



City of Chicago



SO2014-8911B

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/5/2014
Sponsor(s):	Cullerton (38)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-N at W Forest Preserve Dr and N Oak Park Ave - App No. A-8055B
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUE ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the Residential-Manufacturing-Institutional Planned Development Number 561 symbols and indications as shown on Map No. 11-N in the area bounded by:

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

SAVE AND EXCEPT THE AREA DESCRIBED AS FOLLOWS:

Parcel 1:

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

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

Parcel 2:

That Part of Lot 2 in Chicago Industry Tech Park III, Being a subdivision in the south fractional ½ Section 18, Township 40 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded November 1, as document 1030544015, described as follows: Beginning at the most northerly northeast corner of said lot 2, being also the westerly northwest corner of lot 3 in Chicago Industry Tech Park II, being a subdivision according to the plat thereof recorded April 21, 1998 as document 98310167; thence south 00 degrees 00 minutes 43 seconds west along the east line of said lot 2, a distance of 296.67 feet; thence north 89 degrees 59 minutes 17 seconds west at a right angles to said last described line, a distance of 217.09 feet; thence north 00 degrees 00 minutes 43 seconds east parallel with the east line of said lot 2, a distance of 200.00 feet to the northerly line of said lot 2; thence north 66 degrees 00 minutes 33 seconds east along the northerly line of said lot 2, a distance of 237.64 feet to the point of beginning, in Cook County, Illinois.

to those of Residential-Manufacturing-Institutional Planned Development Number 561, as amended, which is hereby established in the area described in above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made part of thereof and to no others.

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

Residential-Manufacturing-Institutional Planned Development No. 561, as amended

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Manufacturing-Institutional Planned Development No. 561 consists of approximately 2,474,208 square feet (56.8 acres) and (based on the most recent information available to the Department) is owned or controlled by Eli's Cheesecake Company (Subarea A), Paasche AirBrush Co. (Subarea A), Spectra Merchandising International, Inc. (Subarea A), Columbia Metal Spinning Co. (Subarea A), Chicago Paper Tube (Subarea A), Glen Lake Homeowners and Condominium Associations (Subarea B), Chicago-Read Joint Venture (Subareas C1 and C2).
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development (or any Subarea of this Planned Development, as applicable) are made, shall be under single ownership or designated control. Single designated control is defined section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

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

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

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

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

4. This Plan of Development consists of these 19 Statements and:

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

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

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

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

In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The property subject to this Planned Development is divided into four (4) Subareas:

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

- Subarea A
- Subarea B
- Subarea C1
- Subarea C2

Subarea A

The following uses are permitted in Subarea A:

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

1. Auto laundries.
2. Automobile service stations for retail sale and dispensing of fuel, lubricants, tires, batteries, accessories and supplies including installation and minor services customarily incidental thereto. Facilities for chassis and gear lubrication and for vehicle washing, including auto laundries.
3. Barber shops.
4. Drug stores.
5. Food stores.
6. Railroad labor rest houses, hotels and camps, consisting of sleeping, lodging, eating and related facilities provided for railroad personnel on railroad property.
7. Retail liquor store.
8. Taverns.
9. Greenhouses.
10. Municipal recreation buildings or community centers.
11. Private lodges.
12. Water filtration plants.
13. Water pumping stations.
14. Water reservoirs.
15. Medical/Dental clinics.
16. Except as authorized in the paragraph following this paragraph: banks, currency exchanges, privately owned recreation centers, restaurants, trade schools, business schools and business and professional offices, (unless accessory or related).

Notwithstanding the foregoing and subject to the review and approval of the Department of Planning and Development, the maximum of ten percent (10%) of the

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

allowable Subarea A floor area as determined by the attached Table of Use and Bulk Regulations may be devoted to the following permitted uses provided that the uses are located so as not to conflict with the use and operation of the industrial uses:

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

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

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

Subarea B

The following uses are permitted in Subarea B:

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

Subarea C1

The following uses are permitted in Subarea C1:

Cemetery and related accessory uses and accessory structures.

Subarea C2

The following uses are permitted in Subarea C2:

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

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

All Subareas

The following interim uses are permitted in all Subareas:

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

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

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. If the Subarea Site Plan Approval Submittals substantially conform to the provisions of the Planned Development, the Department of Planning and Development shall approve the submittal in a prompt and timely manner.

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

Following approval by the Department of Planning and Development, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 17. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern.

Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

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

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

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

10. A. The development of Subareas A and B shall, in addition to the other provisions of this Planned Development, be subject to the following:

- (i) At the time of application for Site Plan approval, as required by Statement Number 9 of this Planned Development, any portion of the property to be developed (including without limitation any permitted interim uses) shall be located within the boundaries of one (1) or more designated development parcels. Publicly dedicated roadway or roadways required to be publicly dedicated shall not be located within the boundaries of a development parcel. Development of every development parcel shall be in accordance with all the applicable provisions hereof.
- (ii) All loading required by this Planned Development in connection with the development of Subarea A shall be located within the boundaries of the development parcel within which the building or use served is located.

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

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

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

- (iii) All loading required by this Planned Development in connection with the development of Subarea B shall be located within the boundaries of the development parcel within which the building or use served is located. All parking required in connection with development of Subarea B shall be located within the principal building. No parking shall be permitted in Subarea B within the required parking setback from a public street (or a street to be publicly dedicated).

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

- (iv) More than one (1) building may be located within any one (1) development parcel. Side yard requirements applicable to properties located within the R4 zoning district shall apply between residential structures located within Subarea B.
- (v) Maximum building coverage of property located within any development parcel shall not exceed the following:
 - Subarea A: sixty percent (60%)
 - Subarea B: forty percent (40%)
- (vi) Each development parcel shall have frontage upon a publicly dedicated roadway sufficient to provide adequate and appropriate vehicular and pedestrian access thereto. Every building or use within a development parcel shall be provided with adequate and appropriate vehicular and pedestrian access to the public roadway.
- (vii) All landscaping shall be provided in accordance with the Conceptual Site/Landscape Plan. All parking areas visible from adjacent public streets shall be effectively screened by landscape materials and/or earth berms from such public streets, except for openings necessary for driveways and pedestrian walkways. Such screening shall consist of densely planted hedges of a minimum two and one-half (2-½) feet in height or such other combination of landscape materials and/or earth berms which effectively screen the parking area from adjacent public streets and one (1), three (3) inch caliper tree for every twenty-five (25) feet of street frontage. Additionally, a minimum of five percent (5%) of the development parcel devoted to vehicular use areas (including parking areas, loading areas and drives) shall be devoted to landscaping and such landscaping can be located within or on the periphery of the paved areas. All portions of the property located within the setback zones depicted on the Conceptual Site/Landscape Plan and all open areas within every development parcel which are not devoted to vehicular uses or pedestrian circulation areas shall be maintained in landscaping. If the City Council adopts a landscape ordinance which provides for a parking lot landscaping screen which is less in height than that provided for in this Planned Development, then the provisions of such landscape ordinance shall control the landscaping requirement contained in this planned development. Landscaping shall be designed, installed and maintained to enhance the appearance of the development, to screen unattractive uses from the street and to provide compatible buffers between adjacent uses.

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

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

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

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

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

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

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

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

within said area subject to the provisions and controls of Subarea A contained herein.

11. Prior to issuance of a certificate of occupancy for development of any portion of the property, all public improvements necessary or appropriate to serve said portion of the development shall be in place and available for public use. Said public improvements and the property upon, over or within which they are located shall have been properly offered for dedication and/or conveyance to the City. Such improvements shall include water supply; sewer facilities and other utilities constructed in accordance with all applicable City standards, laws and regulations. Without limiting the foregoing, in the case of the development of any portion of Subarea A, such portions of the roadway (including adjacent sidewalks, required street trees, curbs, gutters and lighting) depicted on the Conceptual Site/Landscape Plan as are necessary or appropriate to provide vehicular and pedestrian access between the boundaries of the development parcel and either North Oak Park Avenue or West Montrose Avenue, shall be completed and properly offered for dedication/ conveyance prior to issuance of a certificate of occupancy for the structure served on the development parcel. In the case of development of any portion of Subarea B, such portions of the roadway depicted on the Conceptual Site/Landscape Plan as are necessary or appropriate to provide vehicular and pedestrian access between the development parcel and North Narragansett Avenue, shall be completed and properly offered for dedication/ conveyance prior to issuance of a certificate of occupancy for the structure served on the development parcel. Notwithstanding the foregoing, the landscaping shall be completed within the earliest to occur of six (6) months from the issuance of a certificate of occupancy for the structure served or during the next planting season and the installation of street lighting and final lift upon the roadways shall be completed within one (1) year from the issuance of a certificate of occupancy for the structure served.
12. Applicant shall take the following actions with regard to roadway improvements necessary to serve the property:
 - (i) Reserve the space necessary to accommodate the street widening contemplated for North Narragansett Avenue and West Montrose Avenue and dedicate to the City such reserved space upon demand by the City at such time when the City is prepared to undertake such roadway improvements.
 - (ii) In connection with any development of Subarea B, provide for an emergency access as depicted on the Conceptual Site/Landscape Plan between the Subarea B roadway and the Subarea A roadway, subject to the approval of the Department of Transportation and the Fire Department.

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

13. With regard to roadway improvements necessary to serve development of the property:
- (i) The applicant shall reserve the following portions of the property to accommodate roadway widening and, shall upon request by the City, dedicate said property to the City or other designated public agency:
 - (a) along the West Montrose Avenue and West Forest Preserve Avenue property boundary, property necessary to allow for the installation of necessary left turn lanes accommodating traffic from the east and west approach;
 - (b) along the North Oak Park Avenue boundary, property necessary to allow for the installation of necessary left turn lanes accommodating traffic from the north and south approach;
 - (c) along the North Narragansett Avenue boundary, property necessary to allow for the installation of necessary left turn lanes and channelization accommodating traffic from the north and south approach.
 - (ii) The following traffic improvements shall be in place and available for use at the following times:
 - (a) Left turn lanes accommodating traffic from the north and south approach along North Oak Park Avenue at the time when any portion of the interior roadway intersecting with North Oak Park Avenue is required to be completed pursuant to Statement Number 11.
 - (b) Left turn lanes accommodating traffic from the east approach along West Montrose Avenue and the west approach along West Forest Preserve Avenue at the time when any portion of the interior roadway intersecting with West Montrose Avenue is required to be completed pursuant to Statement Number 11.
 - (c) Left turn lanes accommodating traffic from the north and south approach along North Narragansett Avenue at the time when any portion of the roadway on Subarea B is required to be completed pursuant to Statement Number 11.
 - (iii) Within one (1) year following any development of Subarea B which exceeds seventy-five percent (75%) of the maximum allowable development of that Subarea, if a traffic signal is at that time warranted, the applicant shall be

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

responsible for the cost of the installation of a traffic signal at the intersection of West Berteau Avenue and North Narragansett Avenue, subject to Department of Transportation approval.

14. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
15. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. (Notwithstanding the foregoing, buildings and structures existing prior to the approval of this amendment need only comply with the Planned Development as it existed at the time of their construction, including but not limited to all applicable Site Plan, Administrative Relief, Minor Change, and Part II approvals.) Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
16. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Department of Streets and Sanitation, and the Department of Fleet and Facility Management, under Section 13-32-125 of the Municipal Code, or any other provision of the Code.
17. The terms and conditions of development under this Planned Development may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
18. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
19. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources.

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

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

20. The subject property is intended to be developed in stages. A minimum of two hundred fifty thousand (250,000) FAR square feet shall be developed on or before December 31, 2004. A minimum of three hundred seventy-five thousand (375,000) FAR square feet shall be developed on or before December 31, 2009. A minimum of five hundred thousand (500,000) FAR square feet shall be developed on or before December 31, 2014.

Unless substantial construction has commenced and been diligently pursued as hereinabove described, this Planned Development shall automatically expire and then the zoning of the subject property shall automatically revert to that of the Residential-Manufacturing-Institutional Planned Development No. 561 as approved by ordinance enacted on March 31, 2004, provided that the boundaries of this Planned Development as defined in this ordinance shall remain unchanged.

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

Residential-Manufacturing-Institutional Planned Development No. 561**Bulk Regulations and Data Table**

Gross Site Area: 2,957,724 sq. ft.*

Area in Adjoining Right-of-Way: 483,516 sq. ft.*

Net Site Area (By Subarea):

Subarea A: 1,864,368 sq. ft.*

Subarea B: 474,804 sq. ft.*

Subarea C1: 52,272 sq. ft.*

Subarea C2:** 82,764 sq. ft.*

Total Net Site Area: 2,474,208 sq. ft.*

*Approximate; square footages are based on acreage amounts.

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

Generalized Description of Permitted Uses (By Subarea):

Subarea A: M1-1 Restricted Manufacturing District permitted uses, except those excluded, plus M1 special uses listed all as in Statement No. 5.

Subarea B: Multifamily dwellings, not to exceed 4 floors above parking, and related uses.

Subarea C1: Cemetery

Subarea C2: Memorial Park** (Cemetery)

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

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

Subarea A: 0.70

Subarea B: 1.20

Subarea C1: N/A

Subarea C2: N/A

Maximum Floor Area Ratio (FAR) (Entire PD): 0.76

Maximum Percentage of Site Coverage (By Subarea):

Subarea A: 65%

Subarea B: 40%

Subarea C1: N/A

Subarea C2: N/A

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

Maximum Number of Dwelling Units):

Subarea A:	0
Subarea B:	448
Subarea C1:	0
Subarea C2:	0
Maximum Number of Units (Entire PD):	448

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

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

Minimum Number of Loading Berths (By Subarea):

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

Minimum Setbacks from Property Lines (By Subarea):

		<u>Building</u>	<u>Parking</u>
Peripheral streets:***		40 feet	20 feet
Subarea A:***	Interior streets:	20 feet	10 feet
	Lot lines:	20 feet	0 feet
	Adjoining Subareas:	20 feet	10 feet
Subarea B:***		Per R4 requirements	Per R4 requirements

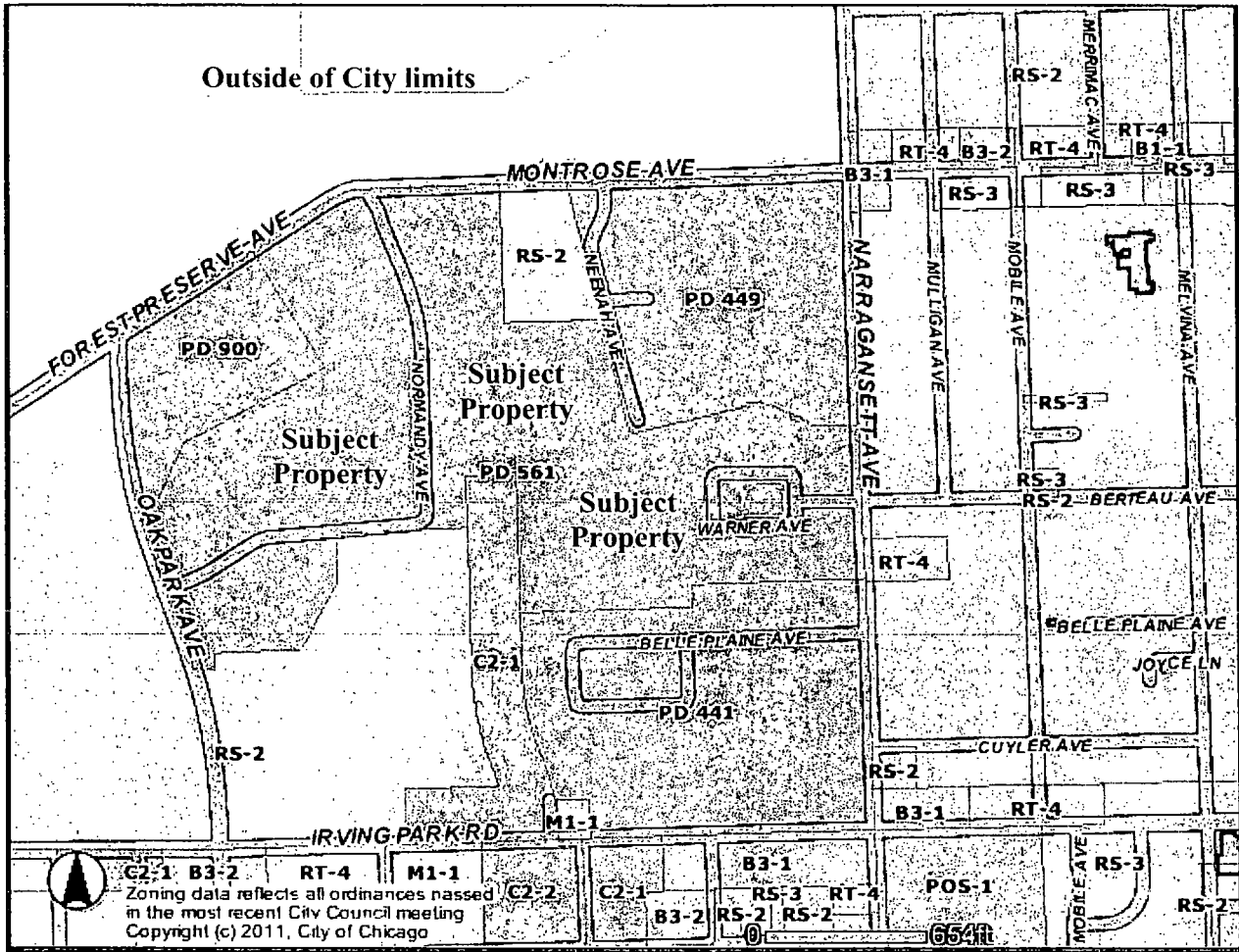
***Subject to any prior 'minor change', site plan, and Part II approvals.

Maximum Building Height (By Subarea):

Subarea A:	60 ft.***
Subarea B:	60 ft.***
Subarea C1:	60 ft.***
Subarea C2:	60 ft.***

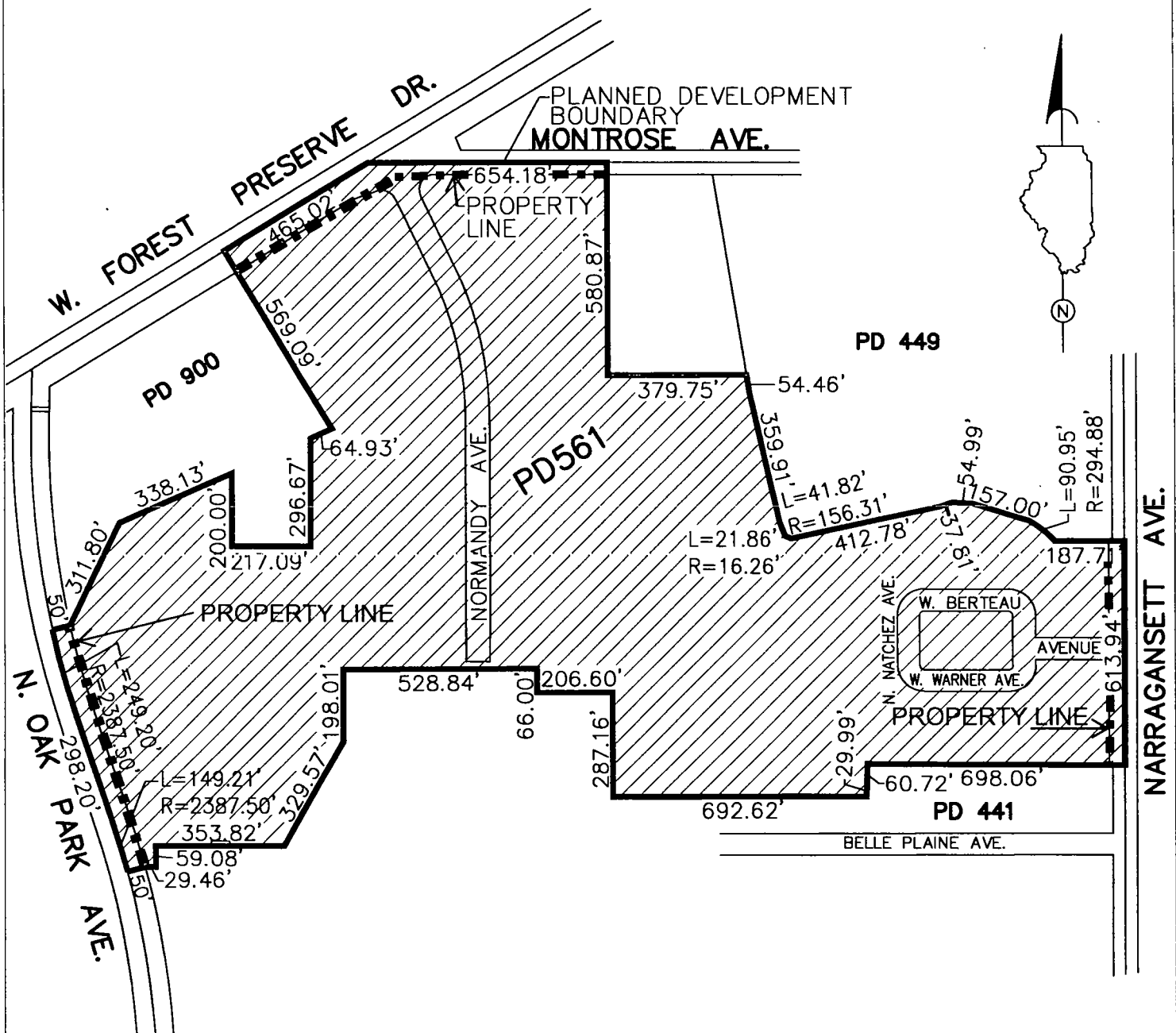
***Subject to any prior 'minor change', site plan, and Part II approvals.

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



Existing Zoning Map

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

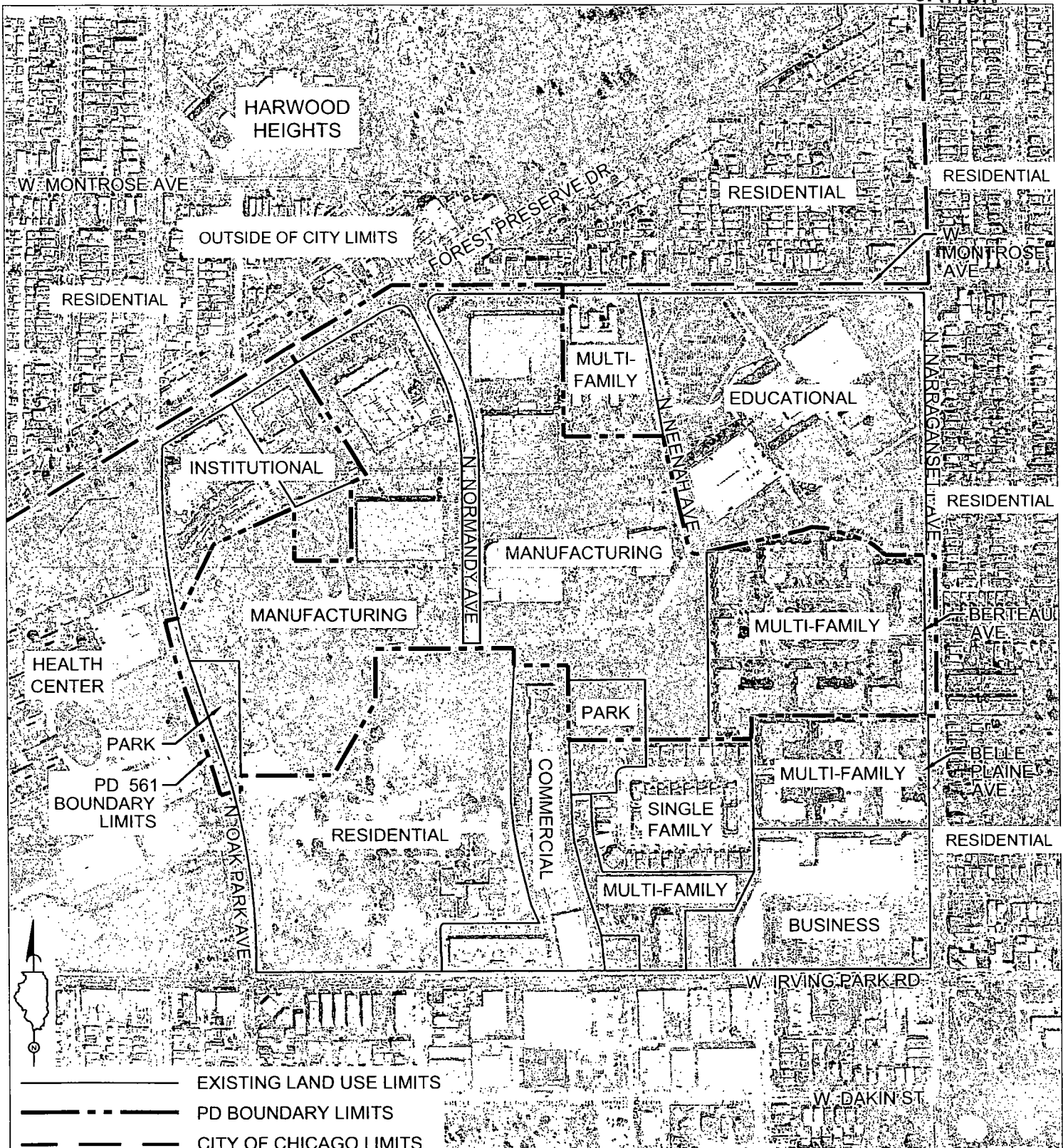


APPLICANT: Aldermanic
 ADDRESS: North Oak Park Avenue and
 Forest Preserve Avenue
 INTRODUCTION DATE: November 5, 2014
 REVISED / CPC DATE: December 18, 2014



PLANNED DEVELOPMENT BOUNDARY MAP

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



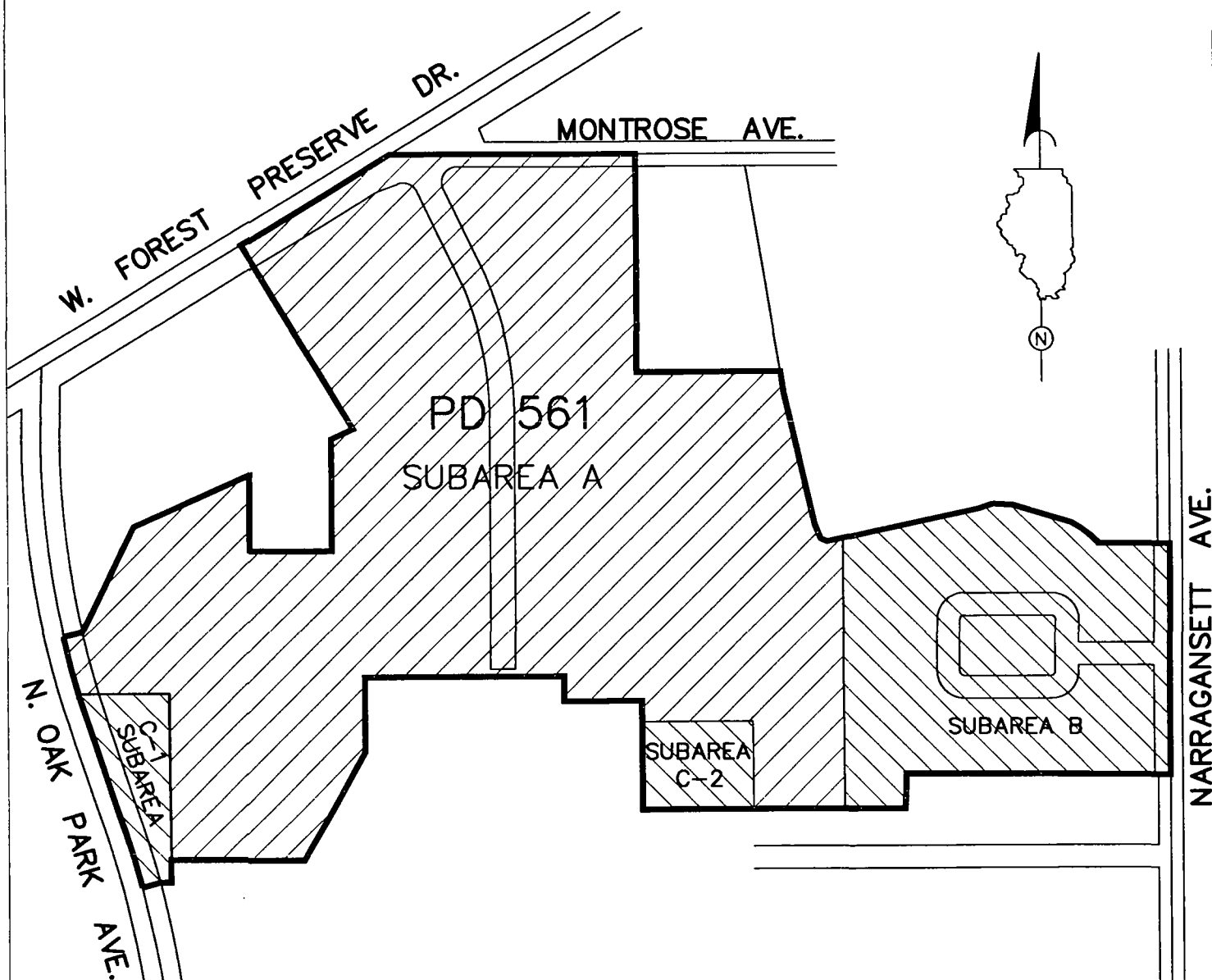
APPLICANT: Aldermanic
 ADDRESS: North Oak Park Avenue and Forest Preserve Avenue
 INTRODUCTION DATE: November 5, 2014
 REVISED / CPC DATE: December 18, 2014



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

EXISTING LAND USE MAP

Scale: 1"=500'

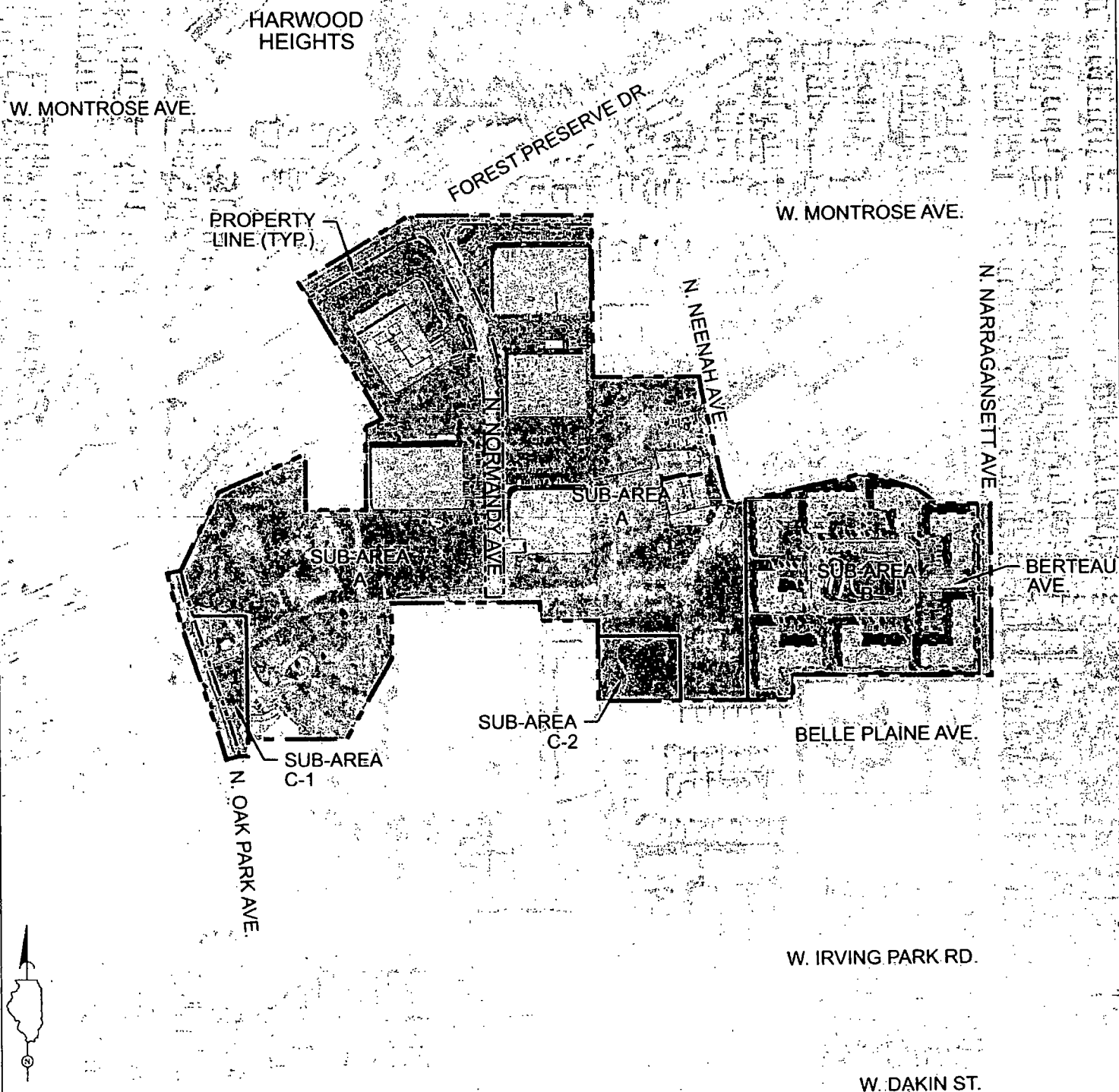


APPLICANT: Aldermanic
 ADDRESS: North Oak Park Avenue and
 Forest Preserve Avenue
 INTRODUCTION DATE: November 5, 2014
 REVISED / CPC DATE: December 18, 2014



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

SUBAREA MAP



———— SUB-AREA BOUNDARY
 - - - - - PD BOUNDARY LIMITS

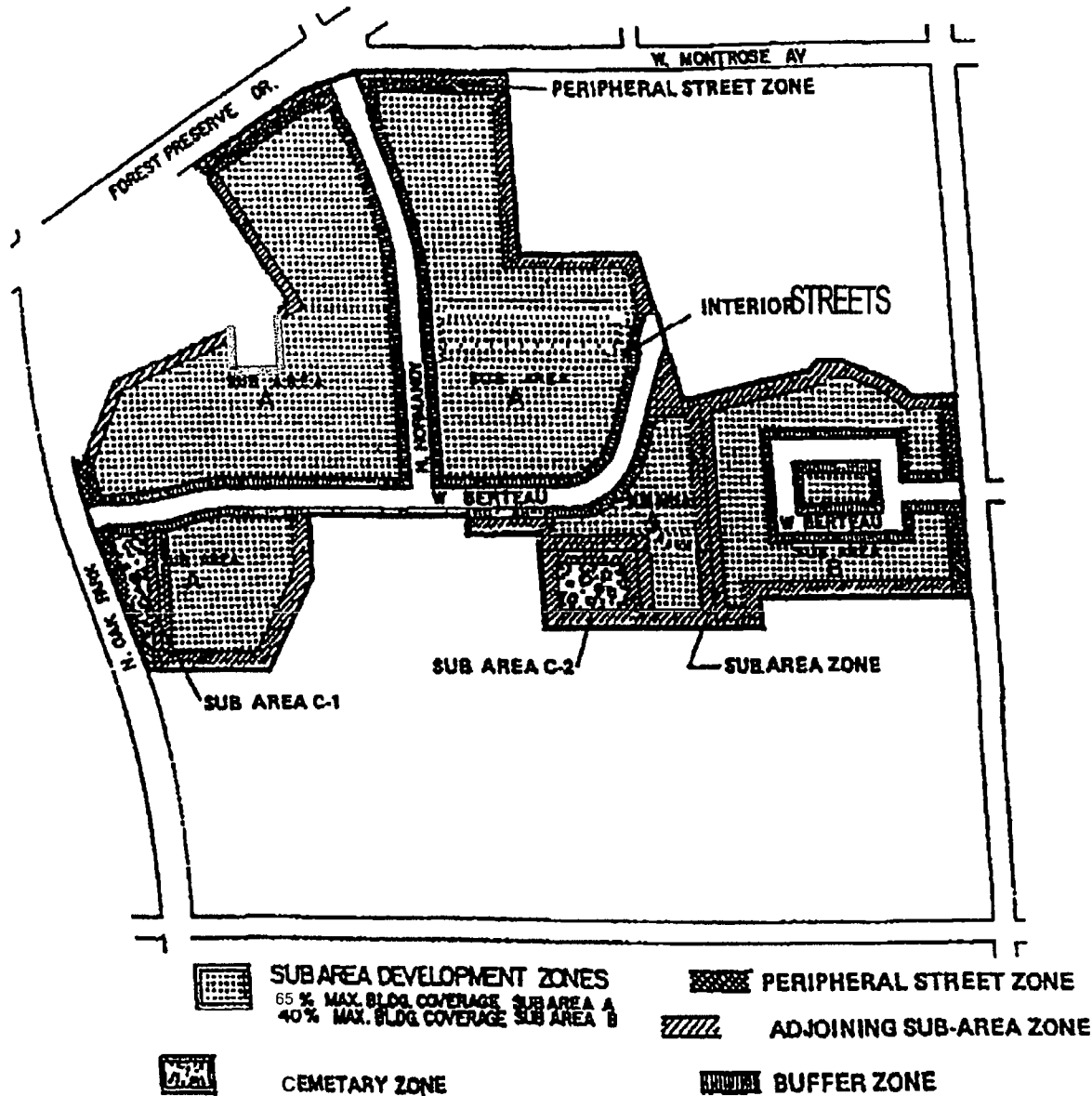
APPLICANT: Aldermanic
 ADDRESS: North Oak Park Avenue and
 Forest Preserve Avenue
 INTRODUCTION DATE: November 5, 2014
 REVISED / CPC DATE: December 18, 2014



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

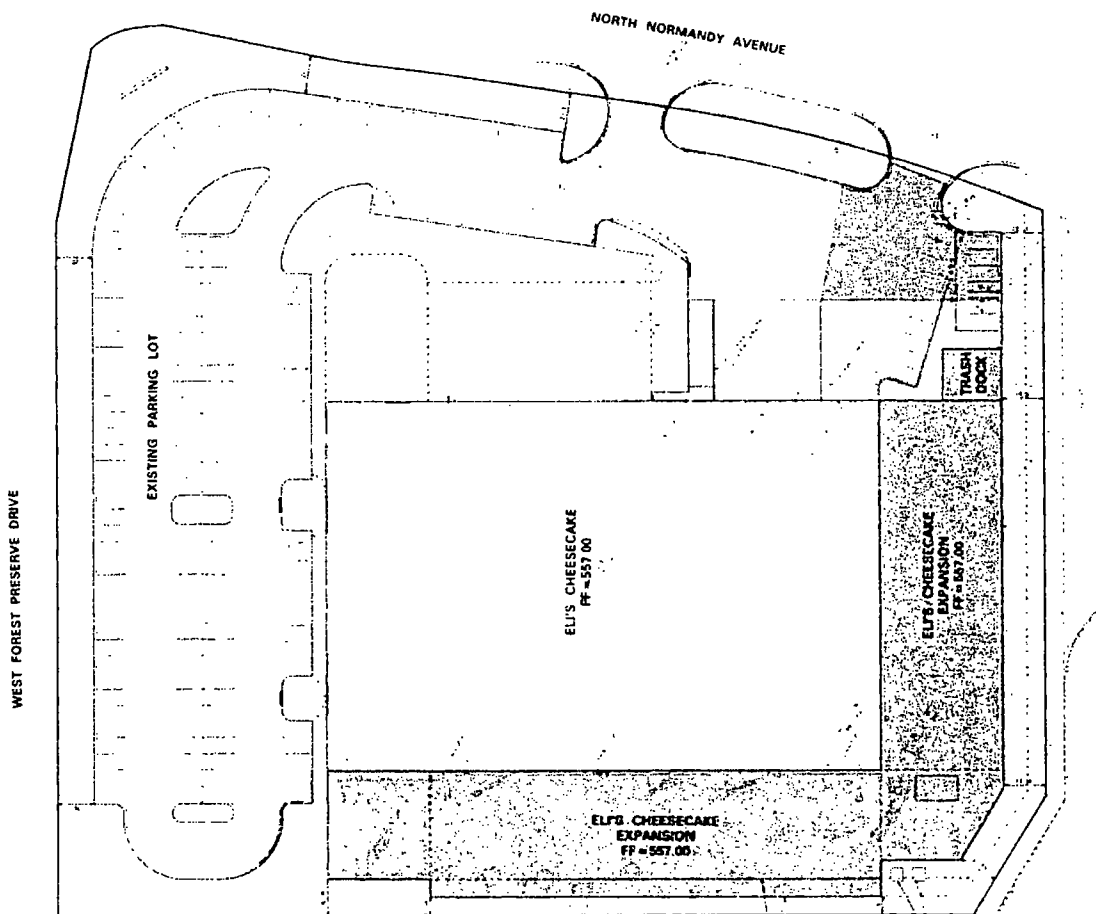
SITE PLAN

Scale: 1"=500'

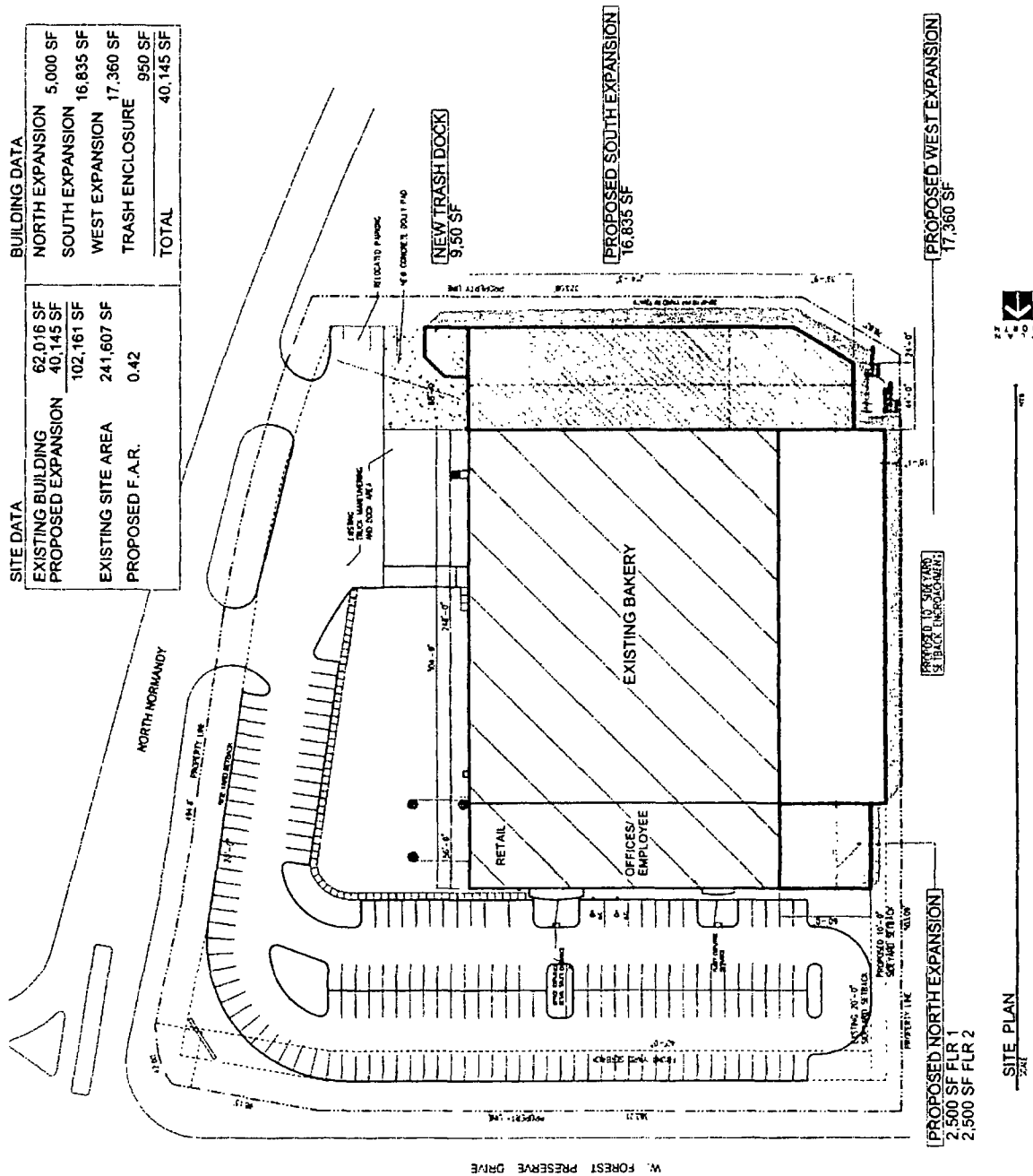


CONCEPTUAL SITE/LANDSCAPE PLAN

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



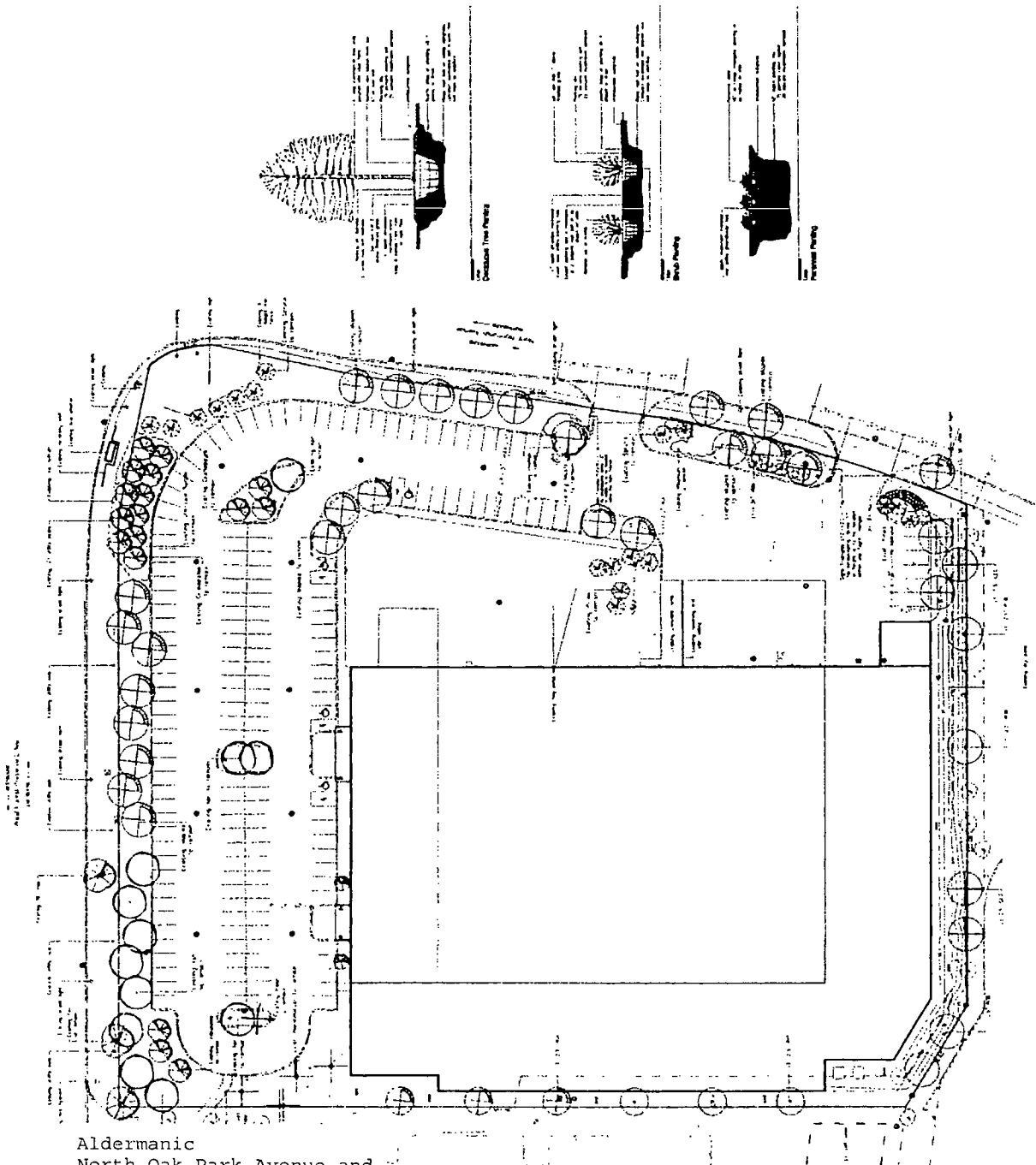
APPLICANT: Aldermanic
ADDRESS: North Oak Park Avenue and
Forest Preserve Avenue
INTRODUCTION DATE: November 5, 2014
REVISED / CPC DATE: December 18, 2014



Subarea A Partial Site Plan (2)

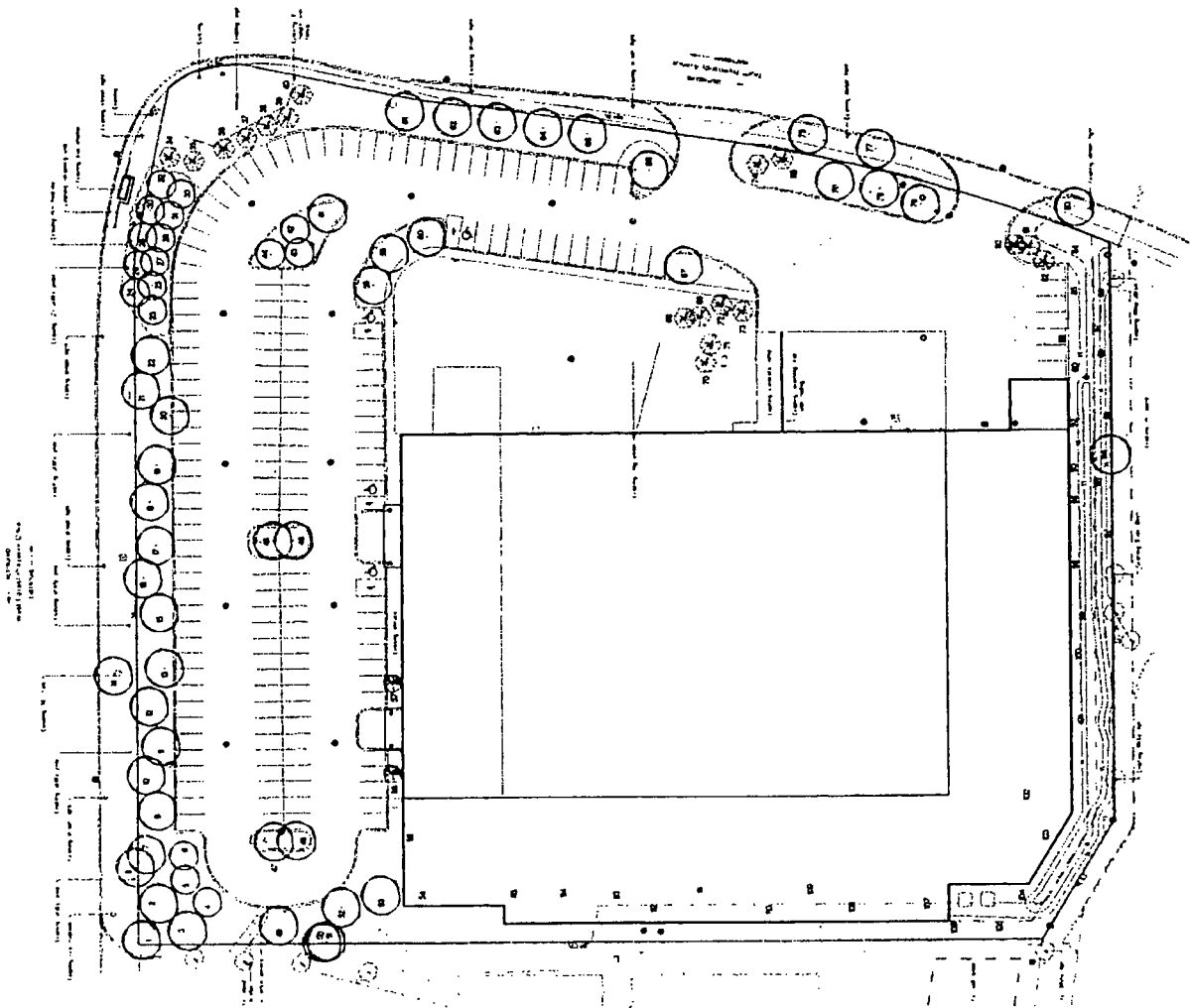
APPLICANT: Aldermanic
ADDRESS: North Oak Park Avenue and
Forest Preserve Avenue
INTRODUCTION DATE: November 5, 2014
REVISED / CPC DATE: December 18, 2014

Subarea A Partial Landscape Plan (1)

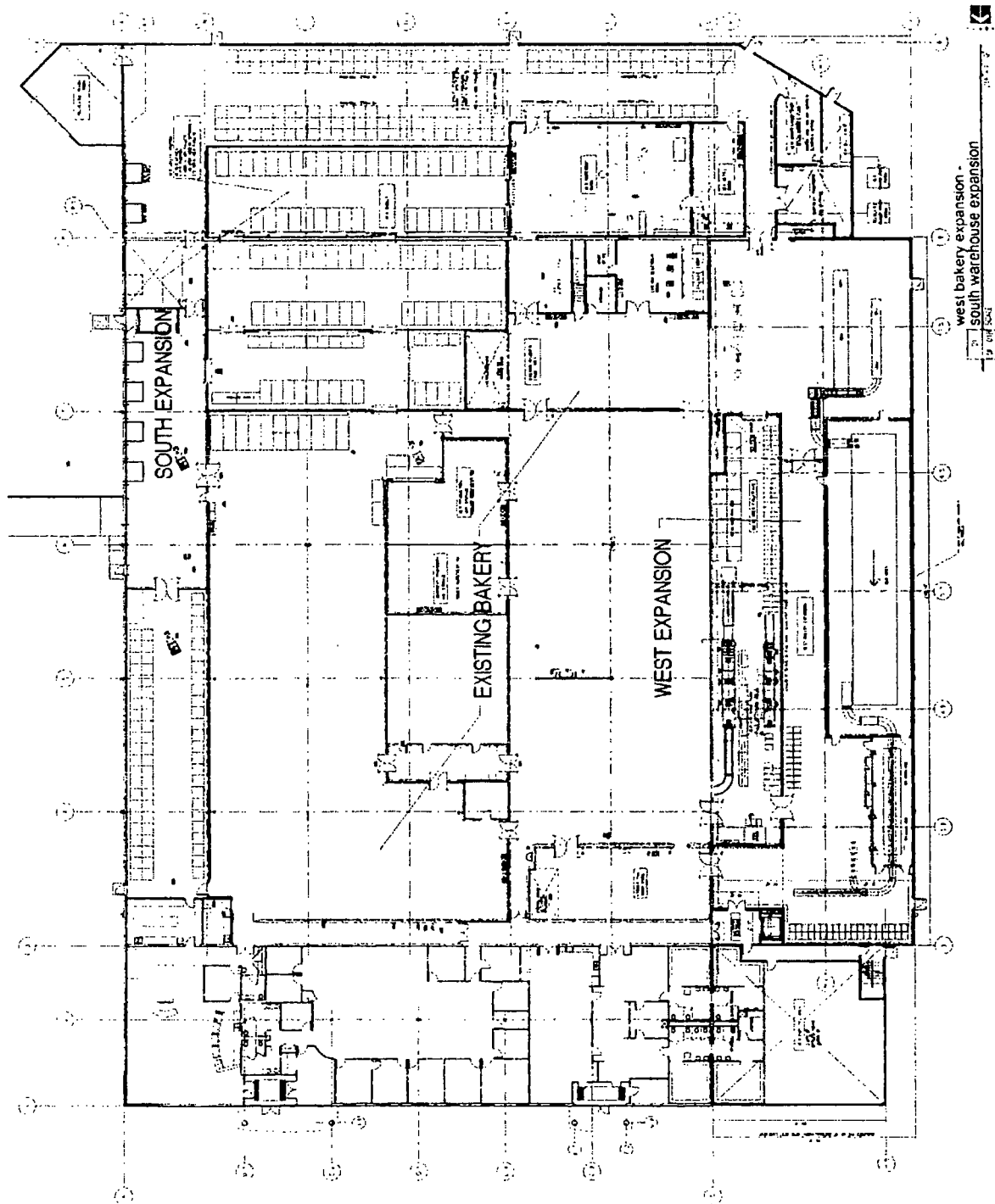


APPLICANT: Aldermanic
ADDRESS: North Oak Park Avenue and
Forest Preserve Avenue
INTRODUCTION DATE: November 5, 2014
REVISED / CPC DATE: December 18, 2014

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

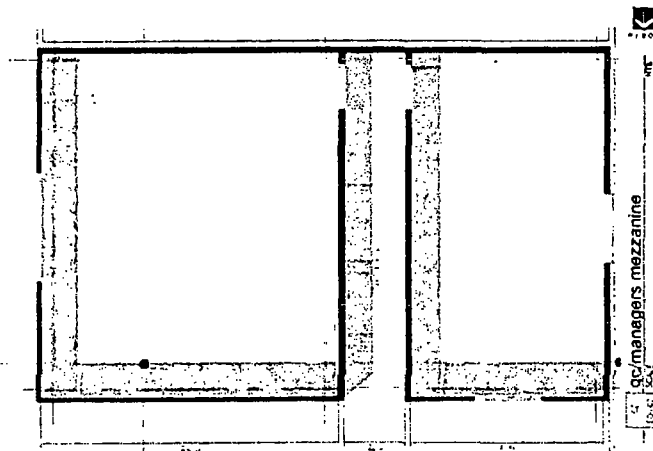
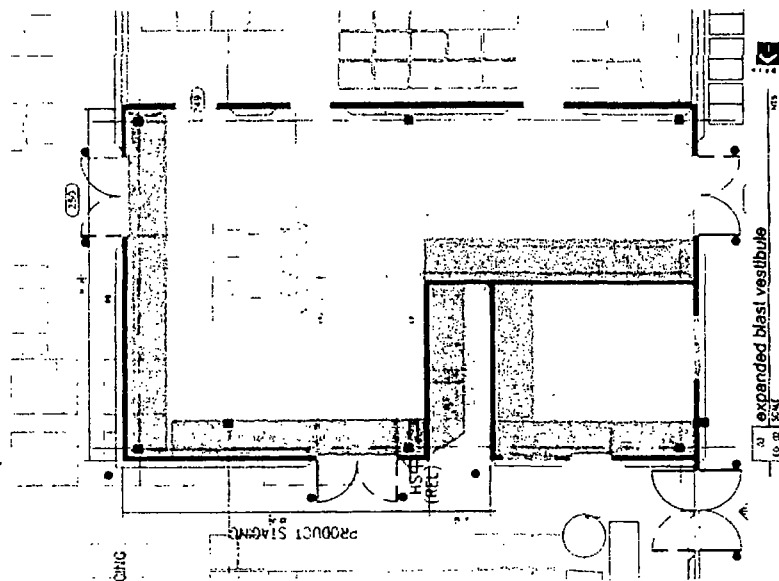
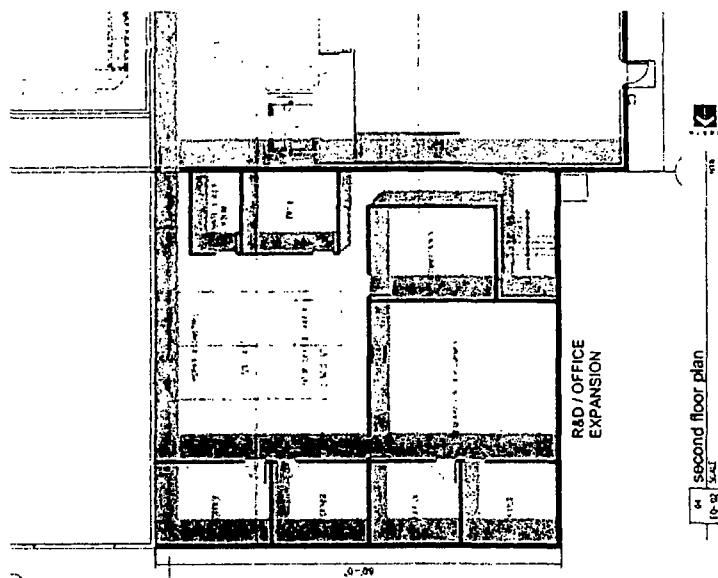
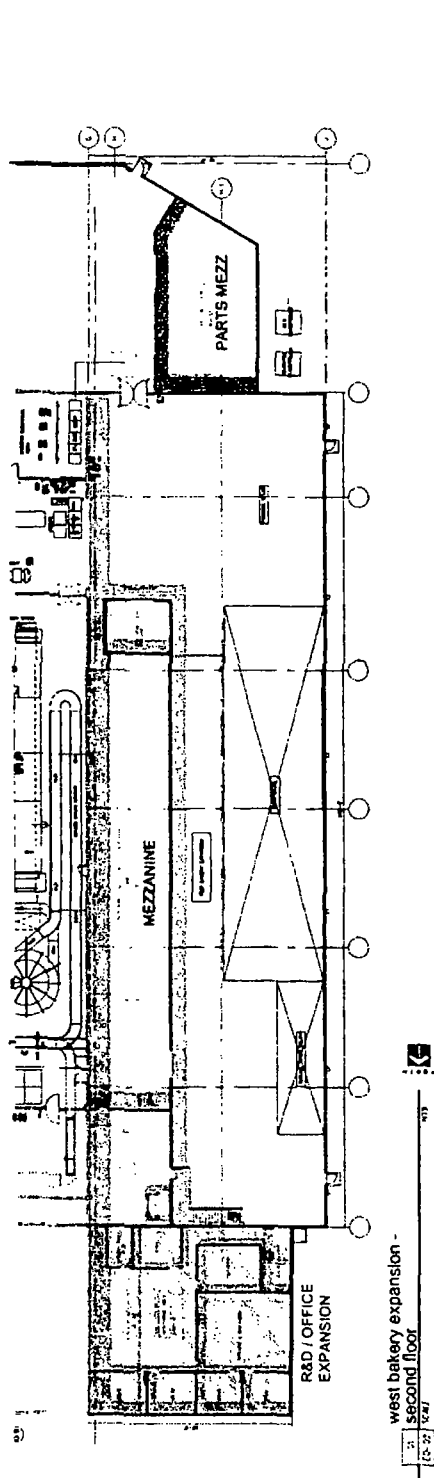


APPLICANT: Aldermanic
ADDRESS: North Oak Park Avenue and
Forest Preserve Avenue
INTRODUCTION DATE: November 5, 2014
REVISED / CPC DATE: December 18, 2014



Subarea A Expansion Plan (1)

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



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

Subarea A Expansion Plan (2)

The image contains two architectural drawings of a building, labeled 'south elevation' and 'west elevation'. Both drawings are oriented vertically on the page. The 'south elevation' drawing on the left shows a long, narrow building with a series of vertical lines representing windows or structural elements. It includes a small section at the top right labeled 'REAR PORCH' and a section at the bottom right labeled 'REAR PORCH'. The 'west elevation' drawing on the right shows a similar building with a more complex facade, including a section at the top right labeled 'REAR PORCH' and a section at the bottom right labeled 'REAR PORCH'. Both drawings include a scale bar at the bottom, indicating a length of 10 feet. The drawings are detailed with lines representing structural elements, windows, and doors, and include various labels and dimensions.

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