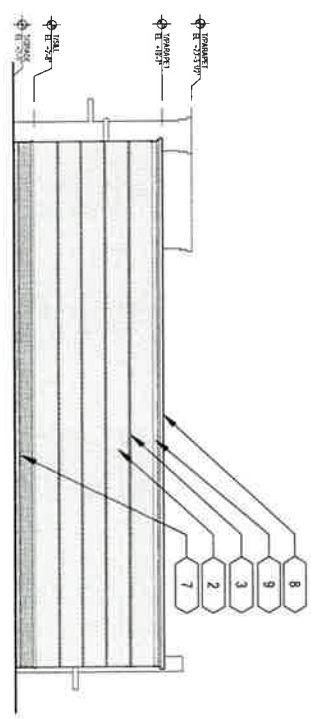
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

- MATERIAL LEGEND - RESTAURANT:**
1. ALUMINUM AND GLASS STOREFRONT
  2. BRICK COLOR 1
  3. BRICK COLOR 2
  4. SIGNAGE FIELD
  5. METAL SUNSHADING CANOPY
  6. CORRUGATED METAL PANEL
  7. DARK BRICK BASE AND STONE SILL
  8. DECORATIVE METAL CORNICE W/ LED LIGHT
  9. BRICK COLOR 1 - SOLDIER COURSE
  10. ALUMINUM AND GLASS WINDOW

**ELEVATIONS - RESTAURANT**

SIX CORNERS REAL ESTATE DEV, LLC

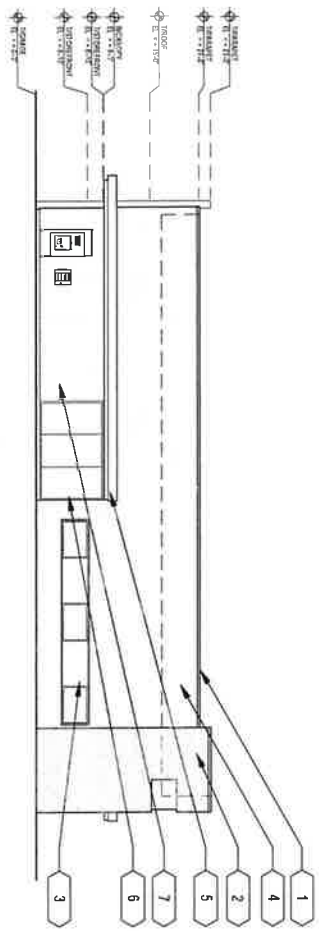
SITE PLAN REVIEW - SUBAREA C  
SIX CORNERS RETAIL DEVELOPMENT  
CHICAGO, IL

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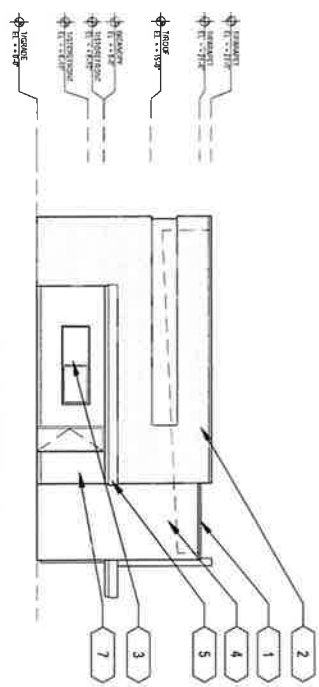
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ARCHITECTS

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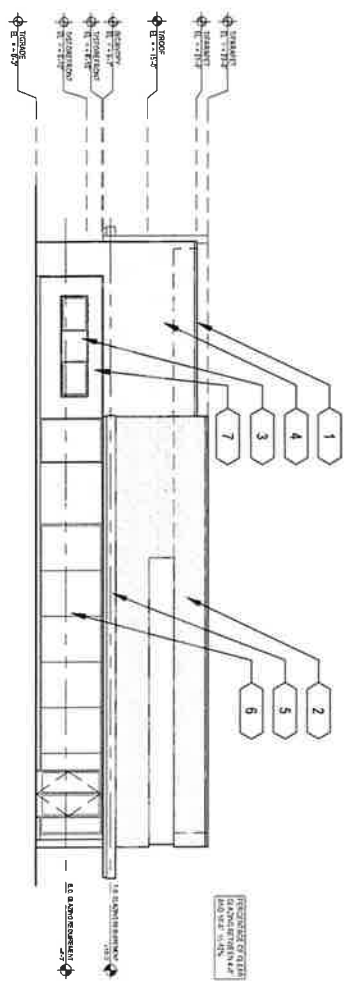




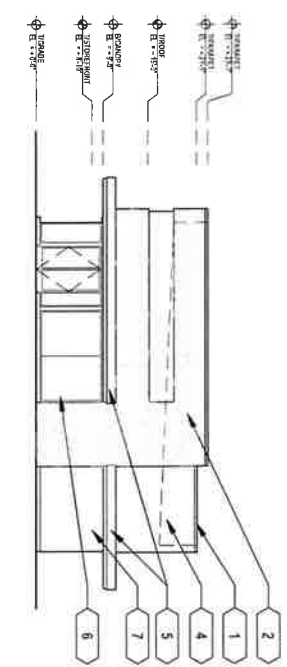
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

- MATERIAL LEGEND - BANK:**
- 1. METAL COPING
  - 2. BRICK
  - 3. METAL PANEL
  - 4. CAST STONE
  - 5. METAL CANOPY
  - 6. ALUMINUM AND GLASS STOREFRONT
  - 7. COMPOSITE PANEL ACCENT SIDING

ELEVATIONS - BANK



SIX CORNERS REAL ESTATE DEV., LLC

SITE PLAN REVIEW - SUBAREA C SIX CORNERS RETAIL DEVELOPMENT CHICAGO, IL

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6



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ESTATE DEV., LLC

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SIX CORNERS RETAIL DEVELOPMENT  
CHICAGO, IL

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ARCHITECTS & INTERIORS

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SIX CORNERS REAL  
ESTATE DEV., LLC

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SIX CORNERS RETAIL DEVELOPMENT  
CHICAGO, IL

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8



SIX CORNERS REAL  
ESTATE DEV., LLC

SITE PLAN REVIEW - SUBAREA C  
SIX CORNERS RETAIL DEVELOPMENT  
CHICAGO, IL

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ARCHITECTURAL GROUP - CHICAGO, IL

9





RESTAURANT - PITA INN - VIEW FROM EAST

SIX CORNERS REAL  
ESTATE DEV, LLC

PITA INN VE  
SIX CORNERS RETAIL DEVELOPMENT  
CHICAGO, IL

05/16/2025  
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VIEW TO SIX CORNERS

Hirsch | MPG  
ARCHITECTURE PARTNERS





RESTAURANT - PITA INN - VIEW FROM NORTH

SIX CORNERS REAL  
ESTATE DEV., LLC

PITA INN VE  
SIX CORNERS RETAIL DEVELOPMENT  
CHICAGO, IL

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**Hirsch | MPG**  
ARCHITECTURE | INTERIOR DESIGN | PLANNING

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WELLS FARGO BANK AND PITA INN - VIEW FROM SOUTH

SIX CORNERS REAL  
ESTATE DEV, LLC

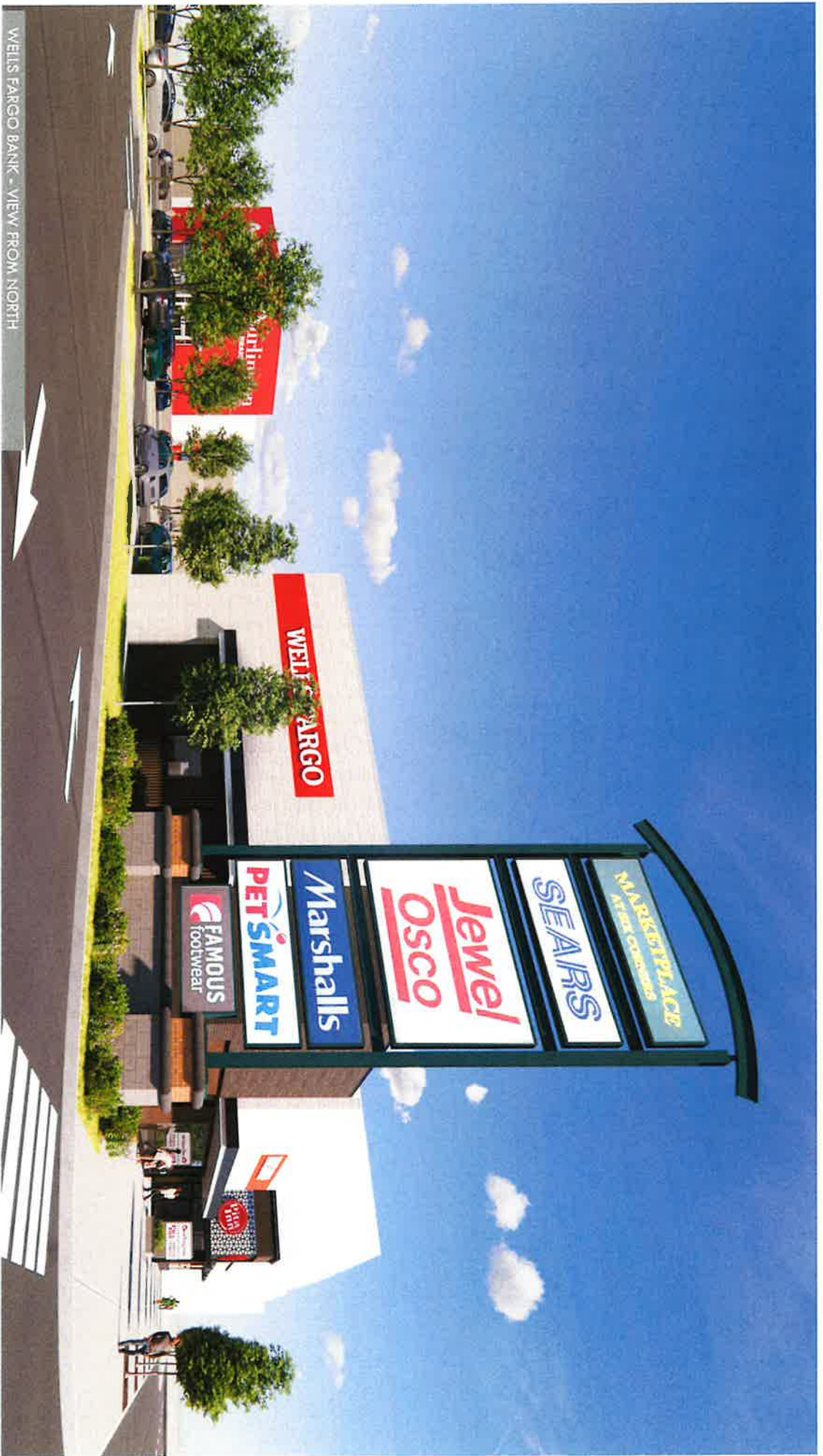
PITA INN VE  
SIX CORNERS RETAIL DEVELOPMENT  
CHICAGO, IL

05/16/2025  
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A R E T E C H N I C A L A R C H I T E C T S

13



WELLS FARGO BANK - VIEW FROM NORTH

SIX CORNERS REAL ESTATE DEV., LLC

SITE PLAN REVIEW - SUBAREA C  
 SIX CORNERS RETAIL DEVELOPMENT  
 CHICAGO, IL

05/16/2025  
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PROJECT INFORMATION

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 ARCHITECTS & PLANNERS



PUBLIC PLAZA - VIEW FROM WEST

SIX CORNERS REAL ESTATE DEV., LLC

PITA INN, VE  
SIX CORNERS RETAIL DEVELOPMENT  
CHICAGO, IL

05/16/2025  
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ARCHITECTS PLANNERS

15



PUBLIC PLAZA - VIEW FROM NORTH

SIX CORNERS REAL ESTATE DEV., LLC

PITA INN VE  
SIX CORNERS RETAIL DEVELOPMENT  
CHICAGO, IL

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PUBLIC PLAZA - VIEW FROM WEST

SIX CORNERS REAL ESTATE DEV., LLC

PITA INN VE  
SIX CORNERS RETAIL DEVELOPMENT  
CHICAGO, IL

05/16/2025  
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ARCHITECTURAL RENDERING



PUBLIC PLAZA - AERIAL OVERVIEW

SIX CORNERS REAL ESTATE DEV., LLC

SITE PLAN REVIEW - SUBAREA C  
 SIX CORNERS RETAIL DEVELOPMENT  
 CHICAGO, IL

05/16/2025  
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 ARCHITECTS ENGINEERS PLANNERS



ATM DRIVE-THROUGH - VIEW FROM NORTHWEST

SIX CORNERS REAL  
ESTATE DEV., LLC

SITE PLAN REVIEW - SUBAREA C  
SIX CORNERS RETAIL DEVELOPMENT  
CHICAGO, IL

05/16/2025  
20040  
MM

**Hirsch** | **MPG**  
ARCHITECTURE & PLANNING



ATM DRIVE-THROUGH - VIEW FROM NORTH

SIX CORNERS REAL ESTATE DEV., LLC

SITE PLAN REVIEW - SUBAREA C  
SIX CORNERS RETAIL DEVELOPMENT  
CHICAGO, IL

05/16/2025  
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20



PROJECT SITE - AERIAL OVERVIEW

SIX CORNERS REAL  
ESTATE DEV., LLC

PITA INN VE  
SIX CORNERS RETAIL DEVELOPMENT  
CHICAGO, IL

05/16/2025  
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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

September 27, 2022

Tyler Manic  
Schain Banks Kenny & Schwartz  
70 W. Madison St., Suite 5300  
Chicago, IL 60602

**Re: Minor change to PD 617, Subarea B, loading spaces at 4712 W. Irving Park Rd.**

Dear Mr. Manic:

Please be advised that your request for a minor change to Residential Business Planned Development No. 617 ("PD 617") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 617.

Six Corners Real Estate Devt LLC, the sole owner of the PD, is seeking a minor change to reduce the number of loading spaces within Subarea B from three, 10' x 50' spaces to two, 10' x 50' spaces. One 10' x 25' loading space is also required. They are proposing less than 199,999 SF of residential space and less than 49,999 SF of retail space within Subarea B. Pursuant to Section 17-10-1101 of the Zoning Ordinance, this would result in a minimum of one, 10' x 25' loading space and two, 10' x 50' loading spaces required. A revised Bulk Regulations and Data Table with the elimination of one loading space within Subarea B is attached.

The Department of Planning and Development has determined that allowing the elimination of one loading space will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 617, 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,

Noah Szafraniec  
Assistant Commissioner, Plan Commission

C: Mike Marmo, Janice Hill, Main file

AMENDMENT TO RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 617  
BULK REGULATIONS AND DATA TABLE

Total Gross Site Area:	814,407 square feet
Total Area in Public Way:	98,643 square feet
Net Site Area:	
Subarea A:	455,470 square feet
Subarea B:	111,978 square feet
Subarea C:	148,316 square feet
Total Net Site Area:	715,764 square feet
Maximum Floor Area:	
Subarea A:	168,523.90 (118,044 square feet existing)
Subarea B:	295,621.92
Subarea C:	519,106.00
Floor Area Ratio:	
FAR Overall:	0.73
FAR Subarea A:	0.37 (0.26 Existing)
FAR Subarea B:	2.64
FAR Subarea C:	3.50
Setbacks:	
Subarea A:	Existing, no change
Subarea B:	In accordance with Site Plan
Subarea C:	In accordance with B3-3 Community Shopping District.
Maximum Building Height:	
Subarea A:	Existing, no change (per building elevations of PD 617 dated July 10, 1996 on file with Department of Planning)
Subarea B:	112 feet, 7 inches

AMENDMENT TO RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 617  
BULK REGULATIONS AND DATA TABLE

Subarea C:	75 feet
 Minimum Parking Spaces:	
Subarea A:	622 (Existing per Survey)
Subarea B:	Standard <sup>1</sup> : 207 (Resid.); 100 (Retail) Proposed: 186 (Resid.); 89 (Retail)
Subarea C:	Pursuant to Section 17-10-0207 standards for the B3-3 Community Shopping District.
 Dwelling Units:	
Subarea A:	0
Subarea B:	207
Subarea C:	Pursuant to the requirements of Section 17-03-0402-A
 Bicycle Parking Spaces:	
Subarea A:	0
Subarea B:	Standard: 104 (Resid.); 20 (Retail) <sup>2</sup> Proposed: 207 (Resid.); 20 (Retail)
Subarea C:	Pursuant to Section 17-10-0207-D
 Loading Spaces:	
Subarea A:	Existing, no change
Subarea B:	1 (10 x 25) 2 (10 x 50)
Subarea C:	Pursuant to Section 17-10-1100

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<sup>1</sup> TSL Parking reductions allowed

<sup>2</sup> 1:5 req'd vehicular parking space

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF  
AREA SHOWN ON MAP NO. 11-K.

(As Amended)  
(Application No. 20785) RBP D 617,99  
(Common Address: 4712 -- 4738 W. Irving Park Rd.)

[SO2021-3108]

(Committee Meeting Held September 8, 2021)

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, September 14, 2021.

*To the President and Members of the City Council:*

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on September 8, 2021, the following items were passed by a majority of the members present:

Pages 1 through 13 contain various map amendments in the 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 6<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup>, 17<sup>th</sup>, 20<sup>th</sup>, 25<sup>th</sup>, 26<sup>th</sup>, 27<sup>th</sup>, 28<sup>th</sup>, 29<sup>th</sup>, 33<sup>rd</sup>, 34<sup>th</sup>, 37<sup>th</sup>, 40<sup>th</sup>, 41<sup>st</sup>, 42<sup>nd</sup>, 44<sup>th</sup>, 45<sup>th</sup>, 47<sup>th</sup> and 48<sup>th</sup> Wards, noting that Alderman Rodriguez, Alderman Sigcho-Lopez and Alderman Hadden voted "No" on Document Number SO2021-3108.

Page 1 also contains Document Number A2021-136 for the reappointment of Laura Flores as a member of the Chicago Plan Commission.

Page 1 further contains Document Number A2021-137 for the reappointment of Guacolda Reyes as a member of the Chicago Plan Commission.

Page 1 further contains Document Number SO2021-3239 for the amendment of Municipal Code Chapter 18-28 regarding mechanical systems and building provisions and the coordinating amendments of Chapters 2-116, 4-344, 4-376, 11-20, 14A-1, 14B-10, 14B-11, 14M-1 and 18-36.

Page 13 contains a direct introduction, a correction to Ordinance Number O2020-5757, for the property located at 1810 -- 1820 North Wells Street.

Page 13 also contains Document Number Or2021-173 for the demolition of a noncontributing building in a historical landmark district located at 513 West Fullerton Parkway in the Mid-North Landmark District.

Page 13 further contains various large signs over 100 square feet in area and 24 feet above grade in the 2<sup>nd</sup>, 4<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup>, 20<sup>th</sup>, 22<sup>nd</sup>, 25<sup>th</sup>, 27<sup>th</sup> and 38<sup>th</sup> Wards.

Lastly, page 1 contains Document Number SO2021-3249 for the amendment of Municipal Code Chapters 17-3, 17-4, 17-5, 17-7, 17-9 and 17-14 regarding cannabis related establishments, noting that Alderman Beale, Alderman Lopez, Alderman Moore and Alderman Sigcho-Lopez voted "No" on this item.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) THOMAS TUNNEY,  
*Chairman.*

On motion of Alderman Tunney, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen La Spata, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Coleman, Moore, Curtis, O'Shea, Brookins, Tabares, Scott, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Cardona, Waguespack, Rodriguez-Sanchez, Austin, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Smith, Tunney, Gardiner, Cappleman, Osterman, Silverstein -- 43.

*Nays* -- Aldermen Rodriguez, Sigcho-Lopez, Ramirez-Rosa, Martin and Hadden -- 5.

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

The following is said ordinance as passed:

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the Planned Development Number 617 District symbols and indications as shown on Map Number 11-K in the area bounded by:

North Cicero Avenue; West Belle Plaine Avenue; North Kilpatrick Avenue; a line 216 feet north of West Belle Plaine Avenue running for a distance of 355.83 feet; the westerly right-of-way of the Chicago, Milwaukee & St. Paul Railroad; West Irving Park Road; a line 133 feet east of North Kilpatrick Avenue; a line 150 feet north of West Irving Park Road; North Kilpatrick Avenue; a line 33 feet west of North Kilpatrick Avenue; a line 100 feet north of West Irving Park Road; a line 153 feet west of North Kilpatrick Avenue; and West Irving Park Road,

to those of Planned Development Number 617, as amended District.

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

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

*Residential-Business Planned Development No. 617.*

*Planned Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 617, as amended ("Planned Development") consists of approximately 715,764 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Six Corners Real Estate Devt. LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of 18 statements and exhibits; a Bulk Regulations Table; a Survey; a Site Plan, Existing Site Photos; an Existing Zoning and Land-Use Map, Landscape Plan; A Subarea Plan; a Site Plan; Building Elevations (North, South, East and West); Floor Plans; prepared by MG2 and dated June 4, 2021, submitted herein (collectively, "Plans"). 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 following uses are permitted in Subarea A: all uses allowed under a B3-2 Community Shopping District, except dwelling units and lodging rooms.

The following uses are permitted in each of Subareas B and C: efficiency and dwelling units located above the ground floor, artist live-work located above the ground floor, general retail sales, office, limited restaurant, general restaurant, outdoor patio (if located at grade level), personal service, indoor participant sports and recreation, co-located wireless communication facilities, schools, day care, children's play centers, sales and grooming, veterinary, body art services, vacation rental, shared housing unit, cultural exhibits and libraries, artists work or sales space, business equipment sales and service, business support services, communication service establishments, financial services, food and beverage retail sales, medical service, including accessory parking and related uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations 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 715,764 (a net site area of 455,470 square feet for Subarea A, a net site area of 111,978 square feet for Subarea B, and a net site area of 148,316 square feet for Subarea C).
9. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The site and landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085 of the Municipal Code, or any other provision of that code.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. Any material development in Subarea C shall be submitted and processed under Site Plan Review pursuant to Section 17-13-0801 through Section 17-13-05 of the Chicago Zoning Ordinance. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any buildings, the Applicant shall submit a site plan, landscape plan and building elevations ("Site Plan Submittal") for review and approval by the Department of Planning and Development ("DPD"). Upon submittal, DPD and the Applicant shall notify the alderman of the ward in which a Site Plan Submittal is located and, in conjunction with the Site Plan Submittal, the Applicant shall be subject to a public review process that is facilitated by such alderman. Review and approval by DPD are intended to assure that specific development components substantially conform with the Planned Development.

Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development and provided the Applicant has timely provided all Site Plan Submittals, the Commissioner shall issue such Site Plan Approval. Following the approved Site Plan Approval, 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.

Any Site Plan Submittal for Subarea C shall, at a minimum, provide the following information:

- a. The boundaries of the property;
- b. The footprint of the improvements;

- c. Location and dimensions of all parking spaces and loading berths;
  - d. Preliminary landscaping plan prepared by a landscape architect;
  - e. All pedestrian circulation routes;
  - f. Preliminary building sections and elevations of the improvements with a preliminary building materials list; and
  - g. Statistical information applicable to the property limited to the following:
    - (1) Floor area and floor area ratio;
    - (2) Uses to be established;
    - (3) Building heights;
    - (4) All setbacks, required and provided;
    - (5) Floor area devoted to all uses (office, dwelling, etc.);
    - (6) Number of dwelling units (if applicable);
    - (7) Occupancy counts (if applicable);
    - (8) Number of loading spaces/berths;
    - (9) An approved Site Plan by CDOT, Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Department's Division of Storm Water Management; and
    - (10) Any other information necessary to illustrate substantial conformance with the Planned Development.
16. The Applicant acknowledges and agrees that the rezoning of the Property from Planned Development Number 617 to Planned Development Number 617, as amended ("P.D."), triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project ("ARO Units") as affordable units, or with the approval of the Commissioner of the Department of Housing ("DOH") (subject to the transition provisions of Section 2-44-040(c)), in consultation with the Commissioner of the Department of Planning and Development ("DPD") as appropriate; (ii) pay a fee in lieu of the development of the ARO Units (Cash Payment); or (iii) any combination of (i) and (ii); provided, however, that residential

housing projects with 20 or more units must provide at least 25 percent of the ARO Units on-site or off-site (Required Units). If the developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area within the meaning of the ARO.

For Subarea B, the project has a total of 207 units. As a result, the Applicant's affordable housing obligation is 21 ARO Units (10 percent of 209 rounded up), 6 of which are Required Units (25 percent of 21, rounded down). Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$134,242 per ARO Unit ("Cash Payment") for a total cash payment of \$2,013,630 for 15 ARO Units, and providing 6 ARO Units in the building to be constructed in the Planned Development to be approved by the Department of Housing in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the ARO rental Units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of ARO Units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Housing for review and approval, and DOH may adjust the number of required ARO Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-44-080(L). The cash payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in the consumer price index in accordance with Section 2-44-080. The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBES") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design,

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

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to P.D. Number 617 prior to the passage of this amendment.

[Levels 1, 2, 3, 4 and 5 Overall Floor Plan Unit Mix; Table of Contents; Project Description; Vicinity Plan; Subarea Plan; Survey; Zoning Analysis; Context Photos; Master Plan Goals; Transit-Served Vicinity Map; Proximity to Transit; Land-Use/Zoning Map; Site Circulation; Street Level Use; Existing Demolition; Massing Studies; Aerial View; Street Level View; Cuyler Avenue and Irving Park Road Residential Entry; Cuyler Avenue Street Level View; Site Plan; Basement and Levels 1, 2, 3, 4, 5 and 6 Floor Plans; Overall Unit Matrix; North, South, East and West Building Elevations; Building Section; Streetscape Elevations; Material Board; Facade Section A (at existing structure); Facade Section B (at addition); Street Level Demolition Plan; Street Level Landscape Plan; Enlarged Cuyler Avenue Landscape Plan; Cuyler Avenue Section; Level 2 Courtyard Plan; Amenity Deck Landscape Plan; and Sustainability Matrix referred to in these Plan of Development Statements printed on pages 36028 through 36085 of this Journal.]

9/14/2021

REPORTS OF COMMITTEES

20785  
36025

Bulk Regulations and Data Table, ARO Affordable Housing Profile Form (AHP) and ARO Web Form referred to in these Plan of Development Statements read as follows:

*Amendment To Residential-Business Planned Development No. 617.*

*Bulk Regulations And Data Table.*

Total Gross Site Area:	814,407 square feet
Total Area in Public Way:	98,643 square feet
Net Site Area:	
Subarea A:	455,470 square feet
Subarea B:	111,978 square feet
Subarea C:	148,316 square feet
Total Net Site Area:	715,764 square feet
Maximum Floor Area:	
Subarea A:	168,523.90 (118,044 square feet existing)
Subarea B:	295,621.92
Subarea C:	519,106.00
Floor Area Ratio:	
FAR Overall:	0.73

FAR Subarea A:	0.37 (0.26 Existing)
FAR Subarea B:	2.64
FAR Subarea C:	3.50

## Setbacks:

Subarea A:	Existing, no change
Subarea B:	In accordance with Site Plan
Subarea C:	In accordance with B3-3 Community Shopping District.

## Maximum Building Height:

Subarea A:	Existing, no change (per building elevations of P.D. 617 dated July 10, 1996 on file with Department of Planning)
Subarea B:	112 inches, 7 inches
Subarea C:	75 feet

## Minimum Parking Spaces:

Subarea A:	622 (Existing per Survey)
Subarea B:	Standard*: 207 (Resid.); 100 (Retail) Proposed: 186 (Resid.); 89 (Retail)

---

\*TSL Parking reductions allowed

Subarea C:	Pursuant to Section 17-10-0207 Standards for the B3-3 Community Shopping District.
Dwelling Units:	
Subarea A:	0
Subarea B:	207
Subarea C:	Pursuant to the requirements of Section 17-03-0402-A
Bicycle Parking Spaces:	
Subarea A:	0
Subarea B:	Standard: 104 (Resid.); 20 (Retail)* Proposed: 207 (Resid.); 20 (Retail)
Subarea C:	Pursuant to Section 17-10-0207-D
Loading Spaces:	
Subarea A:	Existing, no change
Subarea B:	1 (10 by 25) 3 (10 by 50)
Subarea C:	Pursuant to Section 17-10-1100

---

\*1:5 required vehicular parking space

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**ARO Affordable Housing Profile Form (AHP)**

Submit this form for projects that are subject to the 2015 ARO, Near North/Near West Pilot, Milwaukee Pilot or Pilsen/Little Village Pilot Ordinances (all projects submitted to City Council after October 13, 2015). More information is online at [www.cityofchicago.gov/ARO](http://www.cityofchicago.gov/ARO). Submit the completed to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: [denise.roman@cityofchicago.org](mailto:denise.roman@cityofchicago.org) or [justin.root@cityofchicago.org](mailto:justin.root@cityofchicago.org). Applications that include off-site units should submit documentation listed on page two.

Date:

**DEVELOPMENT INFORMATION**

Development Name: Six Corners

Development Address: 4712-38 W. Irving Park Road

Zoning Application Number, if applicable: 20785

Ward: 45

If you are working with a Planner at the City, what is his/her name? Elijesh Tuffy

Type of City Involvement  
check all that apply

- City Land
- Financial Assistance
- Zoning increase

- Planned Development (PD)
- Transit Served Location (TSL) project

**REQUIRED ATTACHMENTS:** the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

**DEVELOPER INFORMATION**

Developer Name Six Corners Real Estate Devt., LLC

Developer Contact Jake Paschen

Developer Address 3423 N. Drake, Chicago, IL 60618

Email [jpaschen@novakconstruction.com](mailto:jpaschen@novakconstruction.com)

Developer Phone 847-446-2446

Attorney Name Tyler Manic

Attorney Phone 312-345-5706

**TIMING**

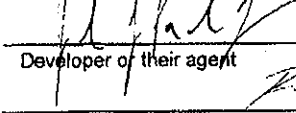
Estimated date marketing will begin May 2023

Estimated date of building permit\* May 2022

Estimated date ARO units will be complete October 2023

\*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

**PROPOSED UNITS MEET REQUIREMENTS** (to be executed by Developer & ARO Project Manager)

  
 \_\_\_\_\_  
 Developer of their agent

8.4.21  
 \_\_\_\_\_  
 Date  
 08.04.2021  
 \_\_\_\_\_  
 Date

ARO Project Manager, DOH



ARO Web Form

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**Applicant Contact Information**  
Name: Tyler Manic  
Email: tmanic@schainbanks.com

**Development Information**

**Address** **Printed Date: 08/04/2021**

Number From: 4712    Number To: 4738    Direction: W  
Street Name: Irving Park    Postal Code: 60641

**Development Name**  
Six Corners

Are you rezoning to downtown?: No  
Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY

**Information**

Ward: 45    ARO Zone: Higher Income

**Details**  
ARO Ttrigger: ZP  
Total Units 207  
Development Type: Rent  
TSL Project: TSL-or FAR doesn't exceed 3.5  
Date Submitted: 08/04/2021

**Requirements**FINAL FOR  
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Affordable Units: 21 \*On-site aff. Units: 5

How do you intend to meet your required obligation

On-Site: 6 Off-Site: 0

On-Site to CHA or Authorized Agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units: 6 In-Lieu Fee Owed: 2,013,630

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Project Name: 5th Corners  
 Location number, if applicable: 20785  
 Address: 4712-38th W Irving Park Road  
 For Sale or Rental Project? Rental  
 Rent average psf rent/price? 3.00

Total Units in Project: 207  
 Total Affordable units: 6

Market Rate Units Available FFCS In Unit Laundry	Affordable Units Available FFCS In Unit Laundry
Refrigerator	Stainless Steel
Age/EnergyStar/Make/Model/Color	Stainless Steel
Dishwasher	Stainless Steel
Age/EnergyStar/Make/Model/Color	Stainless Steel
Stove/Oven	Stainless Steel
Age/EnergyStar/Make/Model/Color	Stainless Steel
Microwave	Stainless Steel
Age/EnergyStar/Make/Model/Color	Stainless Steel
Bathroom(s)	Stainless Steel
how many?	Stainless Steel
Half bath? Full bath?	Stainless Steel
Kitchen countertops	Stainless Steel
material	Stainless Steel
Flooring	Stainless Steel
material	Stainless Steel
HVAC	Stainless Steel
Other	Stainless Steel

Summary		market rate		ARO		affordable v. market square footage*	
unit type	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage	affordable v. market square footage*
studio	41	20%	591	1	17%	579	98%
one-bed	120	58%	768	4	67%	852	111%
two-bed	40	20%	1,033	1	17%	1,065	105%

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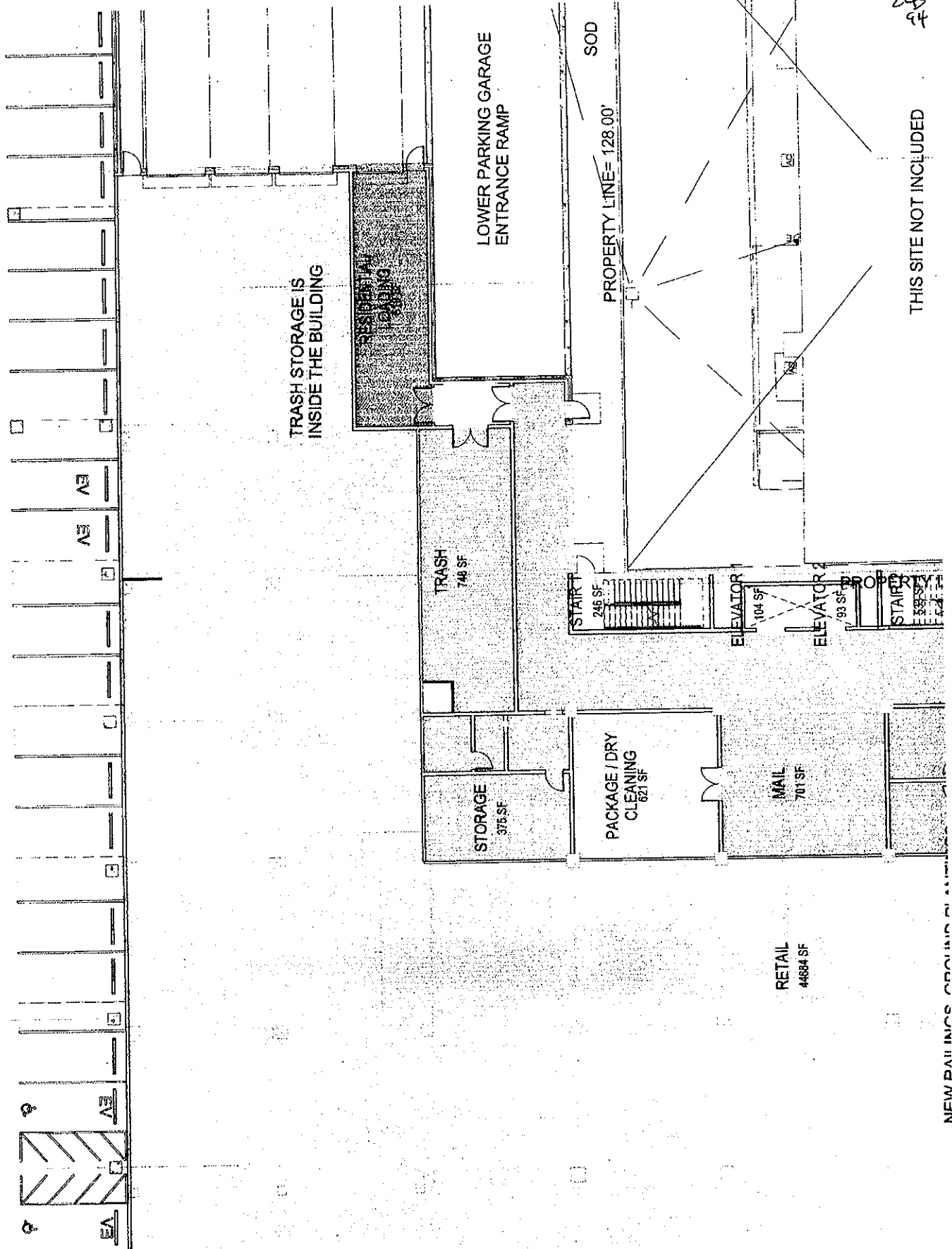
**SIX CORNERS MIXED-USE**

**NOVAK DEVELOPMENT**

**MG2**

APPLICATION REVIEW August 12, 2021

ENI



TRASH STORAGE IS INSIDE THE BUILDING

RESIDENTIAL LOADING

LOWER PARKING GARAGE ENTRANCE RAMP

PROPERTY LINE = 128.00'

SOD

THIS SITE NOT INCLUDED

243 94

NEW BAH INC. COUNCIL

STORAGE 375 SF

PACKAGE / DRY CLEANING 621 SF

MAIL 701 SF

TRASH 748 SF

STAIR 246 SF

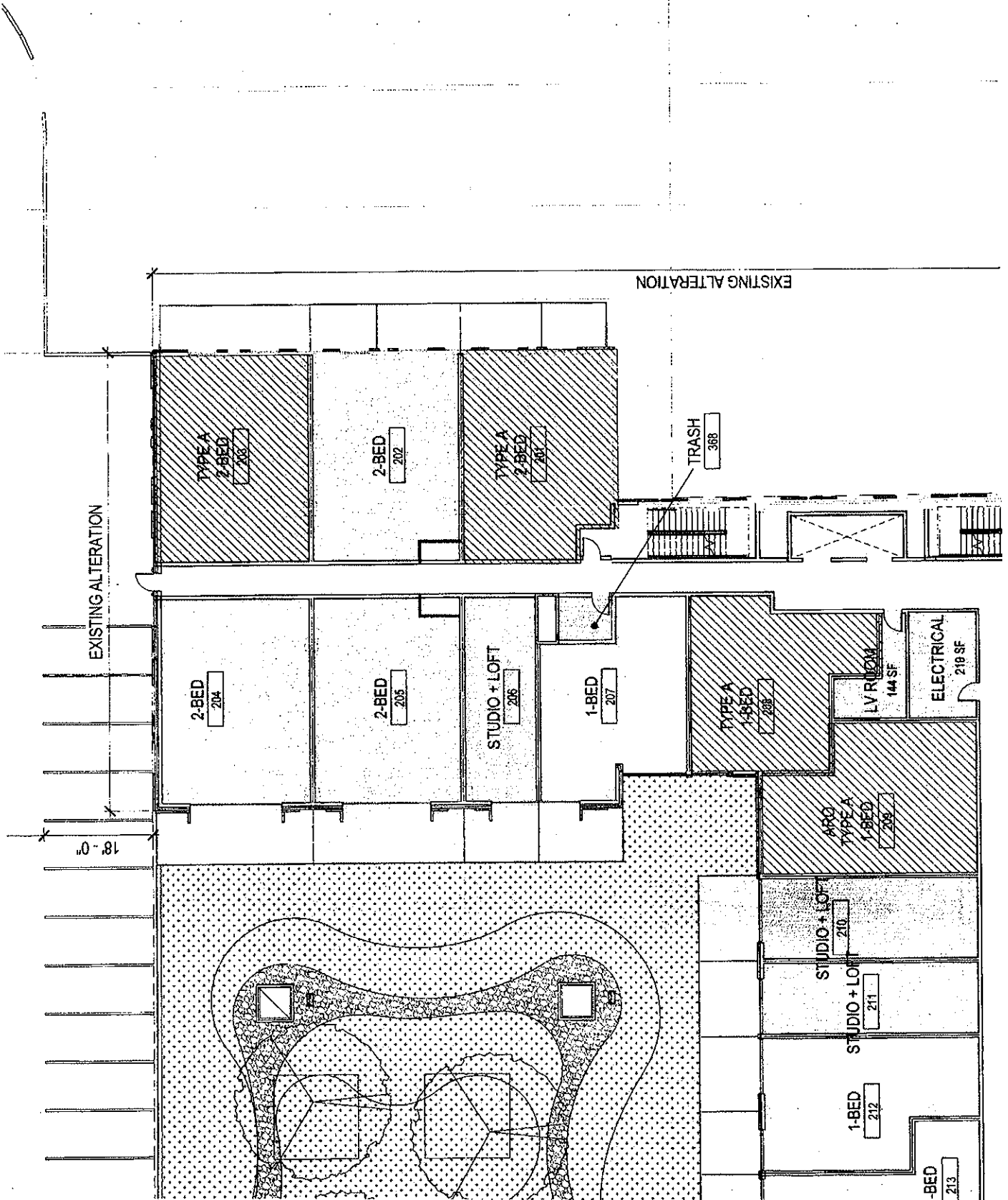
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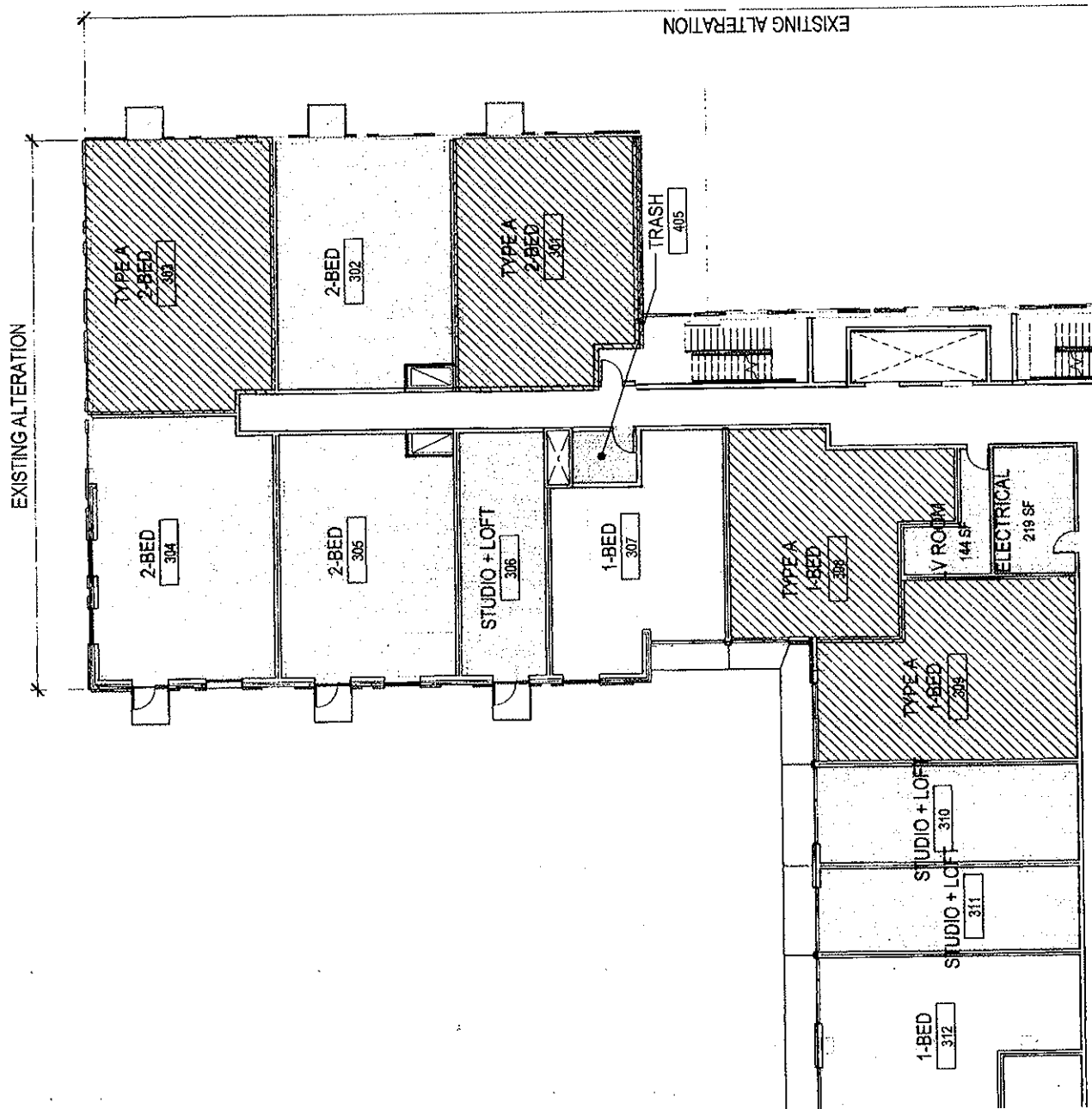
ELEVATOR 2 93 SF

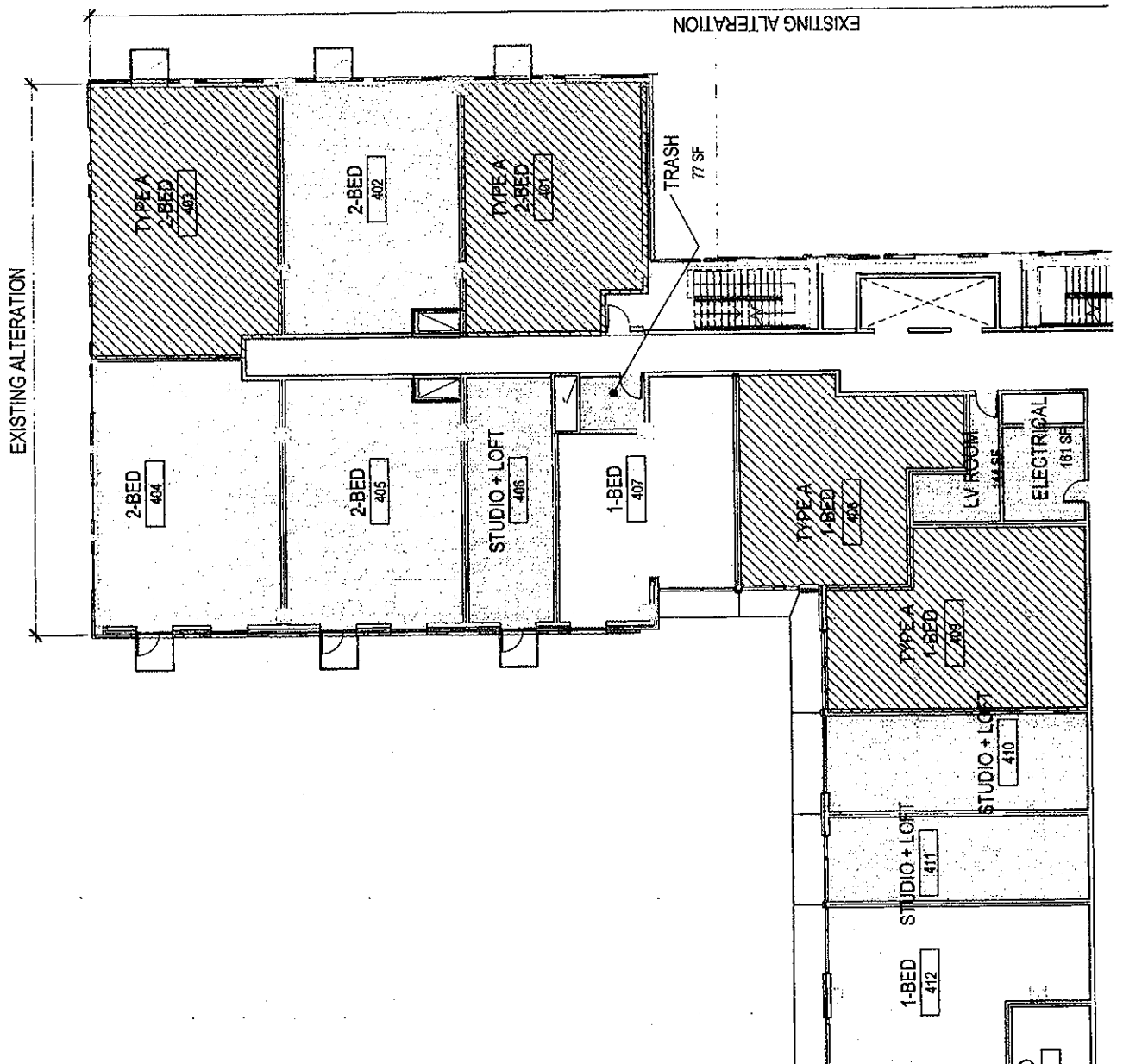
STAIR 93 SF

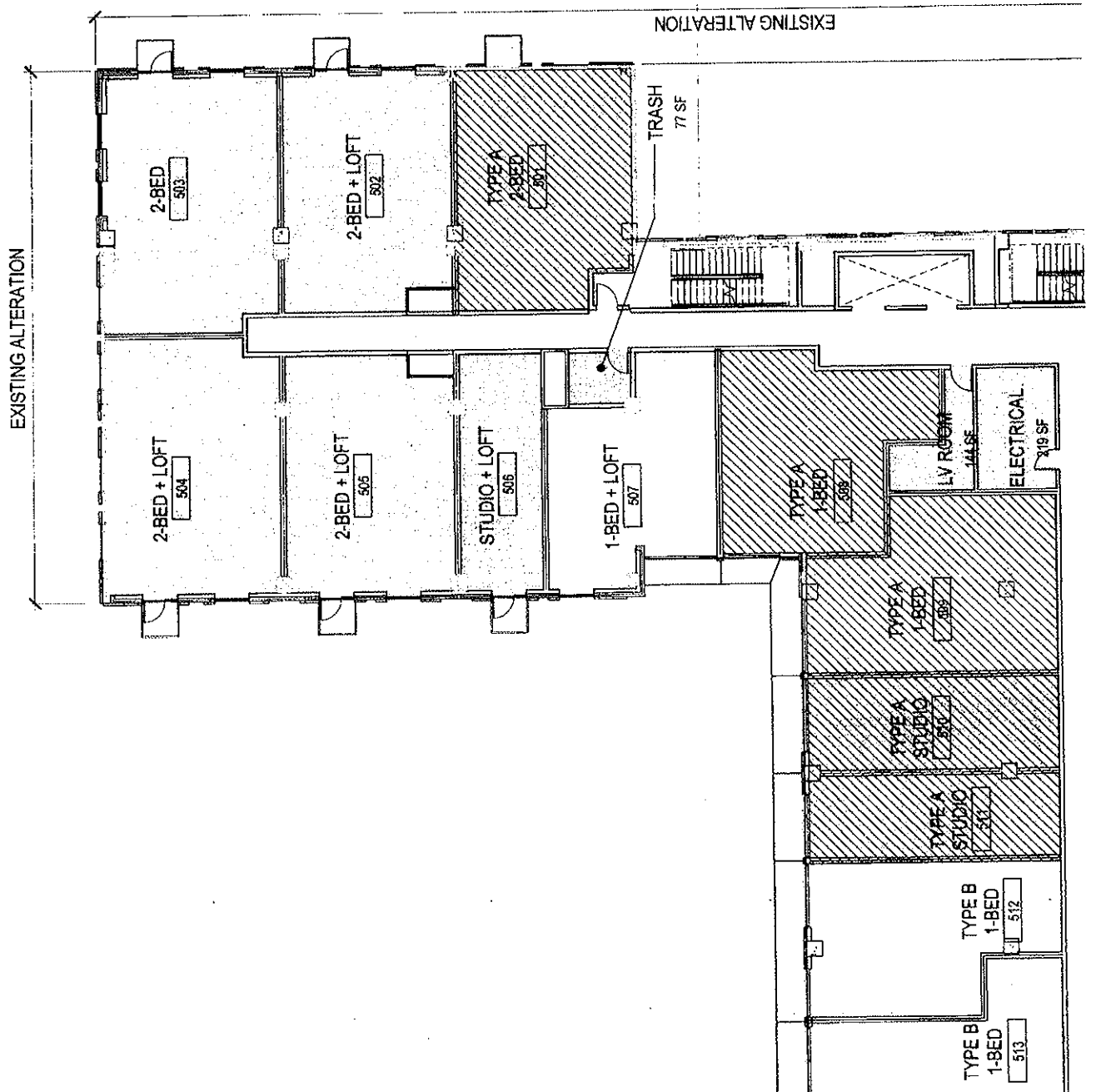
RETAIL 44884 SF

243  
95









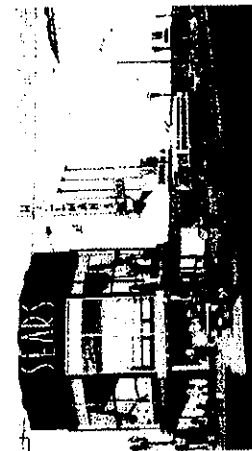
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TABLE OF CONTENTS

PROJECT DESCRIPTION	1		25
VICINITY PLAN	2		26
SUBAREA PLAN	3		27
SURVEY	4		28
ZONING ANALYSIS	5		29
CONTEXT PHOTOS	6		30
SIX CORNERS MASTER PLAN GOALS	7		31
TRANSIT-SERVED VICINITY MAP	8		32
PROXIMITY TO TRANSIT	9		33
LAND USE / ZONING MAP	10		34
SITE CIRCULATION	11		35
STREET LEVEL USE	12		36
EXISTING DEMOLITION	13		37
MASSING STUDY	14		38
MASSING STUDY	15		39
MASSING STUDY	16		40
AERIAL VIEW	17		41
STREET LEVEL VIEW	18		42
CUYLER RESIDENTIAL ENTRY	19		43
IRVING PARK RESIDENTIAL ENTRY	20		44
CUYLER AVENUE STREET LEVEL VIEW	21		45
SITE PLAN	22		46
BASEMENT FLOOR PLAN	23		47
LEVEL 1 FLOOR PLAN	24		
LEVEL 2 FLOOR PLAN			25
LEVEL 3 FLOOR PLAN			26
LEVEL 4 FLOOR PLAN			27
LEVEL 5 FLOOR PLAN			28
LEVEL 6 FLOOR PLAN			29
OVERALL UNIT MATRIX			30
SOUTH ELEVATION			31
WEST ELEVATION			32
NORTH ELEVATION			33
EAST ELEVATION			34
BUILDING SECTION			35
STREETSCAPE ELEVATION			36
STREETSCAPE ELEVATION			37
MATERIAL BOARD			38
FACADE SECTION A			39
FACADE SECTION B			40
STREET LEVEL DEMOLITION PLAN			41
STREET LEVEL LANDSCAPE PLAN			42
ENLARGED CUYLER AVE LANDSCAPE PLAN			43
CUYLER AVENUE SECTION			44
LEVEL 2 COURTYARD PLAN			45
AMENITY DECK LANDSCAPE PLAN			46
SUSTAINABILITY MATRIX			47

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PROJECT DESCRIPTION



HISTORIC SEARS BUILDING



VIEW OF EXISTING SEARS BUILDING



CONCEPTUAL STORE FRONT VIEW

Six Corners has enjoyed a long history as a successful neighborhood shopping and entertainment district serving the residents of Portage Park and the neighboring Northwest Side. The proposed project aims to continue the legacy of the previous Sears Building by adapting the structure to a multifamily residential project with retail on the ground floor.

The proposed project will provide 201 market-rate for rent apartments, plus 6 affordable (ARO) units.

As an adaptive-reuse project, the existing Art Deco structure will see facade and storefront upgrades, including a new 5-story addition along N Cicero Avenue. This will extend the street edge activation along N Cicero Ave and provide residential units for the project and approximately 50,000 square feet of ground floor retail space. A fifth residential floor is proposed over the existing 4-story structure, and a rooftop amenity deck is located on the 6th floor. This will include approximately 7,000 sf amenity space along with a pool and outdoor spaces.

A 2-story garage is proposed to supplement the parking in the existing basement. There will be a total of 186 parking spaces for the residents and 89 parking spaces for the retail customers. There are no changes to the existing street parking along W Irving Park Avenue, except for a dedicated loading zone/drop off area in front of the residential lobby to replace existing parking.

Vehicular access to the site is limited to W Cuyler Avenue and N Kilpatrick Avenue, allowing for a continuity in the pedestrian experience along N Cicero Ave and W Irving Park Ave, which are both designated as pedestrian streets. This reinforces the pedestrian patterns and enhances the pedestrian environment to safely circulate around the shopping district.

There are 4 proposed loading berths for the project along N Kilpatrick Ave and 207 bicycle parking stalls located in the basement, providing one bicycle stall for every unit. There will not be any changes to the two bus stops on the block.

Open spaces are critical for creating healthy spaces in multifamily residential projects, and the project proposes a landscaped courtyard on the 2nd floor and more open space on the rooftop amenity deck which will provide the added benefit of improving stormwater management, reducing urban heat island effect and improving air quality.

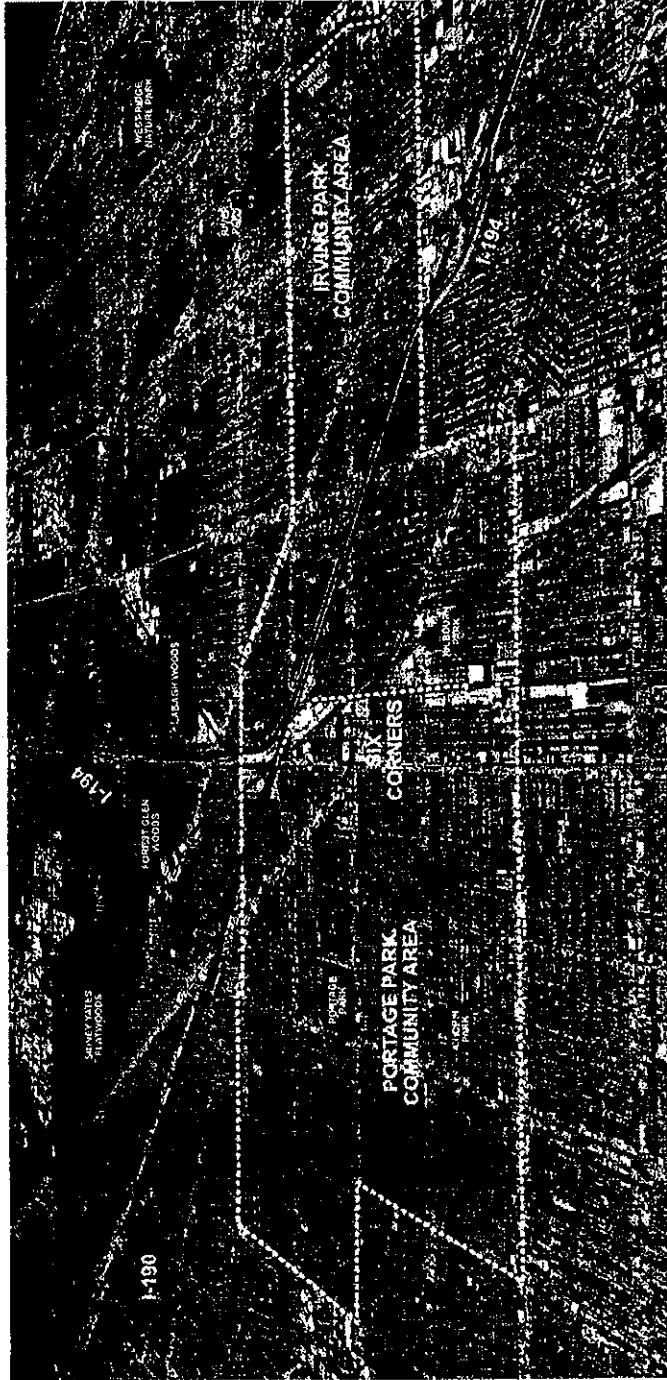
The proposed project will restore the existing Sears Building at this prominent Six Corners location, attract more retail stores and businesses by appealing to both locals and visitors alike. It will provide an additional residential base for the neighborhood and help anchor the Six Corners as a neighborhood hub that is an extension of the social life of the district and improve the quality of life for the community.

Novak Development has participated in meetings with the Boards of the local community groups and the community at large and the response to the project has been overwhelmingly positive.



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VICINITY PLAN

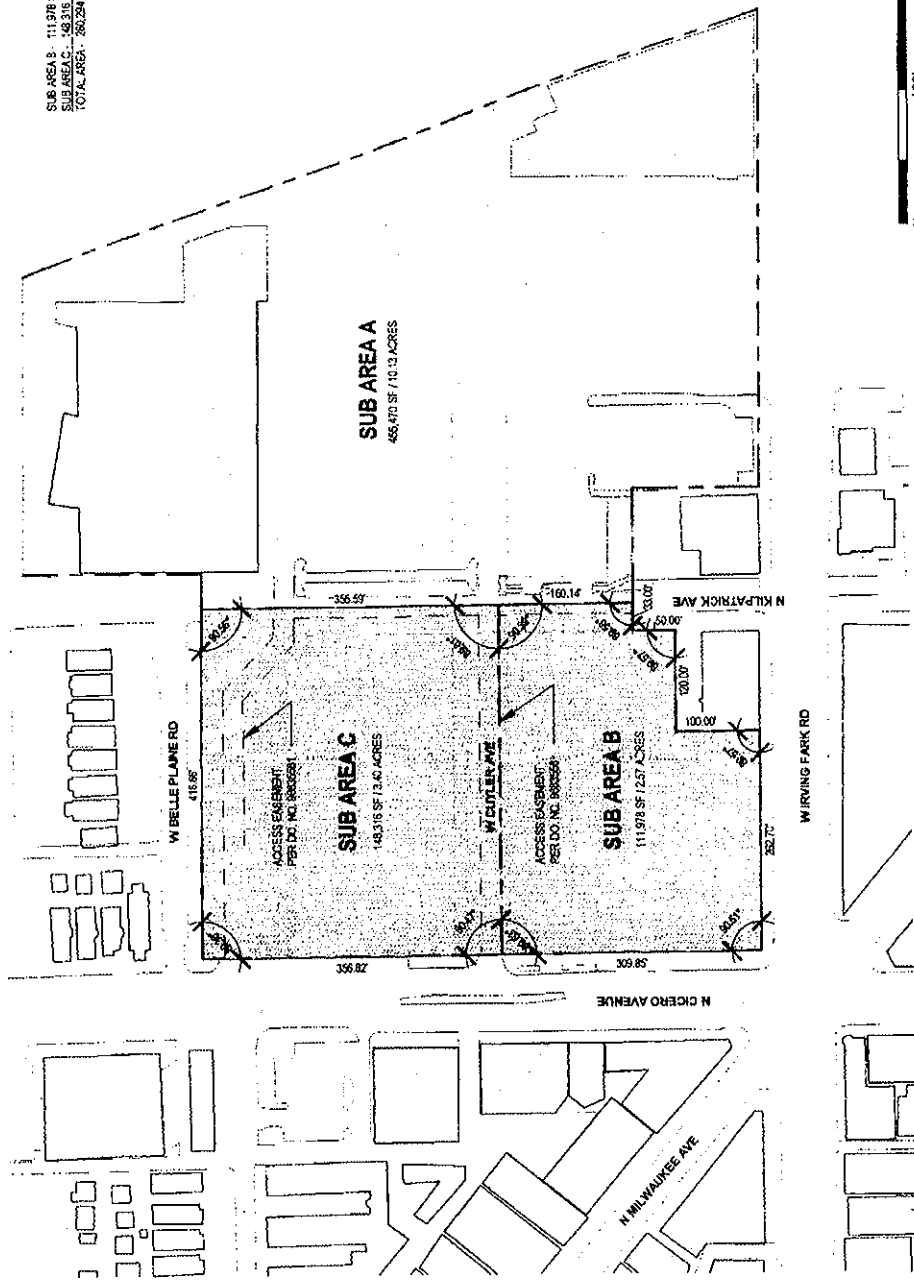


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SITE AREA - PARCEL B

SUB AREA A - 111,978 SF - 2.57 ACRES  
SUB AREA B - 148,316 SF - 3.40 ACRES  
TOTAL AREA - 260,294 SF - 6.97 ACRES

SUBAREA PLAN



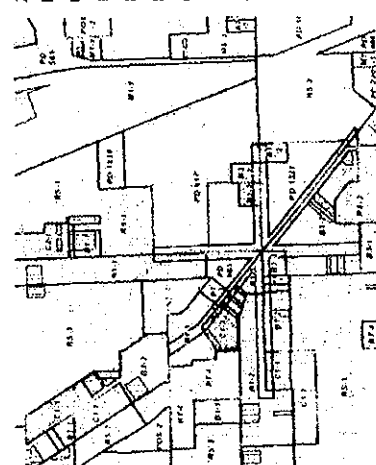
SIX CORNERS MIXED-USE | APPLICATION REVIEW | August 12, 2021 | 3

MG2 NOVAK PRESENT



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**ZONING ANALYSIS**



**PROJECT:** SIX CORNERS MIXED USE DEVELOPMENT  
**OWNER:** SIX CORNERS REAL ESTATE DEVELOPMENT, LLC

**EXISTING PD #617**      **PROPOSED ZONING**      **PROPOSED PROJECT**

715764 (SF) 16.43 ACRES      8B3      111,978 (SF) 2.57 ACRES

COMMERCIAL      COMMERCIAL/RESIDENTIAL

N/A      207

N/A      565 SF/UNIT

N/A      > 23389 SF ?      48,748

N/A      N/A

N/A      N/A

MULTIFAMILY: 1 SPACE PER UNIT      104 STALLS REQ. ?      186 STALLS

RETAIL: NONE FOR FIRST 10,000 SF THEN 2.5 SPACES PER 1,000 SF      50 STALLS REQ. ?      89 STALLS

N/A      N/A      N/A

MULTIFAMILY: 1 SPACE PER 2 AUTO SPACES      RETAIL: 1 PER 5 AUTO SPACES      N/A

RETAIL: 1 PER 5 AUTO SPACES      MULTIFAMILY: 1 SPACE PER 200,000 SF OR SF OR PORTION THEREOF      50 ?      207

MULTIFAMILY: 1 SPACE PER 200,000 SF OR PORTION THEREOF      RETAIL: 1 PER 5 AUTO SPACES      18

LOADING BERTHS:      MULTIFAMILY: 1 SPACE PER 200,000 SF OR PORTION THEREOF      (1X)

RETAIL: 10,000-24,999= (1) 10X25  
 25,000-49,999= (2) 10x50  
 50,000-99,999= (3) 10X50

RETAIL: 10,000-24,999= (1) 10X25  
 25,000-49,999= (2) 10x50  
 50,000-99,999= (3) 10X50

CTA BUS      METRA GRAYLAND AND MAYFAIR STATIONS WITHIN 2640

2.2      3      2.6

NO FRONT SETBACK REQUIRED IN B & C DISTRICTS      NO FRONT SETBACK REQUIRED      0

NO SIDE SETBACKS REQUIRED IN B & C DISTRICTS      NO SIDE SETBACKS REQUIRED      0 (WEST), 34'-9" (EAST)

REAR SETBACKS:      30'      7'-9"

HEIGHT:      65'      97'

OPEN SPACE:      2,000 SF      100 POINTS REQUIRED

SUSTAINABLE FEATURES:      N/A      TBD

TOTAL PROJECT COST:      N/A      TBD

CONSTRUCTION JOBS:      N/A      TBD

PERMANENT JOBS:      N/A      TBD

Reference Chicago Zoning Ordinance.

- 17-3-0432-a Min. Lot Area/Unit Reduction for Transit-Served Locations: 300 SF/Dwelling Unit
- 17-3-0335-b Ground Floor Min. Floor Area Requirement: Commercial Use - at least 20% of lot area
- 17-3-0303-b-1 Min. off-street auto parking ratios for non-res uses reduced up to 30% within 2,640 feet of Metra rail station entrance and on a pedestrian street
- 17-3-0304-b-2 Min. off-street auto parking ratios for non-res uses reduced up to 50% within 2,640 ft of Metra rail station entrance and on a pedestrian street
- 17-3-0301-b No use is required to provide more than 50 bicycle parking spaces.
- TS - Transit-Served Locations

**NOVA**  
DEVELOPMENT

**SIX CORNERS MIXED-USE**      APPLICATION REVIEW      August 12, 2021

5

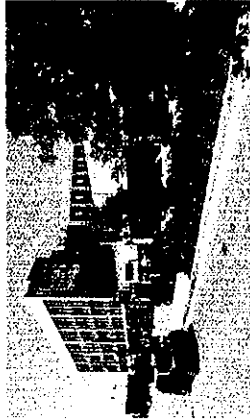
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1. VIEW OF EXISTING SEARS BUILDING



2. VIEW OF NORTH EAST CORNER OF SEARS BUILDING



3. VIEW OF EXISTING RETAIL OFF N CICERO AVE



4. VIEW OF NORTH EDGE OF EXISTING SEARS BUILDING



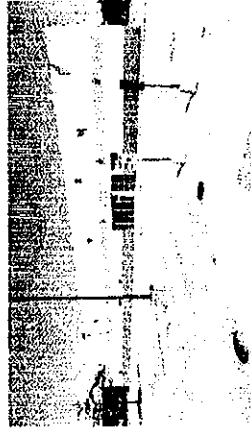
5. VIEW OF EXISTING RETAIL BETWEEN N MILWAUKEE AVE AND W IRVING PARK RD



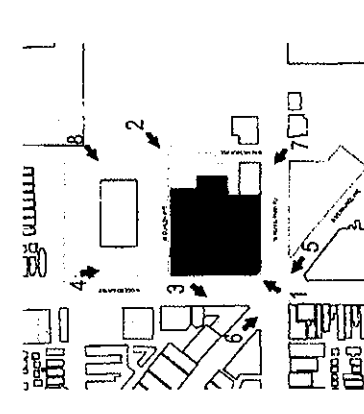
6. VIEW OF EXISTING RETAIL BETWEEN N MILWAUKEE AVE AND N CICERO AVENUE



7. VIEW OF SOUTH EAST CORNER OF SEARS BUILDING AND EXISTING RETAIL



8. VIEW OF BACK OF SEARS AUTO CENTER



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SIX CORNERS MIXED-USE

APPLICATION REVIEW

August 12, 2021

6

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**SIX CORNERS MASTER PLAN GOALS**

**Attract more retail stores and businesses to Six Corners that appeal to the diversity of households in the area**

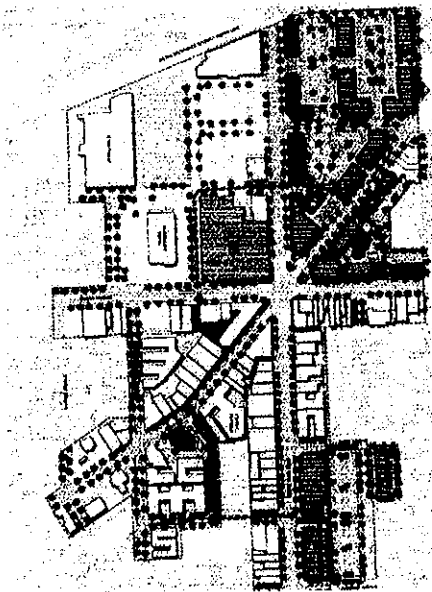
The proposed development will include approximately 50,000 square feet of ground floor retail space that is likely to include a large anchor tenant and other small shop users. The retailers will locate at the property because they want to serve the Portage Park neighborhood households.

**Recognize and enhance the cultural entertainment Offerings in Six Corners**

The proposed development itself will enhance the cultural and entertainment offerings by improving a long-neglected corner of the Six Corners intersection. In addition, the development will have 207 residential units that will be occupied by residents who will take advantage of the Six Corners shopping, cultural and entertainment offerings.

**Upgrade building facade and storefront**

The existing building will be completely renovated and restored, and the art deco elements will be enhanced. The new building along Cicero Avenue will extend the street level activation and complement the existing structure.



ILLUSTRATIVE PLAN FROM SIX CORNERS ECONOMIC DEVELOPMENT MASTER PLAN

**Enhance the pedestrian environment, making it easier for patrons to park their cars and circulate safely around the shopping district**

Vehicular access is limited to Cuyler Avenue and Kilpatrick Avenue, allowing for continuity in the pedestrian experience along Cicero Avenue and Irving Park Road, which are designated as pedestrian streets. This experience will be improved with the construction of new sidewalks, plantings, and storefronts. In addition, Cuyler will be activated with a new pedestrian corridor on the northern side of the street that will include new landscaping, decorative lighting, and decorative panels on the open-air retail parking structure. This corridor will help connect the Six Corners shopping areas. The addition of the improved Cuyler lobby and the glass enclosure at the north east corner of the parking structure will further improve the pedestrian experience at the site.

**Develop attractive outdoor spaces that encourage patrons to gather**

The proposed development will change the look and feel of the Six Corners intersection. It improves and enhances the outdoor spaces along Cicero, Irving Park and Cuyler which will provide pedestrian traffic, interaction and gathering.

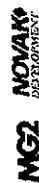
**Plan for the redevelopment of key opportunity sites**

The proposed development redevelops and improves the anchor corner of the Six Corners intersection while also continuing the pedestrian flow of traffic along Cuyler and Kilpatrick.

**CONSERVE & ENHANCE**

Urban design concerns the physical character and order of the city. In particular, the relationship between people and their environment. A key consideration is the balance of development and preservation.

The proposed Six Corners Mixed-Use project is an adaptive-reuse project that seeks to conserve and enhance both the physical and non-physical attributes of the neighborhood by recognizing the need to preserve the former Sears Building to highlight the history of this neighborhood.



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TRANSIT-SERVED VICINITY MAP



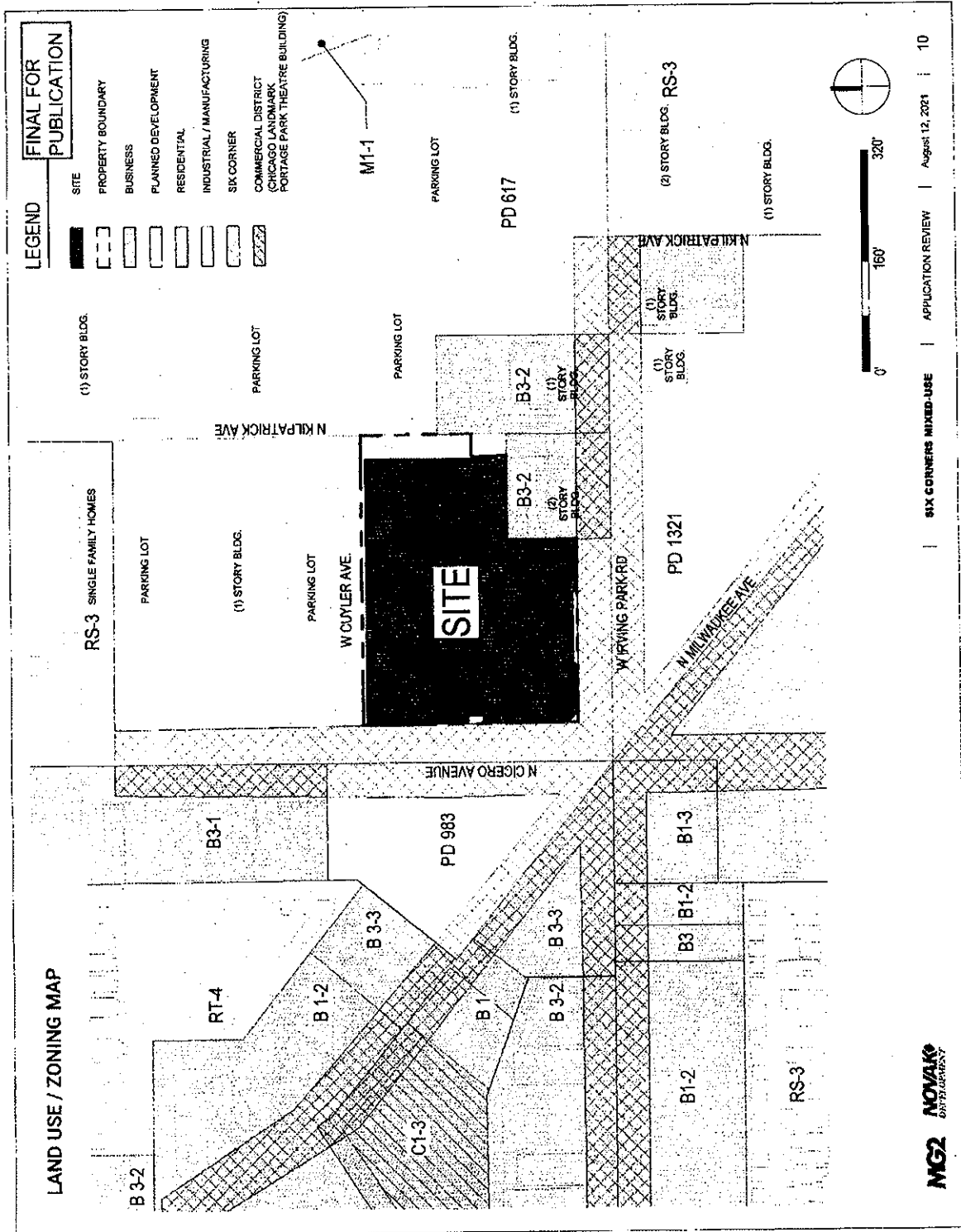
LEGEND

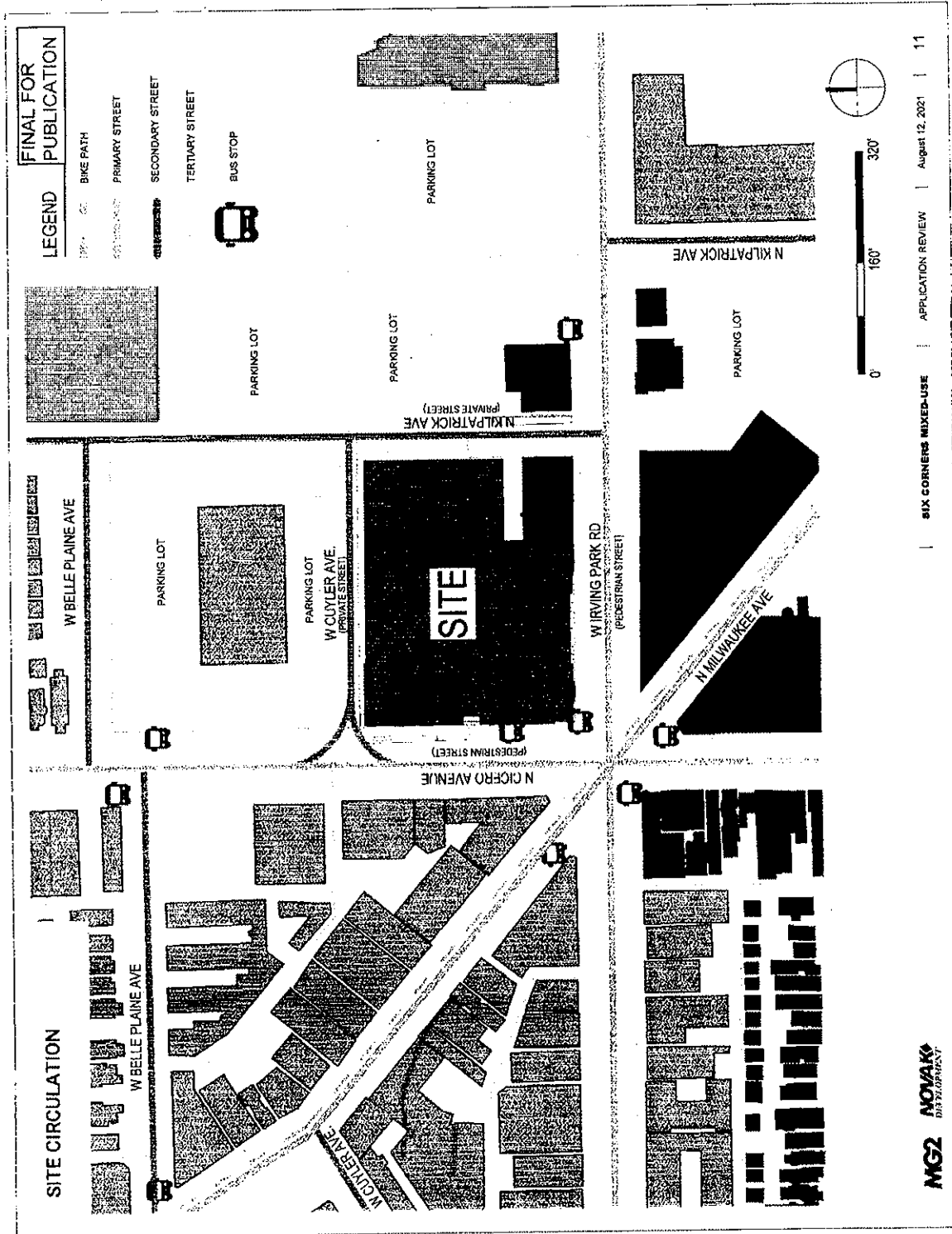
- CTA TRAIN STOP - IRVING PARK BLVD LINE
- CTA TRAIN STOP - UNION PACIFIC/NORTH WEST LINE
- METRA TRAIN STOP - GRAND AND MIDLAND LINE
- CTA BUS ROUTE 54A
- CTA BUS ROUTE 80
- CTA BUS ROUTE 55
- CTA BUS ROUTE 54
- CITY OF CHICAGO BIKE PATH
- 80A CTA BUS STOP - ROUTE 80/54A
- 80 CTA BUS STOP - ROUTE 80
- 55 CTA BUS STOP - ROUTE 55
- 54 CTA BUS STOP - ROUTE 54
- 54A CTA BUS STOP - ROUTE 54/54A

NOTE:  
 SITE IS WITHIN 2,640' OF METRA RAIL STATION ENTRANCE ALLOWING FOR MINIMUM OFF-STREET AUTOMOBILE PARKING FOR RESIDENTIAL TO BE REDUCED BY 50% (CHICAGO MUNICIPAL CODE 17-10-01-2-8) AND TO EARN 5 POINTS FOR PROXIMITY TO TRANSIT SERVICE (CHICAGO SUSTAINABLE DEVELOPMENT STRATEGY 7.1)

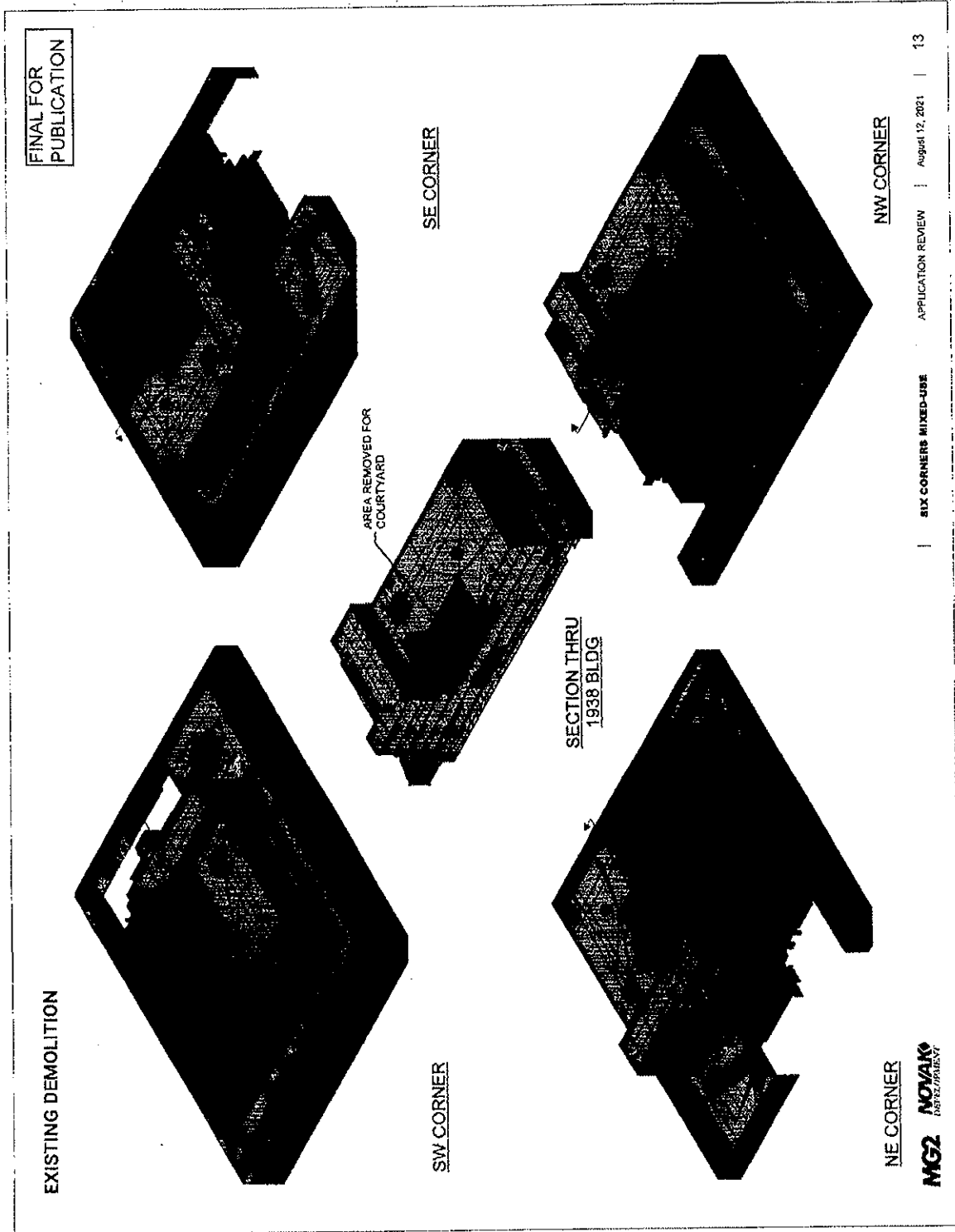
MG2 NOVAK CONSULTANTS











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EXISTING DEMOLITION

SE CORNER

NW CORNER

AREA REMOVED FOR COURTYARD

SECTION THRU 1938 BLDG

SW CORNER

NE CORNER

SIX CORNERS MIXED-USE | APPLICATION REVIEW | August 12, 2021 | 13

MG2 NOVAK ARCHITECTURE

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MASSING STUDY

DEMO PORTION OF SEARS BUILDING VARIES PER SCHEME

DEMO EXISTING 1970 ADDITION

EXISTING BUILDING TO REMAIN MAXIMIZES STREET PRESENCE & OPTIMIZES LAYOUT FOR RESIDENTIAL UNITS

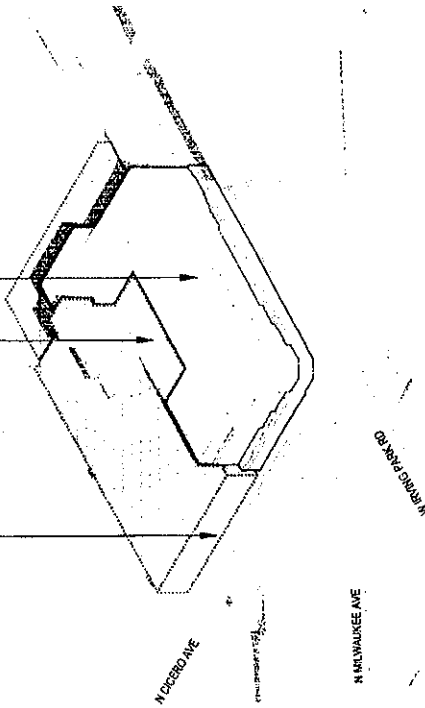


DIAGRAM - DEMOLITION

The preservation of the original Art Deco structure begins with the demolition of a 1970's addition and portions of the original that do not conform to the adaptive reuse of a residential building.

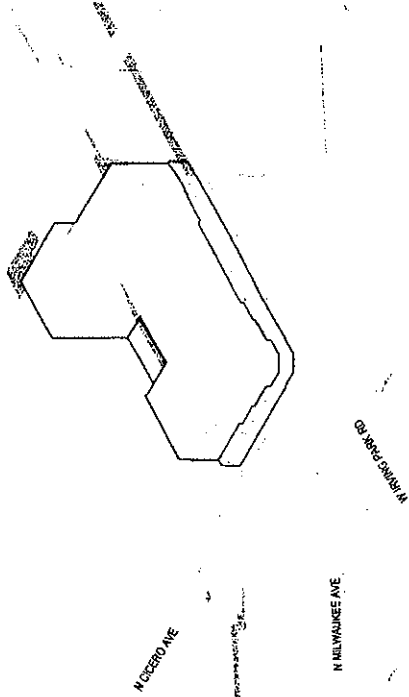


DIAGRAM - EXISTING BUILDING TO REMAIN

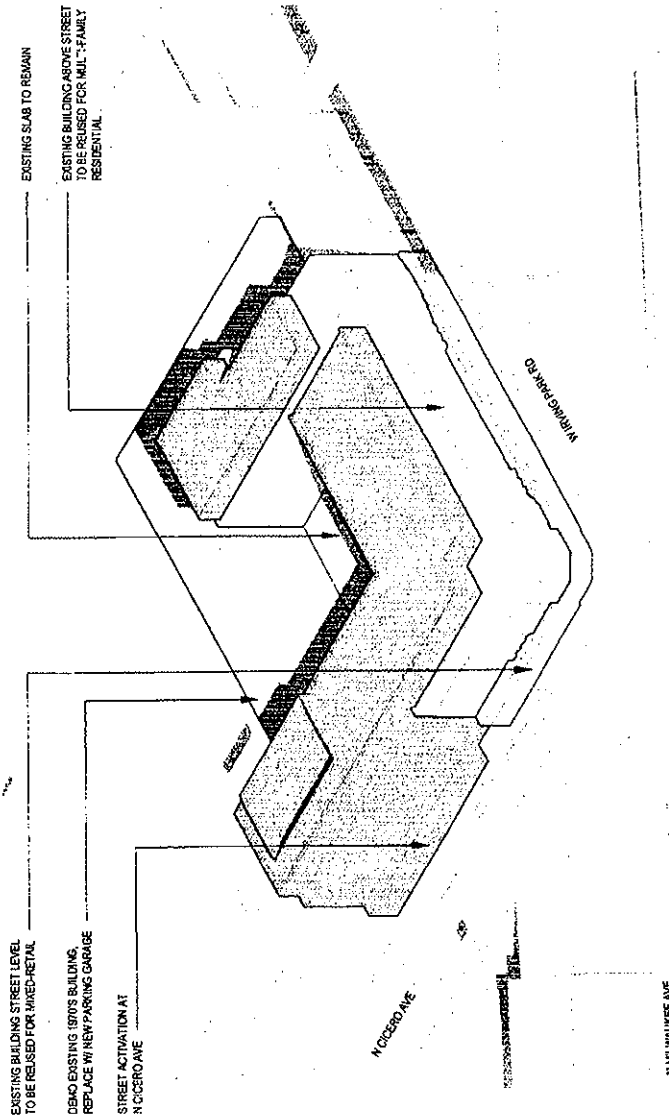
The design begins with the original Art Deco structure fronting both W Irving Park Road and N Cicero Avenue.

See page 13 for detailed description of extent of demo scope.



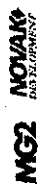
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**MASSING STUDY**



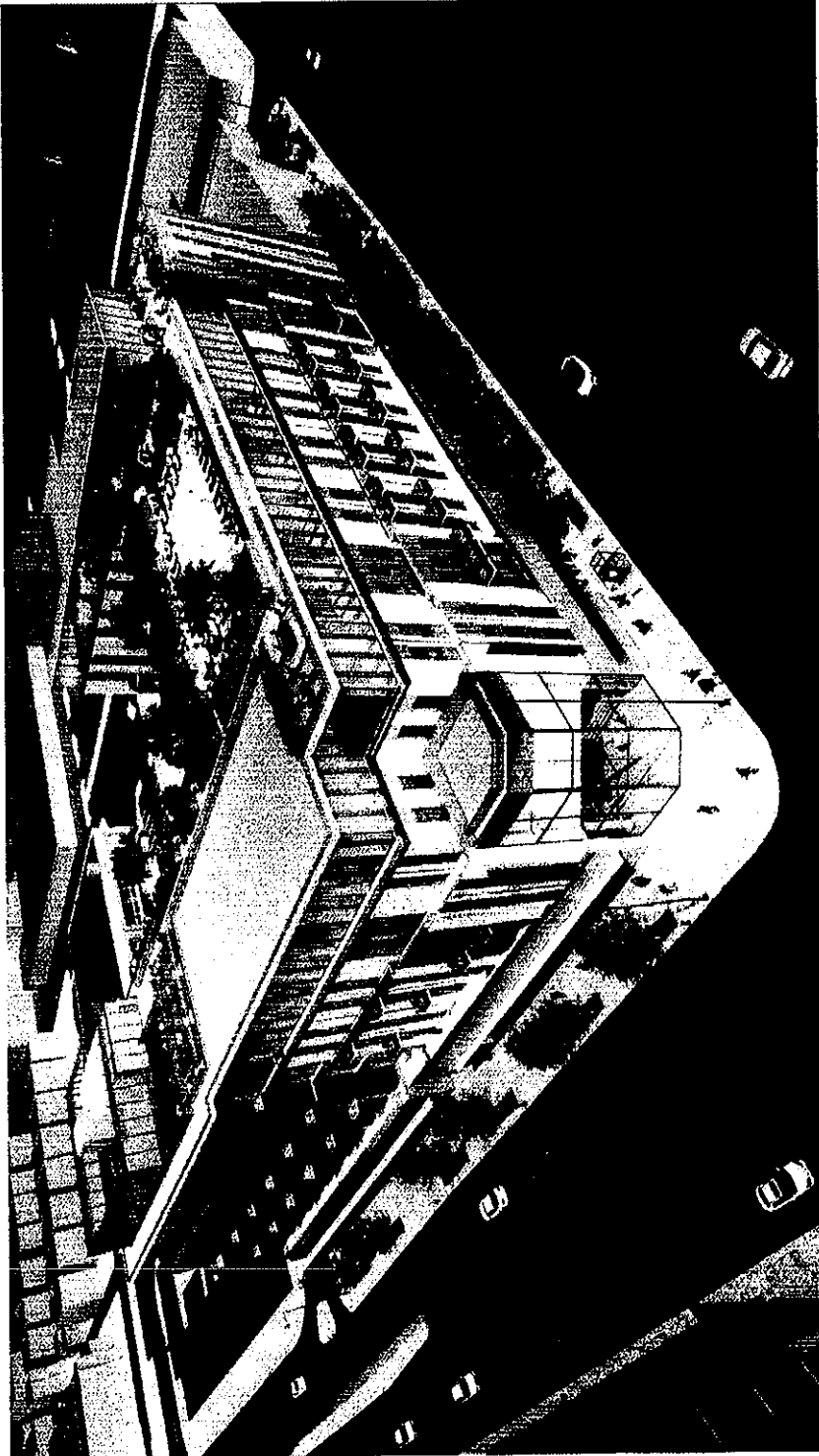
**STUDY 3 - WEST WING ADDITION**

Study 3 explores a 5-story west wing addition to the existing structure along N Cicero Avenue. The addition will enhance the street-level interaction and pedestrian activity by expanding the retail edges and entries along N Cicero Avenue. It will improve the walkability around the neighborhood with added overhead weather protection along both N Cicero and W Irving Park. While the west wing addition will reduce our off-street parking count, the urban design benefits outweigh the trade off.



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AERIAL VIEW



**MG2** **NOVAKS**  
DETROIT, MI 48226

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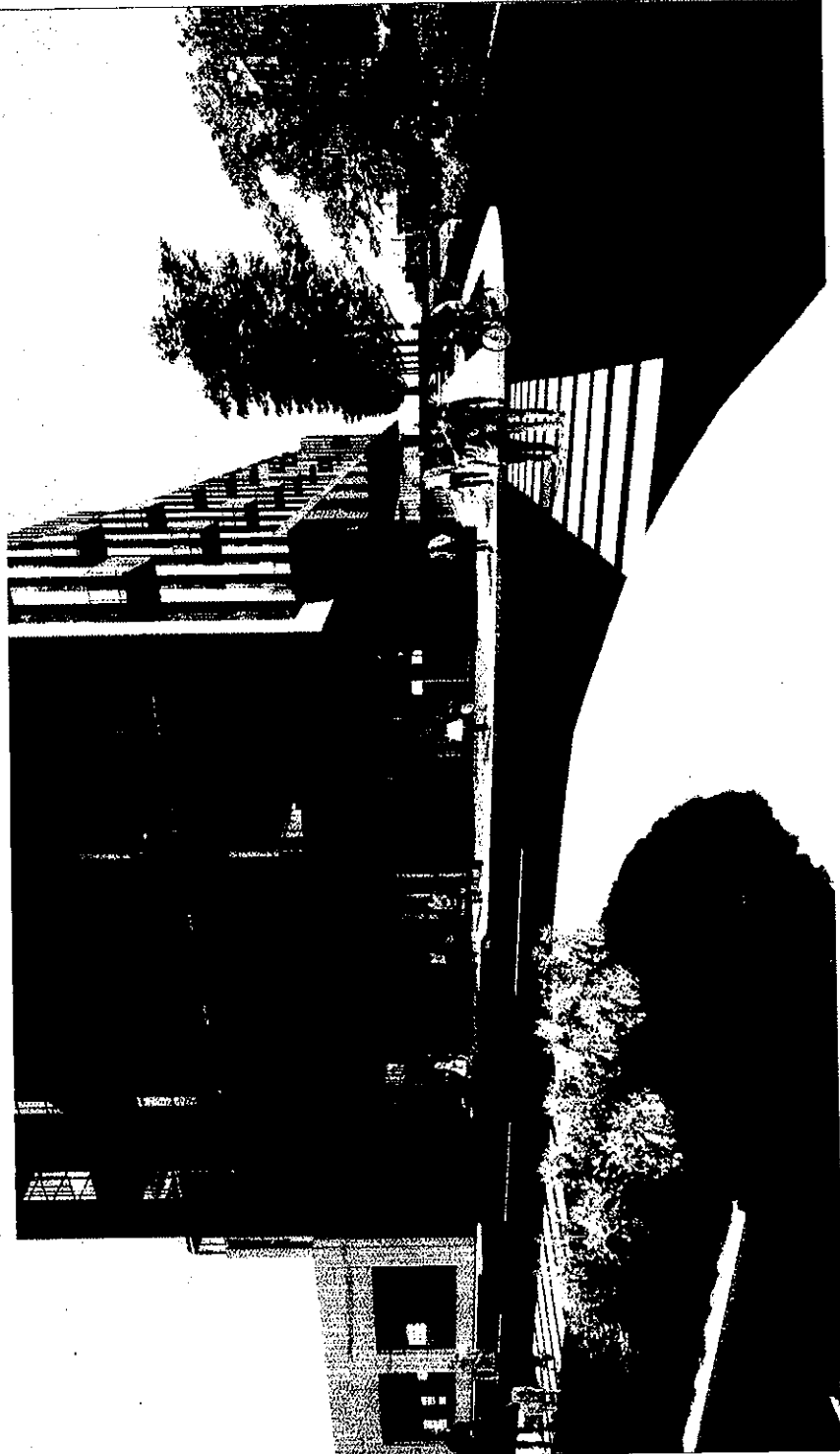
STREET LEVEL VIEW



**MG2** **NOVAKO**  
LAND DEVELOPMENT

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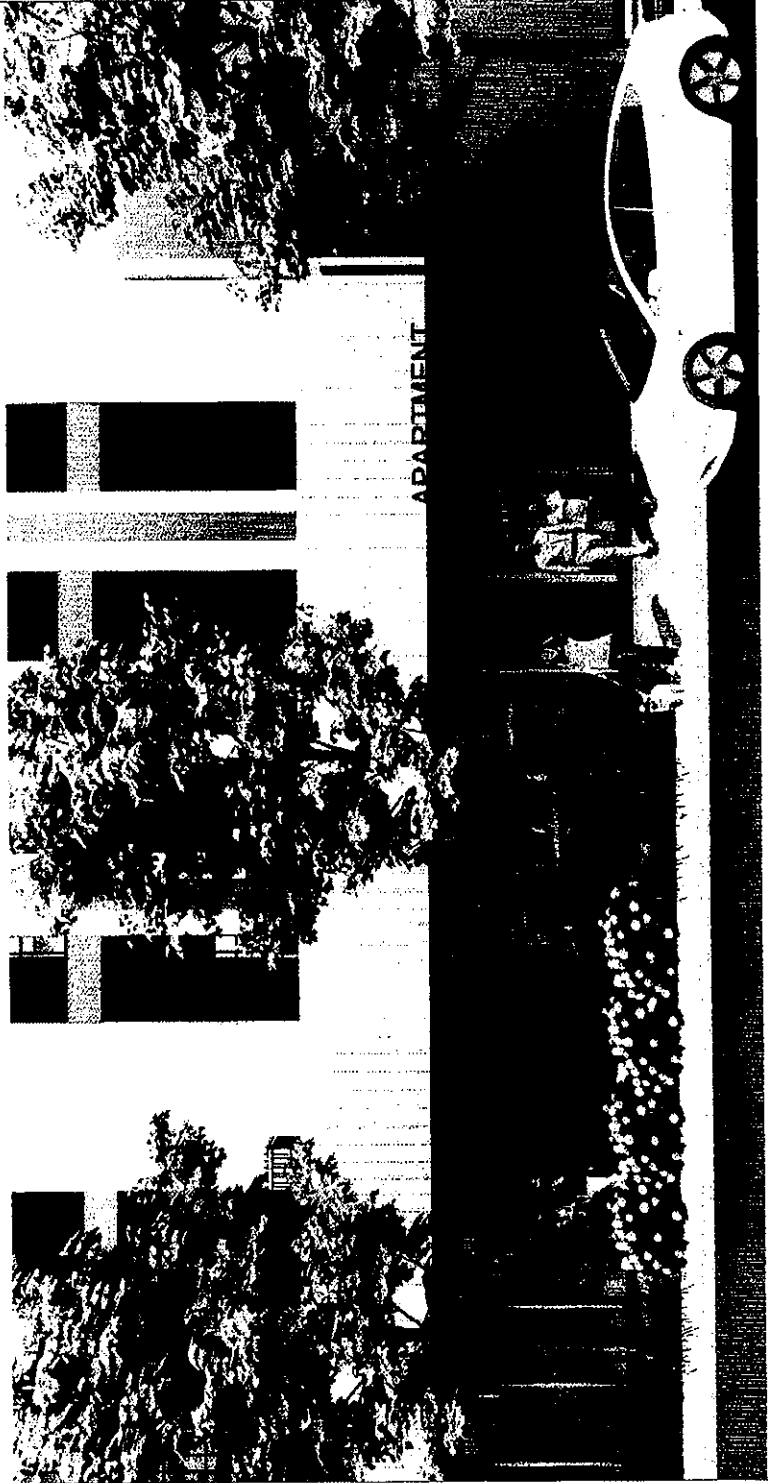
CUYLER RESIDENTIAL ENTRY



**MG2** **NOVAKO**  
ARCHITECTURE

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IRVING PARK RESIDENTIAL ENTRY

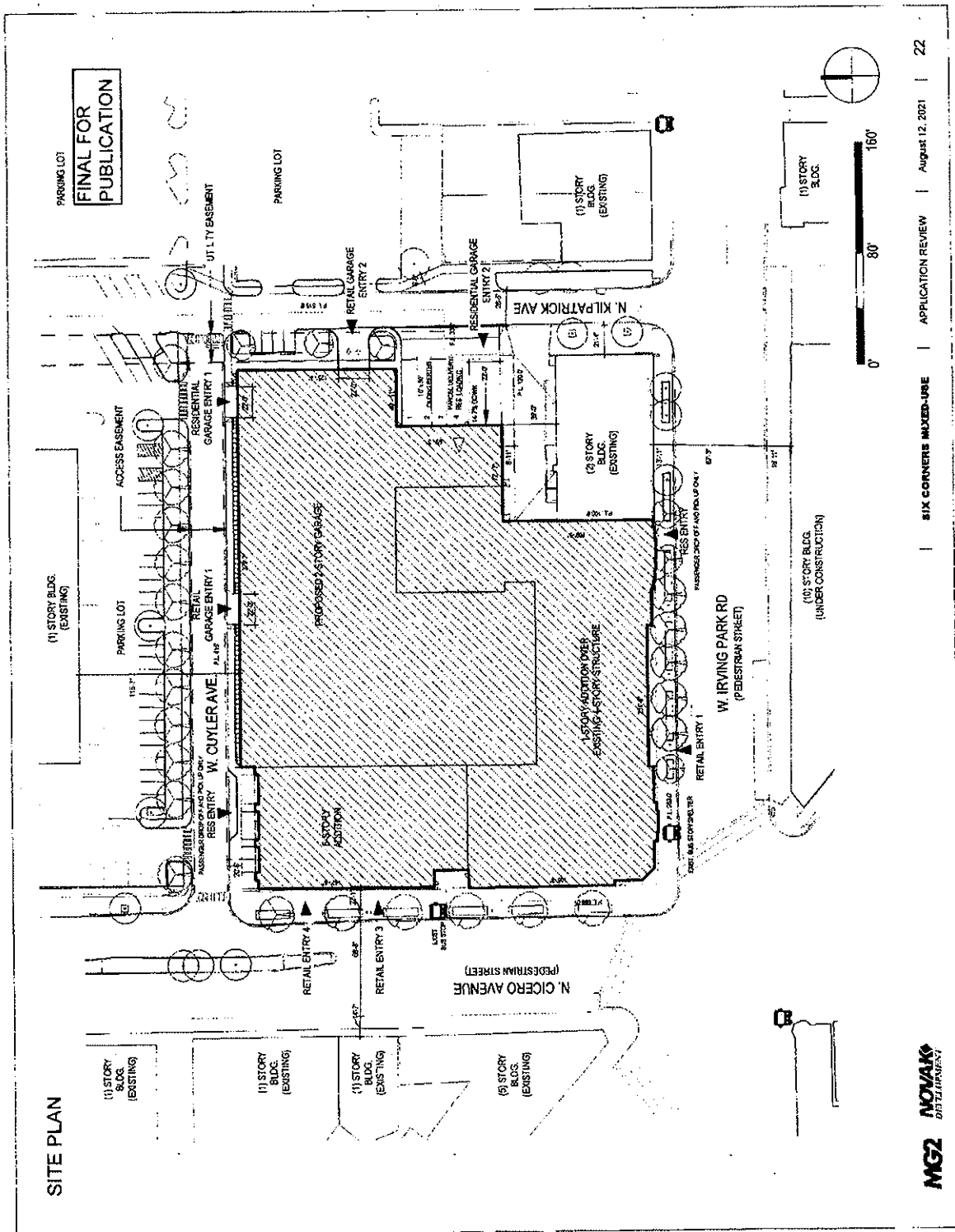


MG2 NOVAK  
BUSINESS

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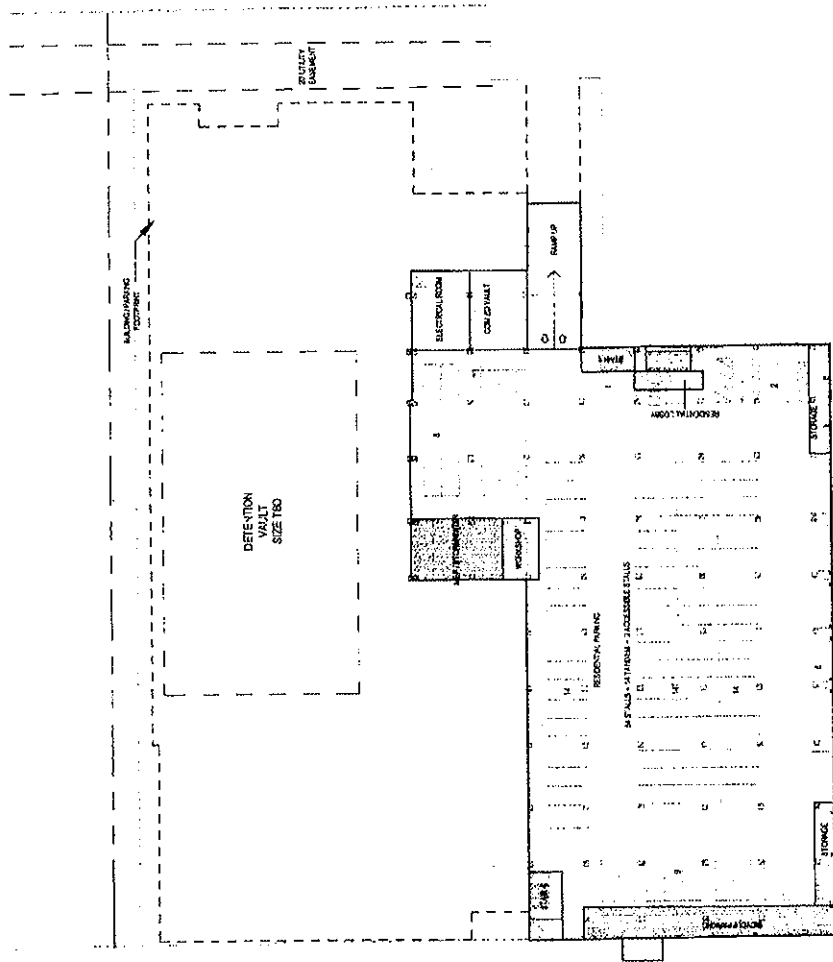
CUYLER AVENUE STREET LEVEL VIEW

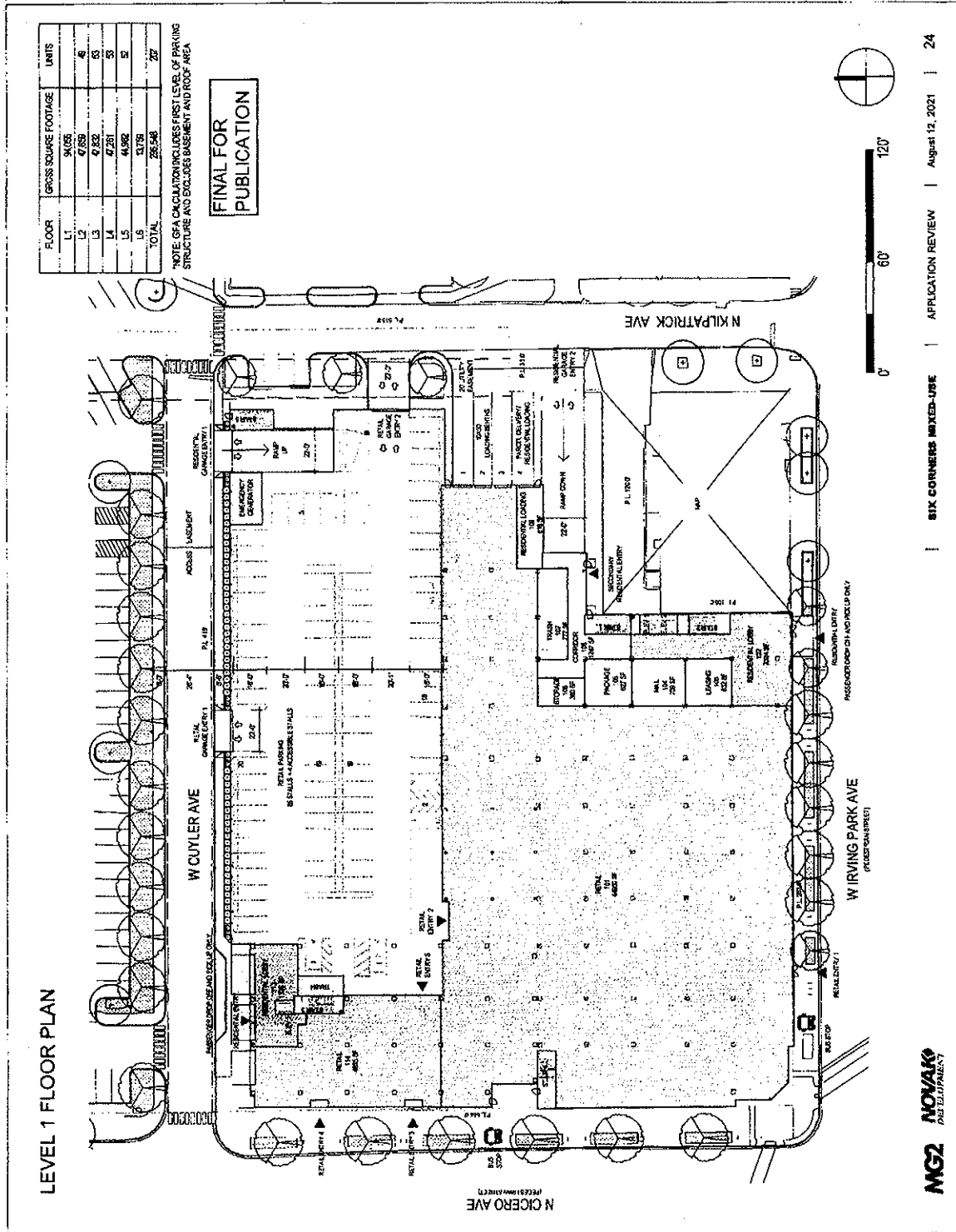




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BASEMENT FLOOR PLAN





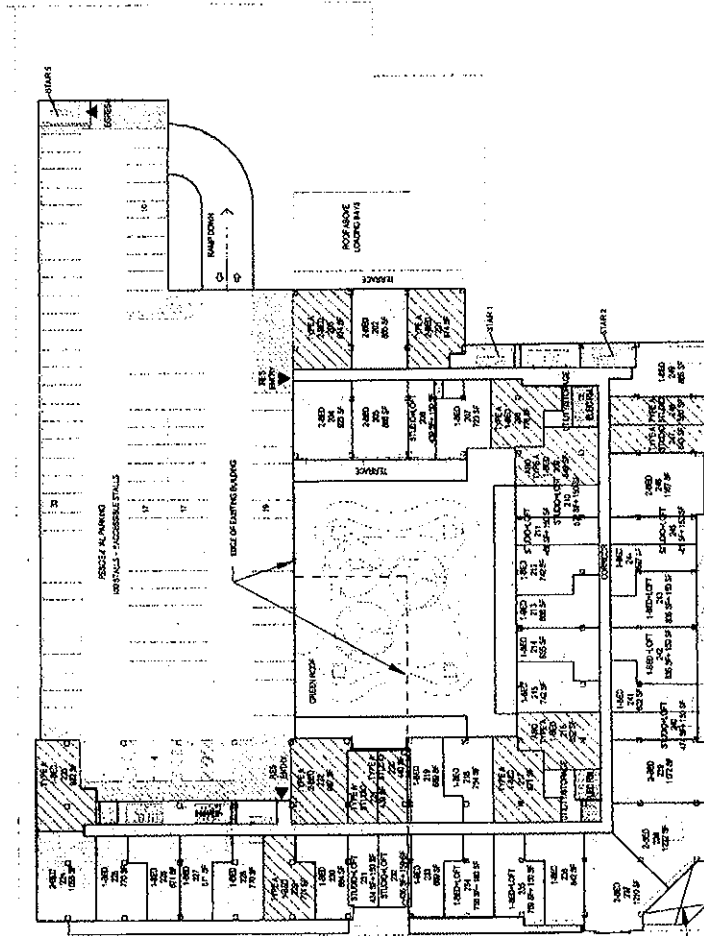
LEVEL 2 FLOOR PLAN

FLOOR	GROSS SQUARE FOOTAGE	UNITS
L1	94,095	46
L2	47,859	50
L3	47,852	53
L4	47,281	55
L5	44,882	52
L6	13,759	
TOTAL	286,548	217

\*NOTE: GFA CALCULATION INCLUDES FIRST LEVEL OF PARKING STRUCTURE AND EXCLUDES BASEMENT AND ROOF AREA

- UNITS (TYPE VARIES)
- PROPOSED AROUND UNITS
- TYPE A UNITS

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LEVEL 4 FLOOR PLAN

FLOOR	GROSS SQUARE FOOTAGE	UNITS
L1	54,085	91
L2	67,689	83
L3	47,882	33
L4	47,291	33
L5	44,982	52
L5	13,759	
TOTAL	268,588	297

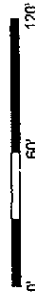
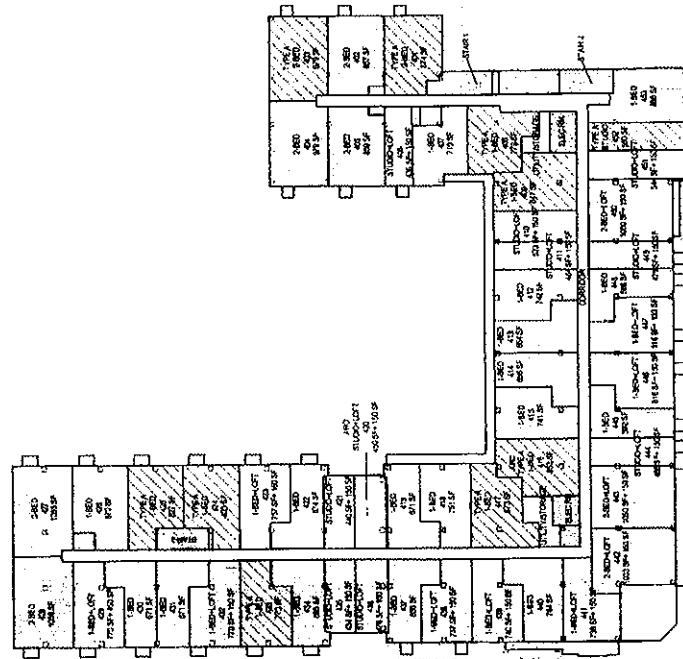
\*NOTE: GFA CALCULATION INCLUDES FIRST LEVEL OF PARKING STRUCTURE AND COLLECTS BASEMENT AND SCOOPER.

UNITS (TYPE VARIES)

PROPOSED AND UNITS

TYPE A UNITS

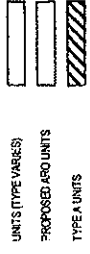
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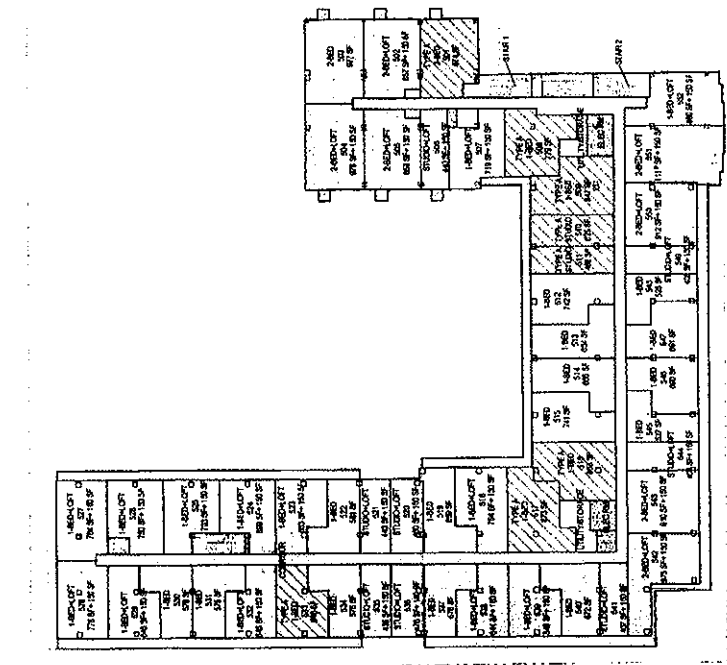
LEVEL 5 FLOOR PLAN

FLOOR	GROSS SQUARE FOOTAGE	UNITS
L1	94,065	4
L2	47,658	53
L3	47,632	53
L4	47,261	53
L5	44,582	52
L6	13,759	20
TOTAL	285,948	207

\*NOTE: GFA CALCULATION INCLUDES FIRST LEVEL OF PARKING STRUCTURE AND EXCLUDES BASEMENT AND ROOF AREA



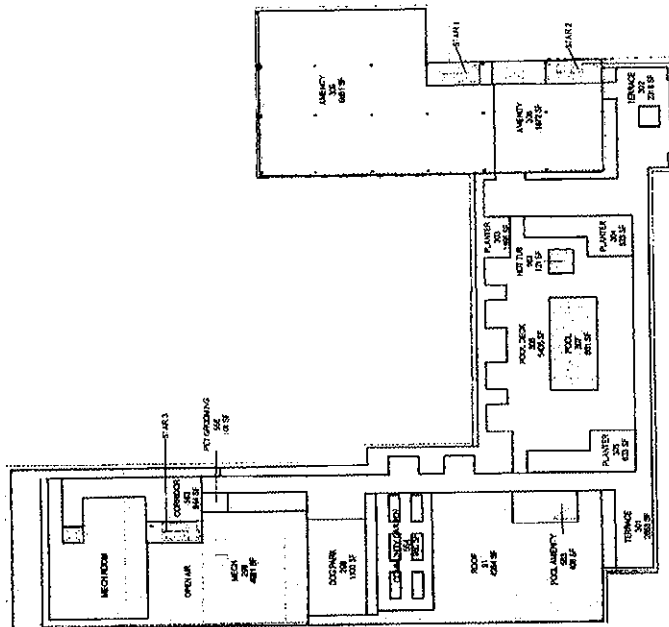
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FLOOR	GROSS SQUARE FOOTAGE	UNITS
1.1	84,856	
1.2	47,758	49
1.3	47,832	53
1.4	47,251	51
1.5	49,882	52
1.6	53,779	
TOTAL	295,548	207

NOTES: GFA CALCULATION INCLUDES FIRST LEVEL OF PARKING STRUCTURE AND EXCLUDES BASEMENT AND ROOF AREA.

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LEVEL 6 FLOOR PLAN

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OVERALL UNIT MATRIX

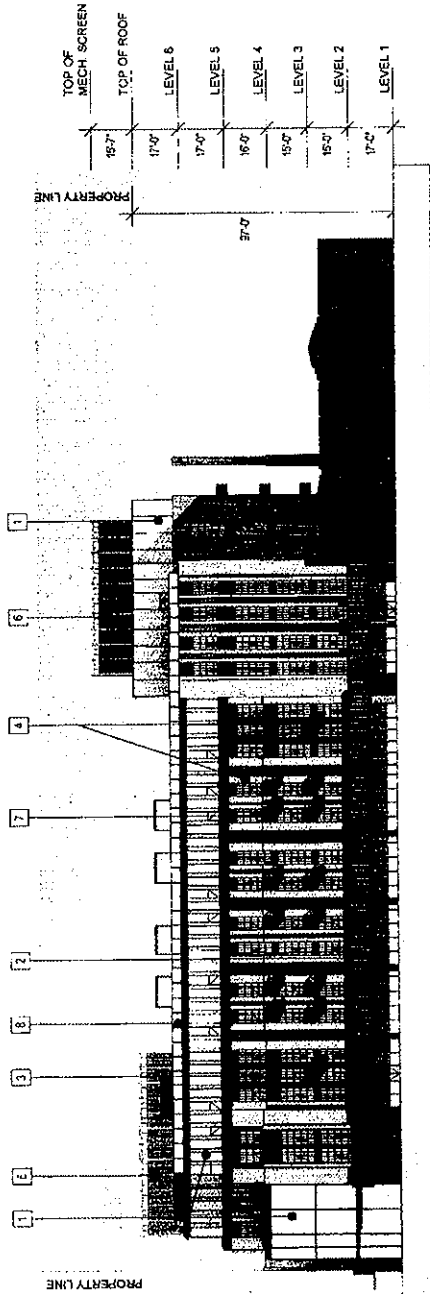
OVERALL UNIT MATRIX				
	STUDIO	1BR	2 BR	TOTALS
	564 SF - 673 SF	523 SF - 963 SF	874 SF - 1265 SF	
LEVEL 2	11	27	11	49 *
LEVEL 3	11	31	11	53 *
LEVEL 4	11	32	10	53 *
LEVEL 5	10	33	9	52 *
UNIT TOTALS	43	123	41	207
	21%	59%	20%	
TYPE A	9	25	8	42

REQUIRED TYPE A UNITS (20% TOTAL UNIT COUNT): 42 UNITS  
 AFFORDABLE (ARO) UNITS (2.5% TOTAL UNIT COUNT): 6 UNITS

\*150SF LOFTS ADDED TO SOME UNITS

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SOUTH ELEVATION



SOUTH ELEVATION

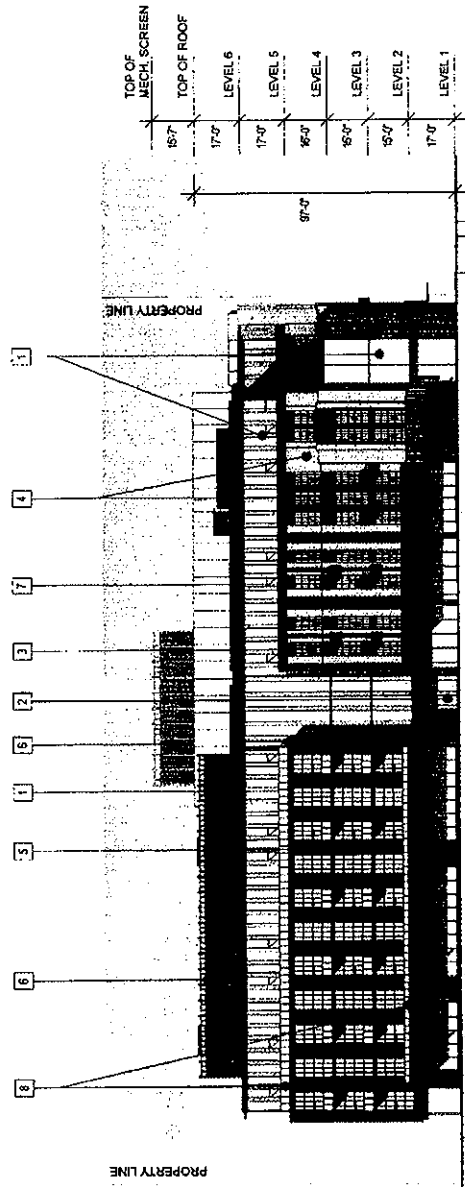
SCALE: 1" = 50'-0"

KEY LEGEND

- 1 CURTAIN WALL SYSTEM
- 2 STOREFRONT SYSTEM
- 3 NEW PUNCHED OPENINGS WITH FIBERGLASS-FRAMED GLAZING SYSTEM
- 4 EXISTING CONCRETE PANEL FINISHED WITH NEW MINERAL PAINT
- 5 BRICK VENEER
- 6 METAL ROOFTOP MECHANICAL SCREEN
- 7 METAL BALCONY
- 8 GLASS GUARDRAIL

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WEST ELEVATION



WEST ELEVATION

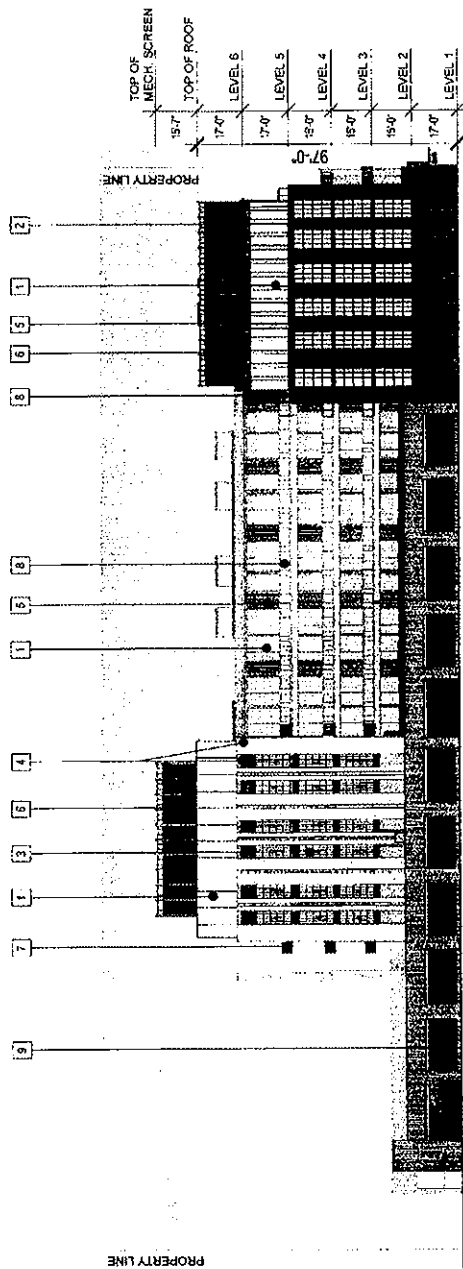
SCALE: 1" = 50'-0"

KEY LEGEND

- 1 CURTAIN WALL SYSTEM
- 2 STOREFRONT SYSTEM
- 3 NEW PUNCHED OPENINGS WITH FIBERGLASS-FRAMED GLAZING SYSTEM
- 4 EXISTING CONCRETE PANEL FINISHED WITH NEW MINERAL PAINT
- 5 BRICK VENEER
- 6 METAL ROOFTOP MECHANICAL SCREEN
- 7 METAL BALCONY
- 8 GLASS GUARDRAIL

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NORTH ELEVATION



NORTH ELEVATION

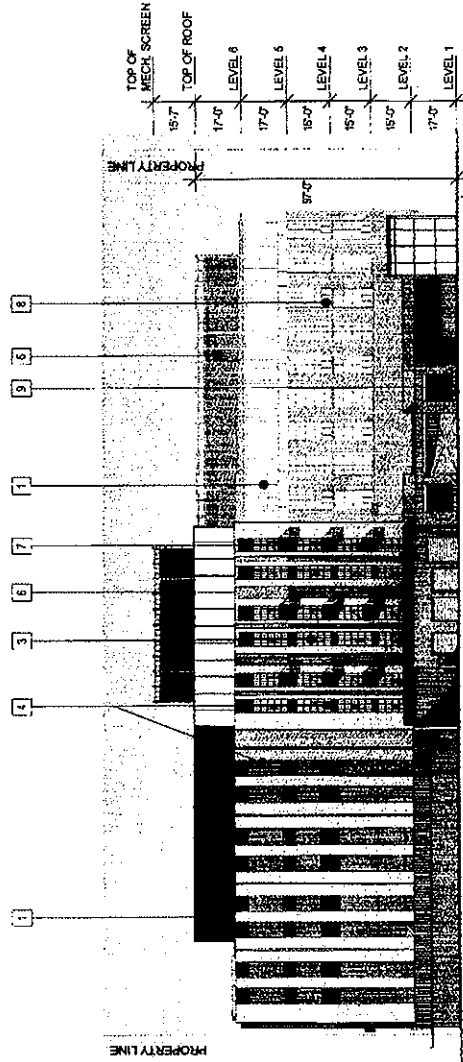
SCALE: 1" = 50'-0"

KEY LEGEND

- [1] CURTAIN WALL SYSTEM
- [2] STOREFRONT SYSTEM
- [3] NEW PUNCHED OPENINGS WITH FIBERGLASS-FRAMED GLAZING SYSTEM
- [4] EXISTING CONCRETE PANEL FINISHED WITH NEW MINERAL PAINT
- [5] BRICK VENEER
- [6] METAL ROOFTOP MECHANICAL SCREEN
- [7] METAL BALCONY
- [8] GLASS GUARDRAIL
- [9] ORNAMENTAL METAL SCREEN

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EAST ELEVATION



EAST ELEVATION

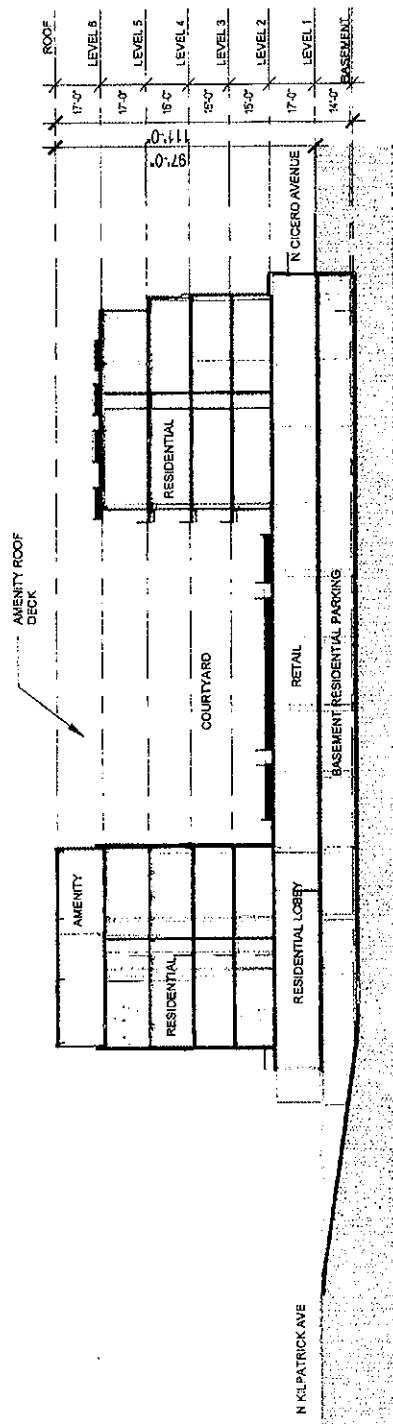
SCALE: 1" = 50'-0"

KEY LEGEND

- 1 CURTAIN WALL SYSTEM
- 2 STOREFRONT SYSTEM
- 3 NEW PUNCHED OPENINGS WITH FIBERGLASS-FRAMED GLAZING SYSTEM
- 4 EXISTING CONCRETE PANEL FINISHED WITH NEW MINERAL PAINT
- 5 BRICK VENEER
- 6 METAL ROOFTOP MECHANICAL SCREEN
- 7 METAL BALCONY
- 8 GLASS GUARDRAIL
- 9 ORNAMENTAL METAL SCREEN

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BUILDING SECTION



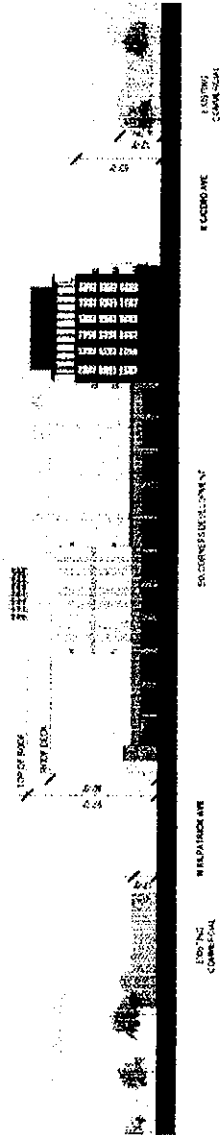
BUILDING SECTION LOOKING SOUTH

SCALE: 1" = 50'-0"



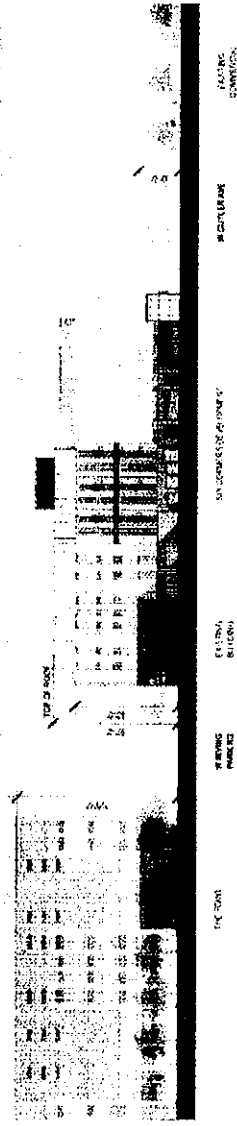
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STREETSCAPE ELEVATION



STREETSCAPE- NORTH ELEVATION

SCALE: 1" = 100'-0"

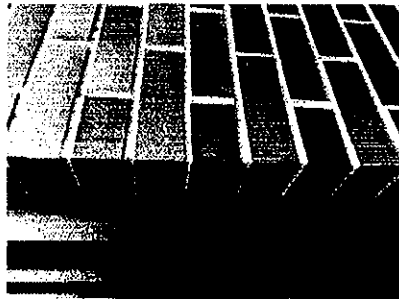


STREETSCAPE- EAST ELEVATION

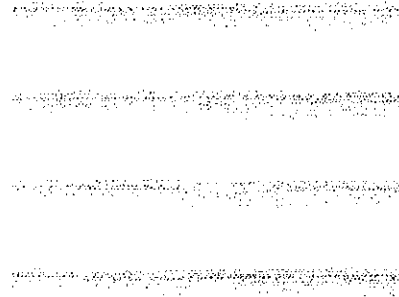
SCALE: 1" = 100'-0"

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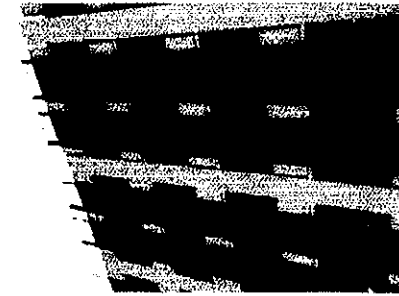
MATERIAL BOARD



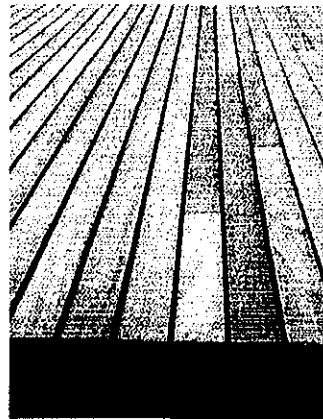
BRICK VENEER



GLASS FIBER REINFORCED CONCRETE



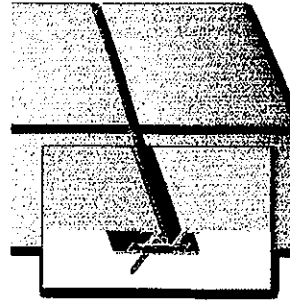
DECORATIVE METAL SCREEN



WOOD SOFFIT



ALUMINUM AND GLASS GLAZING SYSTEM



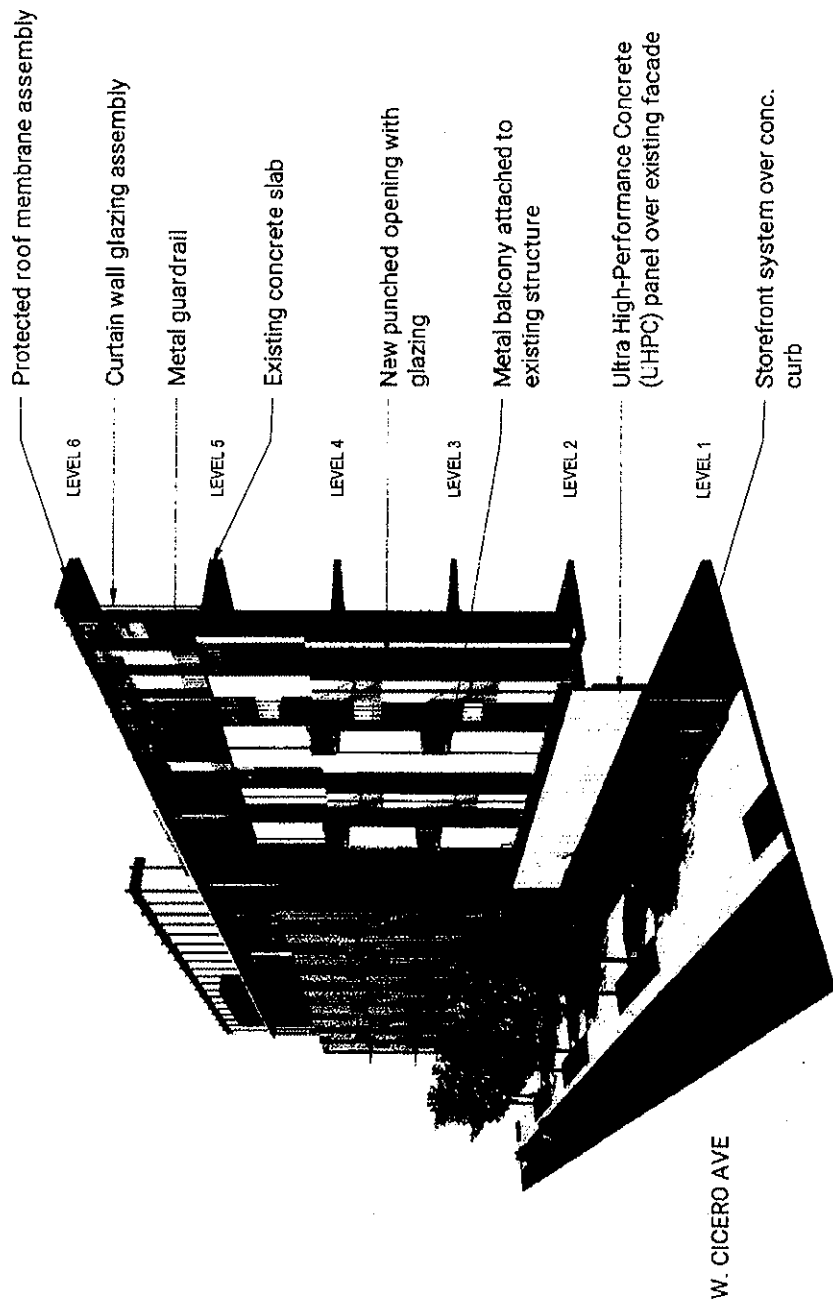
ALUMINUM COMPOSITE PANEL

NOT SHOWN: EXISTING CONCRETE PANELS, REPAIRED AND FINISHED WITH MINERAL PAINT



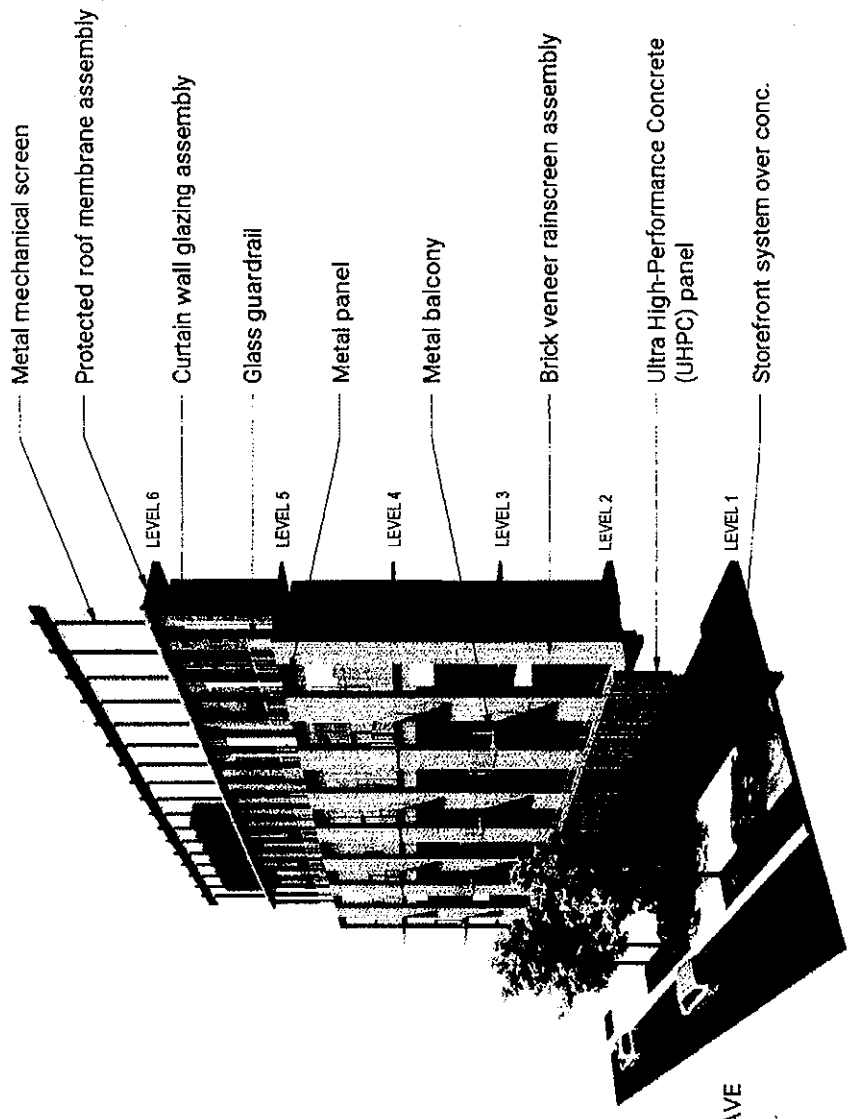
FACADE SECTION A (AT EXISTING STRUCTURE)

FINAL FOR PUBLICATION



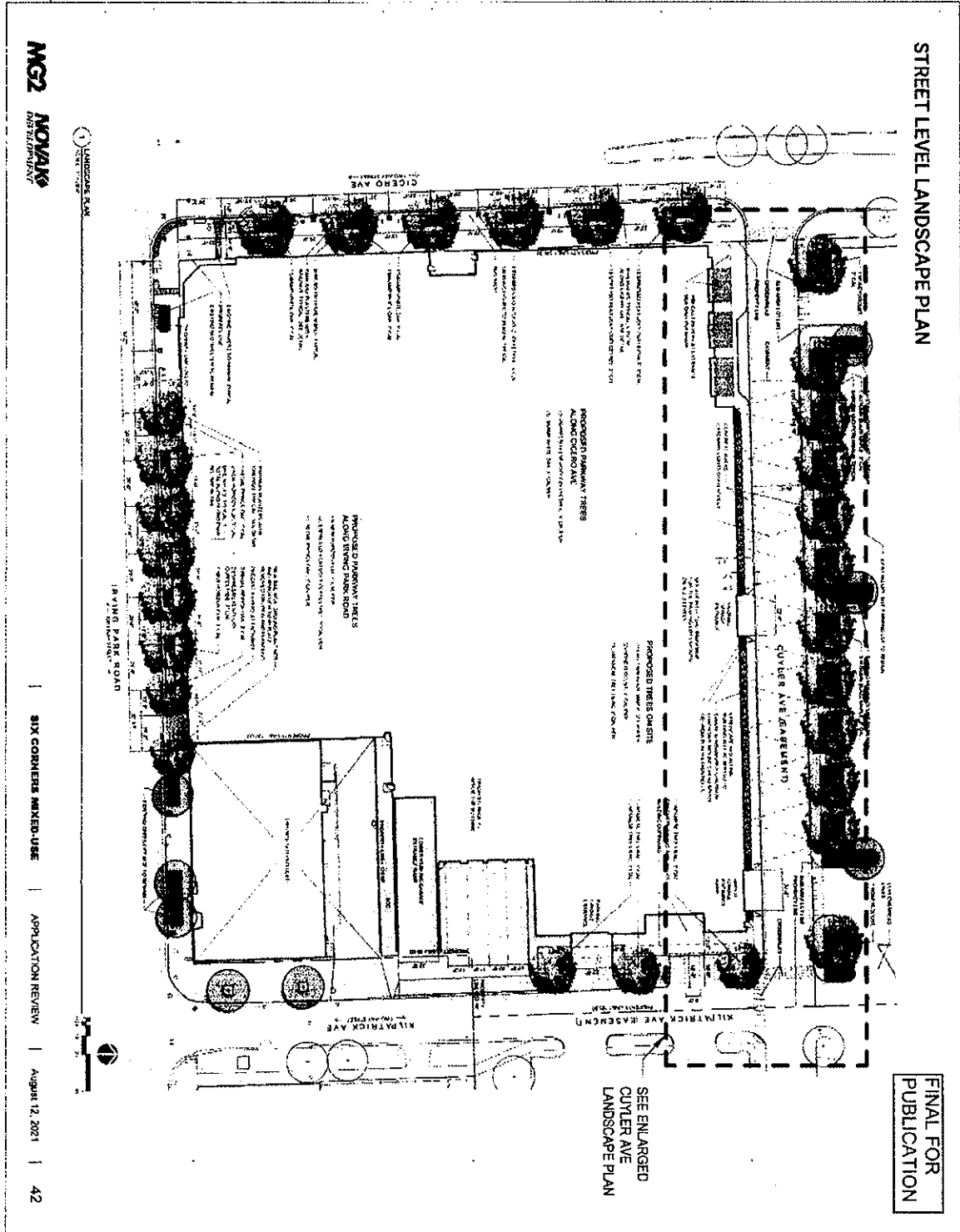
FINAL FOR PUBLICATION

FACADE SECTION B (AT ADDITION)



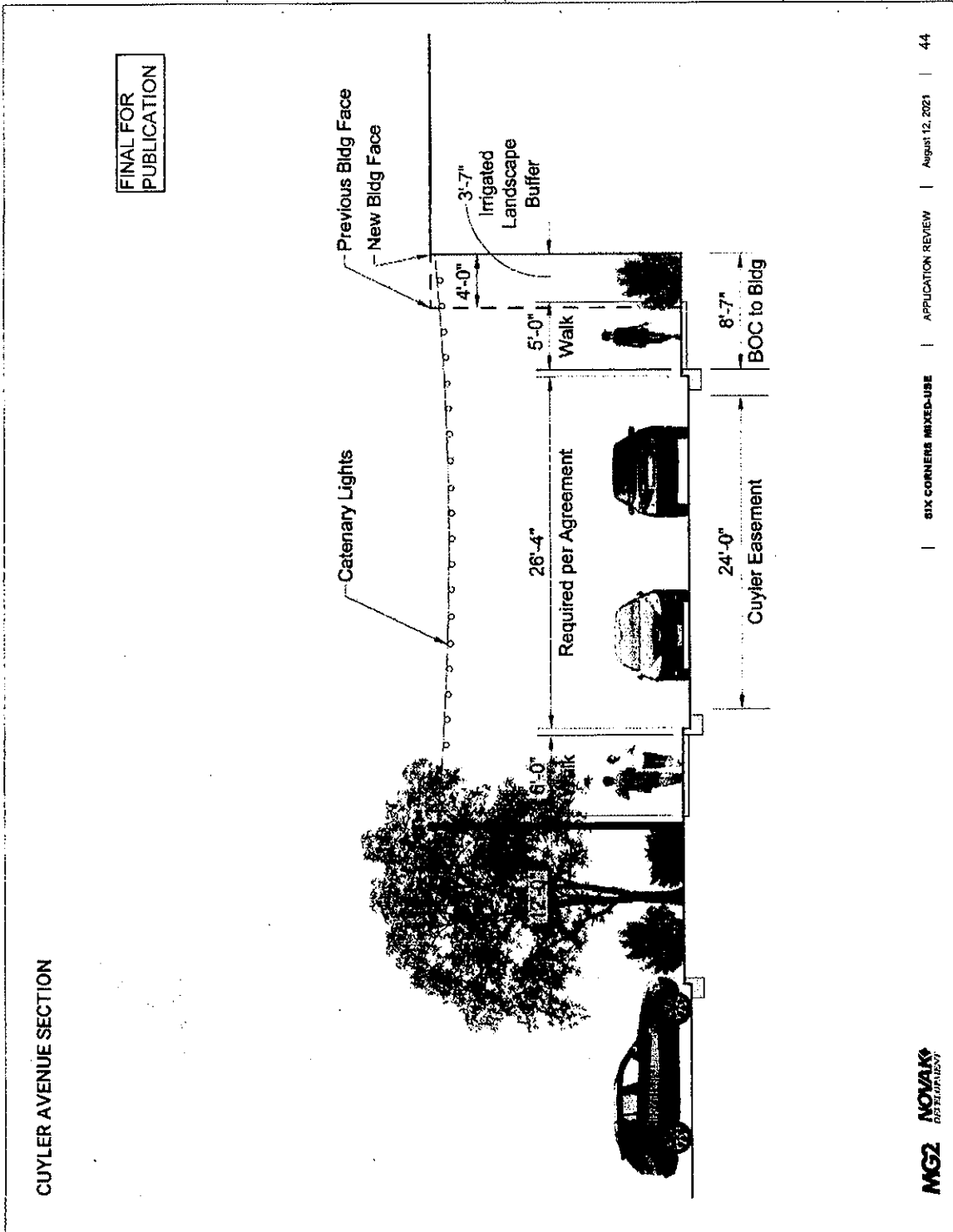
W. CICERO AVE





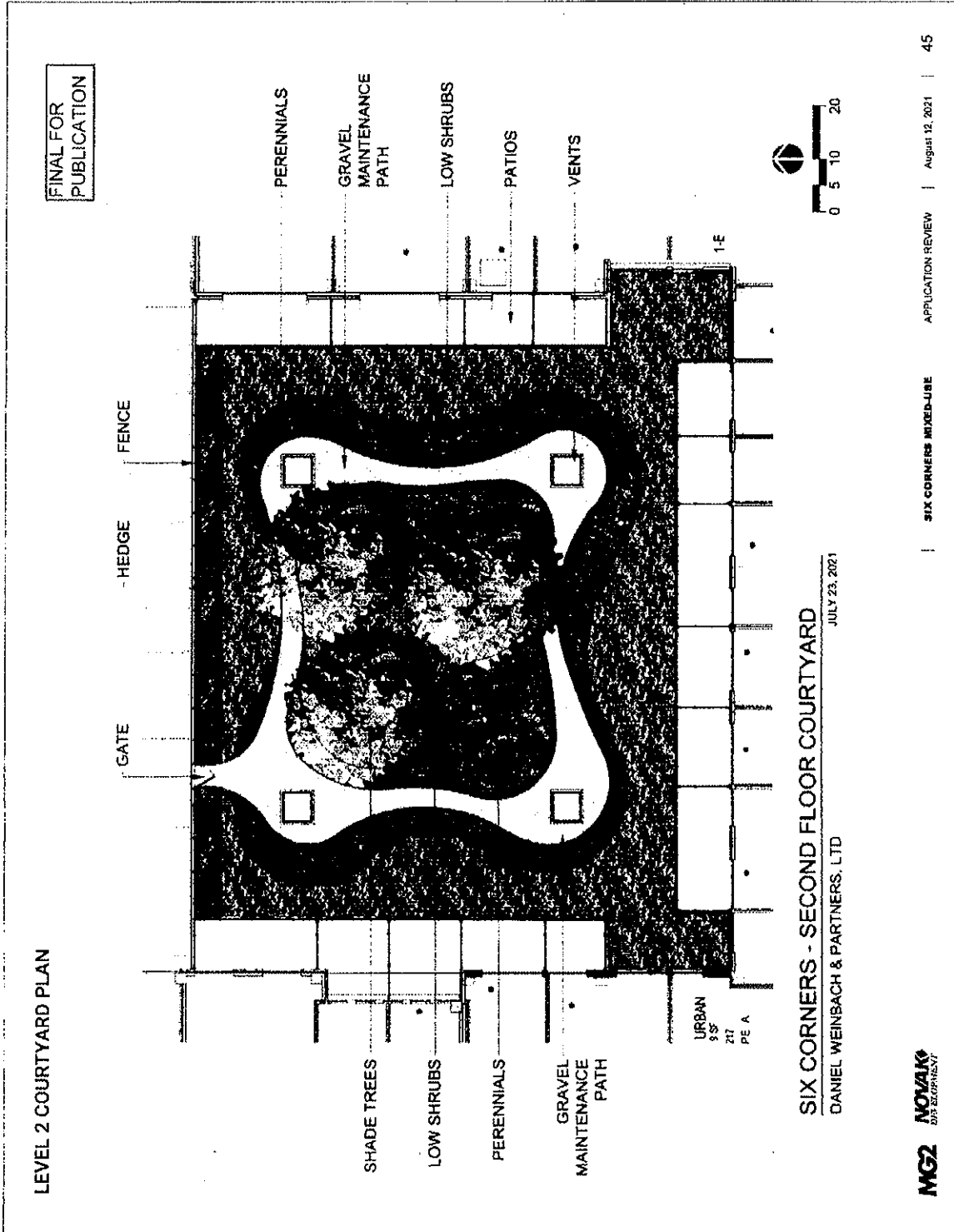
171  
226

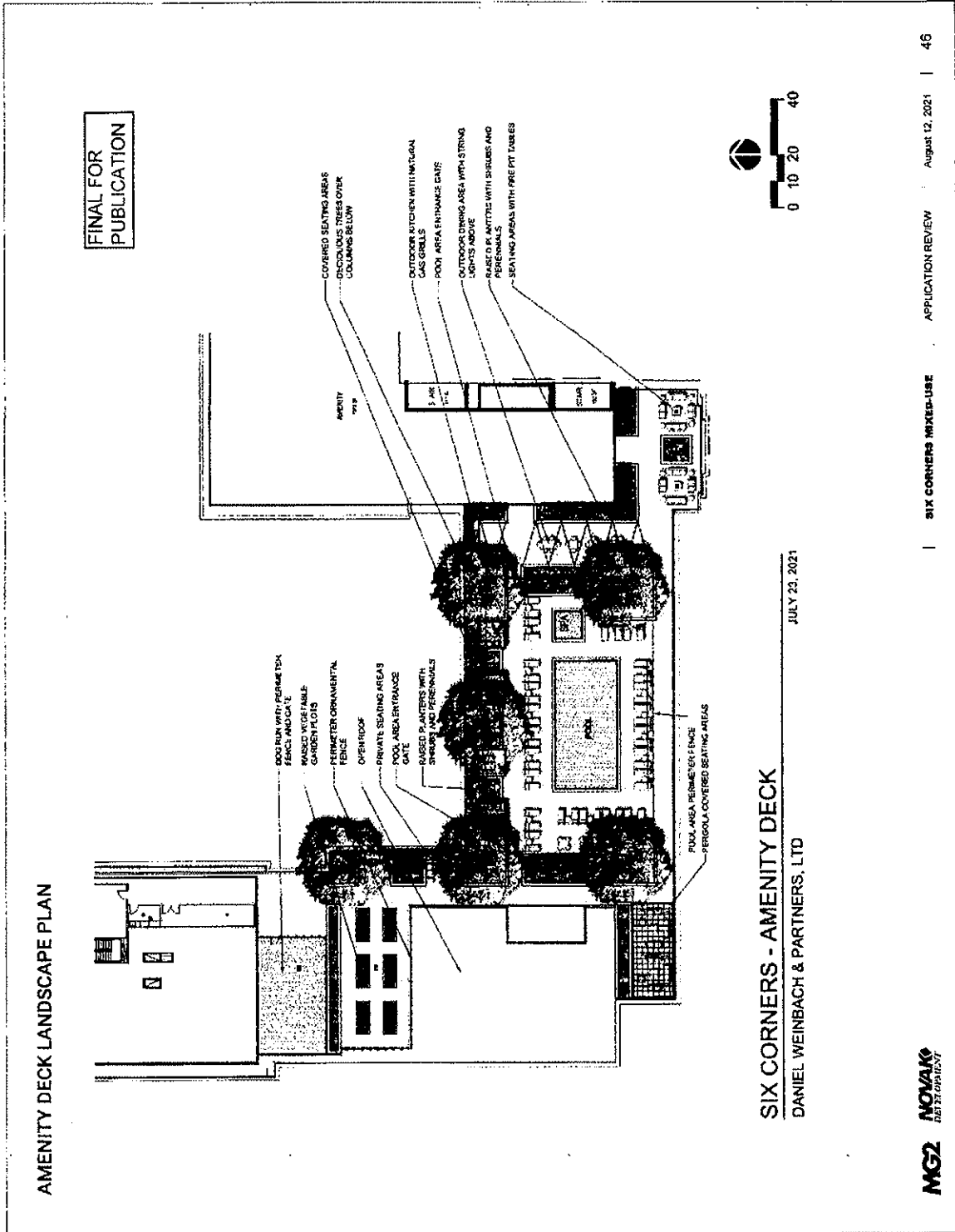




FINAL FOR PUBLICATION

CUYLER AVENUE SECTION





SUSTAINABILITY MATRIX

Chicago Sustainable Development Policy 2017

Novak - 6 Corners

FINAL FOR PUBLICATION



Table with columns: Compliance Options, Points Required, Health, Energy, Stormwater, Landscaping, Green Roofs, Water, Transportation, and Work Force. Rows include various sustainability metrics like LEED Gold, Green Globes, and Energy Star.

Current choices 100 points currently

Applicant is committed to meeting or exceeding the 100 point requirement but these may not be the final choices.

Points available to Novak - 6 Corners project based on CHS Planning for Novak - 6 Corners. Legend for project types: New Construction, Renovation, etc.

Notes for applicant: Specific metrics used for each category to building system and other requirements for each category.



7/10/96

UNFINISHED BUSINESS

25737

11565

*Reclassification Of Area Shown On Map Number 11-H.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-1 Restricted Commercial District symbols and indications as shown on Map No. 11-H in the area bounded by:

a line 20 feet southeasterly of West Cuyler Avenue, as measured at the westerly right-of-way line of North Lincoln Avenue and perpendicular thereto; North Lincoln Avenue; a line 95 feet southeasterly of West Cuyler Avenue, as measured at the westerly right-of-way line of North Lincoln Avenue and perpendicular thereto; and the alley next west of and parallel to North Lincoln Avenue,

to those of a B2-1 Restricted Retail District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Number 11-K.  
(As Amended)*

BPD 617

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-3 General Retail District, B4-2 Restricted Service District, B5-2 General Service District and M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 11-K in the area bounded by:

a line 150 feet north of West Belle Plaine Avenue; the westerly right-of-way of the Chicago, Milwaukee & St. Paul Railroad; West Belle Plaine Avenue; the easterly right-of-way line of North Clover Street; West Irving Park Road; a line 100 feet east of North Kilpatrick Avenue; a line 150 feet north of West Irving Park Road; North Kilpatrick Avenue; a line 100 feet north of West Irving Park Road; a line 120 feet west of North Kilpatrick Avenue; West Irving Park Road; and North Cicero Avenue,

to those of a B5-2 General Service District and a corresponding use district is hereby established in the area above described.

11565

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B5-2 General Service District symbols and indications established in Section 1 above to the designation of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

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

*Business Planned Development No.* 617

*Plan Of Development Statements.*

1. The area delineated herein as a Business Planned Development consists of approximately 713,871 square feet (16.38 acres) and is owned or controlled by the Applicant, Tucker Properties Investments, Inc..
2. 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 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 and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be

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

4. This Plan of Development consists of thirteen (13) statements; an Existing Zoning Map; a Planned Development Property Line, Boundary and Right of Way Adjustment Map; an Existing Land-Use Map; A Bulk Regulations and Data Table; a Site Plan, a Landscape Plan, Building Elevations; and a Lighting, Signage and Fence Detail Plan prepared by Otis Associates, Inc., dated September 14, 1995. Full size sets of the Site Plan, Landscape Plan, Building Elevations, and Lighting, Signage and Fence Detail 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 zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The following uses shall be permitted within the area delineated herein as "Business Planned Development": all uses permitted in the B5-2 General Service District except dwelling units and lodging rooms (provided, however, that there shall be no limitation on the size of individual business establishments except those set forth in the Bulk Regulation and Data Table attached hereto), and parking uses.
6. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Two pylon signs shall be permitted at the locations depicted on the Site Plan subject to the height limitations in the Bulk Regulations and Data Table. Temporary signs, such as construction and marketing signs shall be permitted,

subject to the review and approval of the Department of Planning and Development.

7. 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and the Department of Planning and Development. Conditioned upon receipt of the requisite permits and approvals, the Applicant shall provide at the Applicant's sole expense for traffic signalization at the main entrance to the shopping center on West Irving Park Road and at the entrance to the shopping center at West Belle Plaine Avenue. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation, Bureau of Traffic. Prior to the occupancy of the proposed 70,000 square foot retail building, the Applicant shall cause to be recorded a permanent easement for the benefit of the general public for ingress and egress over a portion of North Kilpatrick Avenue proposed to be vacated. The permanent easement shall be in a form acceptable to the Department of Law.
8. 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.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements in the Property, including landscaping and lighting improvements, shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan, Building Elevations and Lighting, Signage and Fence Detail Plan dated September 14, 1995, and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

11. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
13. Unless substantial construction has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first day of which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the B5-2 General Service District classification.

[Existing Zoning Map; Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; Existing Land-Use Map; Site Plan; Landscape Plan; Building Elevations; and Lighting, Signage and Fence Detail Plan referred to in this Plan of Development Statements printed on pages 25743 through 25749 of this Journal.]

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

Business Planned Development No. 617

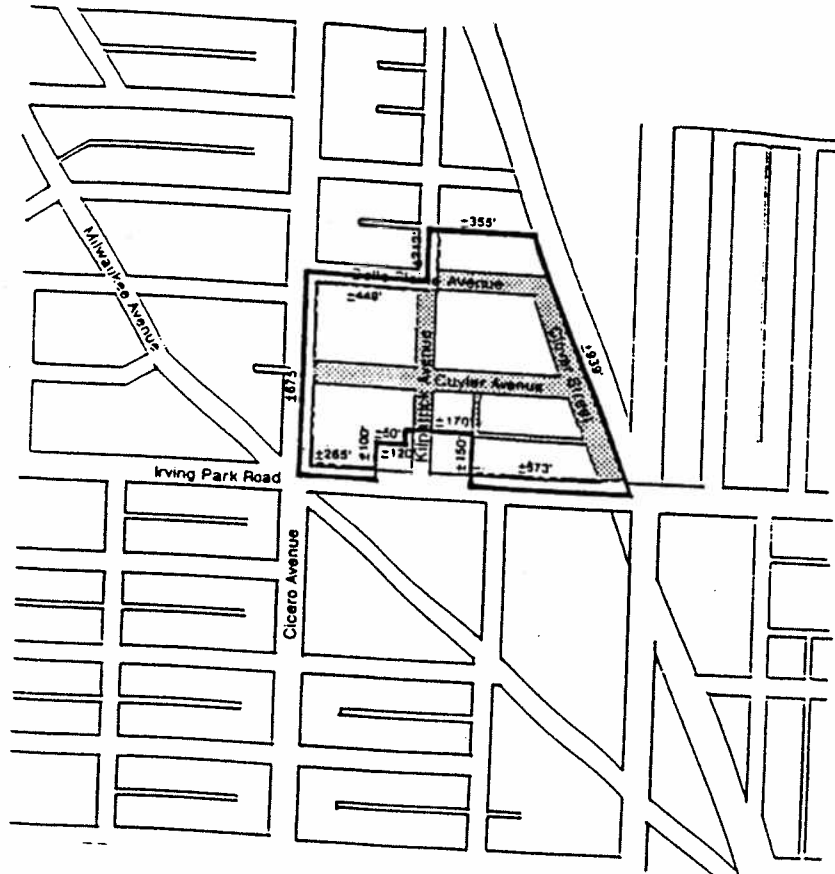
*Bulk Regulations and Data Table.*

Gross Site Area, 814,407 square feet (18.696 acres) = Existing Net Site Area, 541,461 square feet (12.43 acres) + Right-of-Way to be Vacated, 172,410 square feet (3.958 acres) + Public Right-of-Way, 100,536 square feet (2.308 acres)

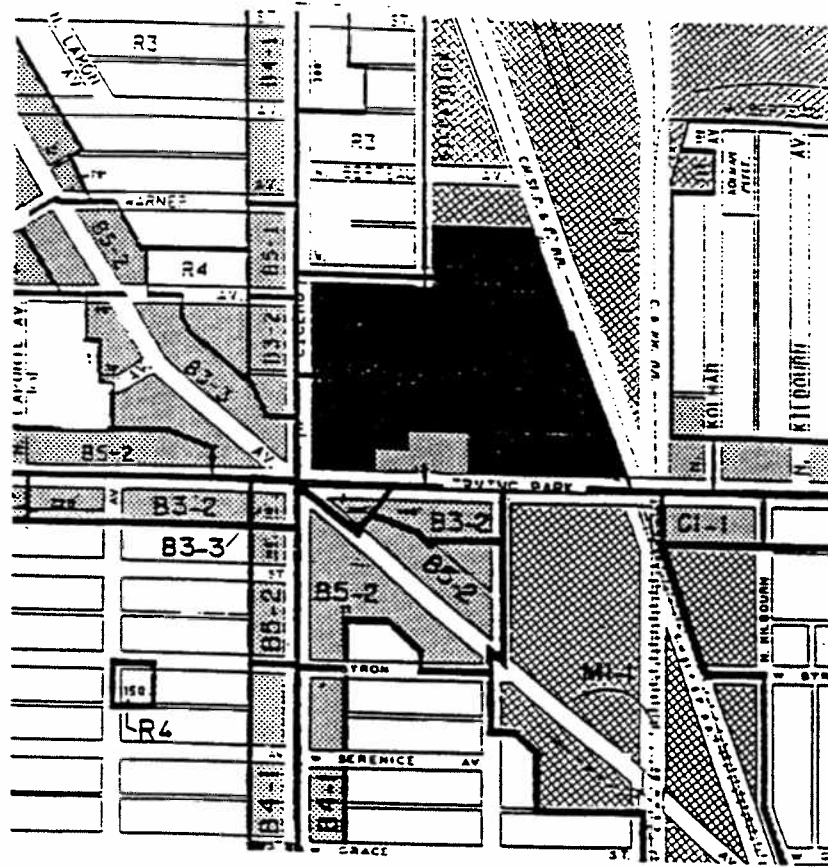
Proposed Net Site Area	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
713,871 square feet 16.388 acres	0.85	In accordance with Site Plan.
Maximum Building Floor Area Ratio for Total Site Area:	0.85.	
Minimum Number of Off-Street Parking Spaces:	860.	
Minimum Number of Off-Street Loading Spaces:	12.	
Maximum Percent of Site Coverage:		In accordance with Site Plan.
Minimum Required Building Setbacks:		In accordance with Site Plan.
Maximum Building Height:		In accordance with Building Elevations.
Maximum Pylon Sign Height:	40 feet.	



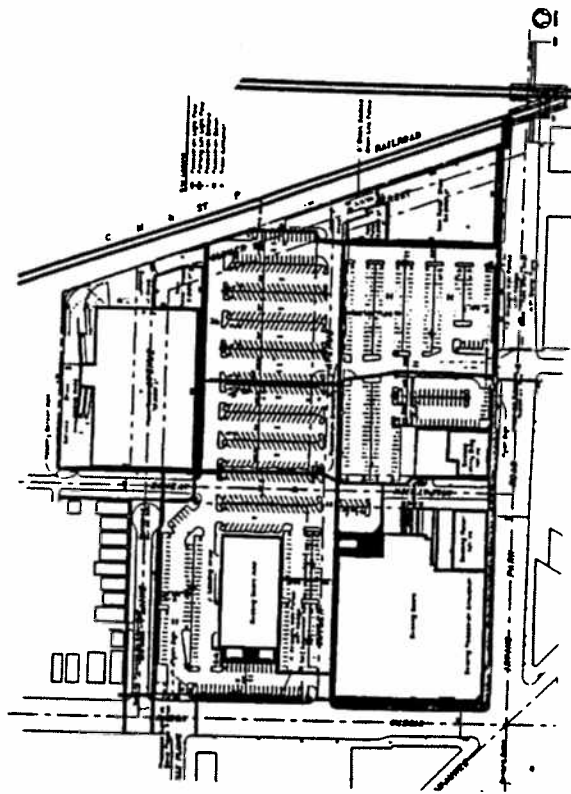
Planned Development Boundary, Property Line And  
Right-Of-Way Adjustment Map.



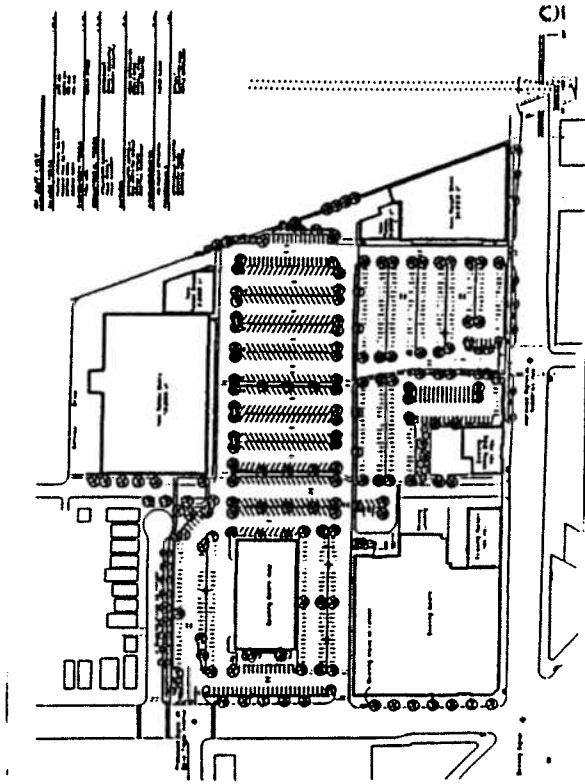
Existing Land-Use Plan.



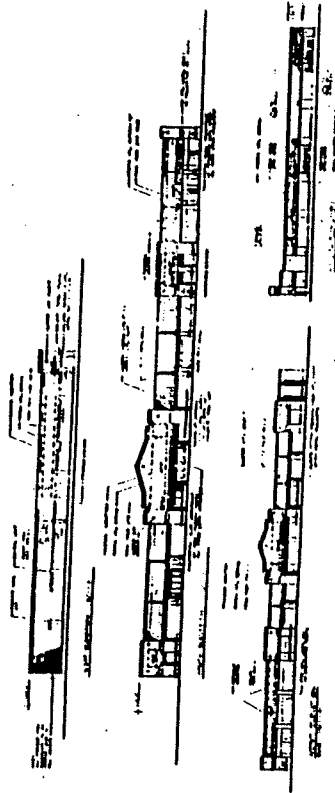
Site Plan.



Landscape Plan.



Building Elevations.



Lighting, Signage And Fence Detail Plan.

