



City of Chicago



SO2016-7308

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/5/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-I at 1701-1849 S Washtenaw Ave - App No. 18984
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18984
INTRO. DATE
OCT. 5, 2016

ORDINANCE

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 be amended by changing all the Planned Manufacturing District (PMD) No. 7 Sub-Area A symbols and indications as shown on Map No. 4-I in the area bounded by

beginning at a line 275.53 feet south of and parallel to West 16th Street; a line 261.60 feet east of and parallel to South Washtenaw Avenue; a line 333.77 feet south of and parallel to West 16th Street; a line 578.86 feet east of and parallel to South Washtenaw Avenue; a line 735.87 feet south of and parallel to West 16th Street; a line 729.91 feet east of and parallel to Washtenaw Avenue; a line 908.41 feet south of and parallel to West 16th Street; a line 864.91 feet east of and parallel to South Washtenaw Avenue; the northerly right-of-way line of the Chicago, Burlington & Quincy Railroad (Elevated Tracks); and South Washtenaw Avenue north to the point of beginning,

to those of a M2-3 Light Industry District and a corresponding use district is hereby established in the area above described.

Section 2. That the Chicago Zoning Ordinance be amended by changing all the M2-3 Light Industry District symbols and indications within the area herein above described to the designation of an Industrial-Commercial Planned Development No. _____, 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 here with attached and made a part thereof and to no others.

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

Common address of property: 1701-1849 South Washtenaw Avenue

**INDUSTRIAL-COMMERCIAL PLANNED DEVELOPMENT
NUMBER _____**

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Industrial-Commercial Planned Development No. _____ (the "Planned Development") consists of four hundred ninety eight thousand and one hundred seventy-five (498,175) square feet or 11.44 acres of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Lagunitas Brewing Company.

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 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 Chicago 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 adjustments 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 Plans. Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

Applicant: Lagunitas Brewing Company
Address: 1701-1849 South Washtenaw Avenue
Introduced: October 5, 2016
Plan Commission: March 16, 2017

(2)

4. This Plan of Development consists of fifteen (15) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map, an Existing Land-Use Map/Plan, Site and Landscape Plan, Building Elevations and Rooftop Plan prepared by Forza Design & Consulting Inc. and dated March 16, 2017 submitted herein.). 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 allowed in the area delineated herein as a Commercial-Manufacturing Planned Development: Manufacturing, Production and Industrial Services. In addition, the following uses are allowed and permitted up to no more than 20% (in the aggregate) of the total gross floor area of the entire subject facility: eating and drinking establishments, such as restaurants and taverns (including rooftop patio uses); industrial private event venues and indoor special events including incidental liquor sales for both uses; small and medium venues, accessory uses and accessory parking and loading.
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 this Planned Development.
7. For purposes of height of any measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the (FAA) Federal Aviation Administration.
8. The maximum permitted floor area ratio (F.A.R.) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using the Net Site Area of 498,175 square feet or 11.44 acres of land area.
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

Applicant: Lagunitas Brewing Company
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(3)

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 corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim review associated with site plan review or Part II reviews are conditional until final Part II approval.
11. 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 modification by the applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
12. 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.
13. The Applicant will comply with Rules and Regulations for the Maintenance of Stock-Piles Promulgated by the Commissioner of Street and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
14. The Applicant acknowledges that 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 project will utilize best efforts to install all new equipment and appliances, including all new lighting, that is Energy-Star Rated.

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15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development lapse, the Commissioner of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to Planned Manufacturing District 7A. .

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Address: 1701-1849 South Washtenaw Avenue
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**INDUSTRIAL-COMMERCIAL PLANNED DEVELOPMENT No. _____
BULK REGULATIONS AND DATA TABLE**

Gross Site Area: 510,763 square feet (11.73 acres)
Area in Public R.O.W.: 12,588 square feet (0.29 acres)
Net Site Area: 498,175 square feet (11.44 acres)

Permitted Floor Area Ratio: 3.0

Number of Off-Street Parking
Spaces currently provided: 165 spaces

Maximum Number of Bicycle Parking
Spaces: 60 spaces

Off-Street Loading Spaces provided: (4) spaces at 10' x 50'

Setbacks from Property Line: In substantial conformance with the
attached Site Plan

Maximum Building Height: 79 feet as measured by Section
17-17-0311-A of the Chicago
Zoning Ordinance

Applicant: Lagunitas Brewing Company
Address: 1701-1849 South Washtenaw Avenue
Introduced: October 5, 2016
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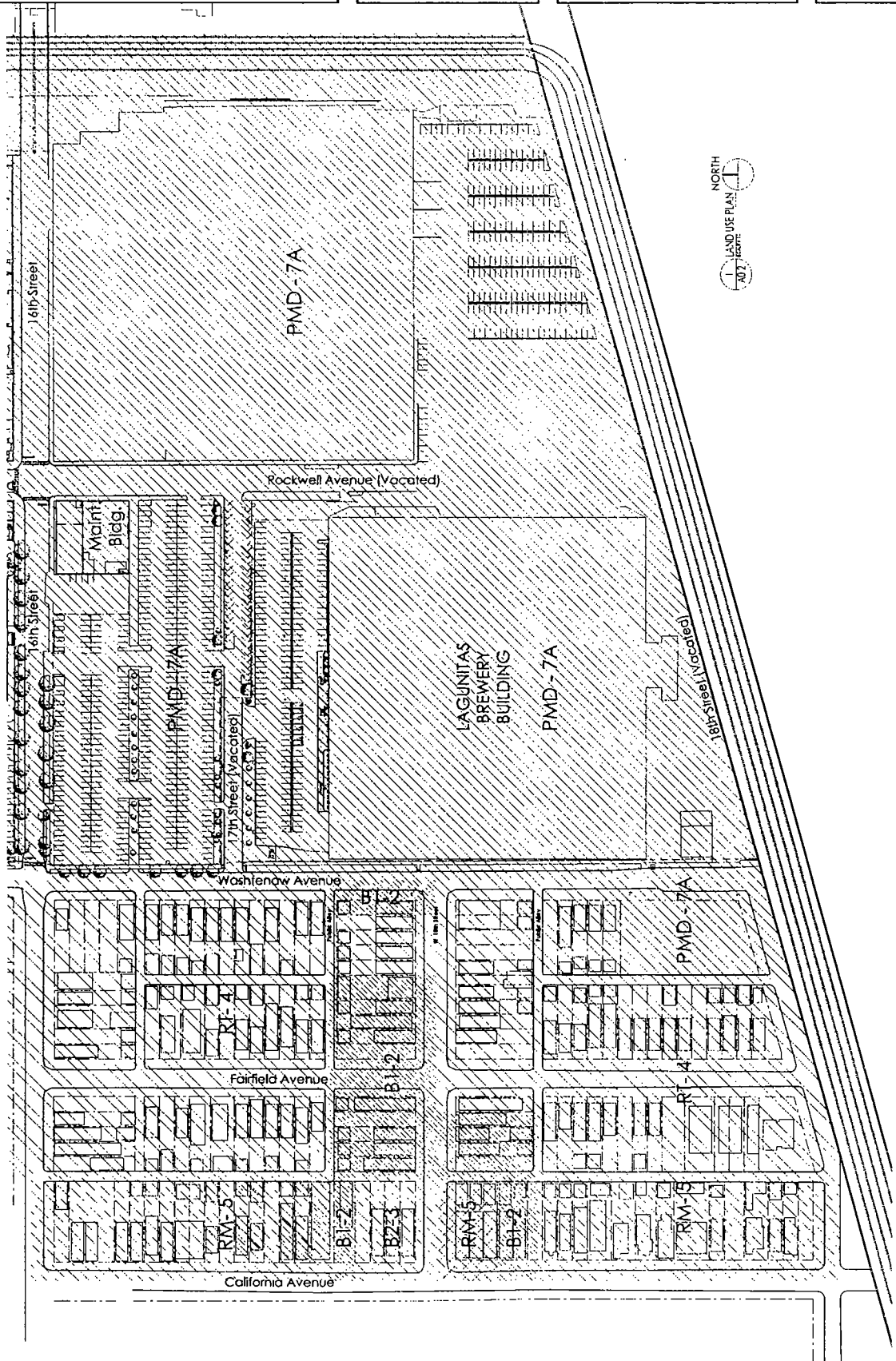


Commercial & Manufacturing
Planned Development Lagunitas
Brewing Company
2607 W. 17th St. Chicago, IL 60608

FORZA DESIGN &
CONSULTING INC.
2621 W 15th Street Chicago IL 60608
OFFICE: 773-345-8833
FAX: 773-345-8833

Applicant: Lagunitas Brewing Company
Address: 2607 W 17th Street Chicago IL 60608
Date: March 14th 2017

Sheet Number
LAND USE PLAN
A0.2



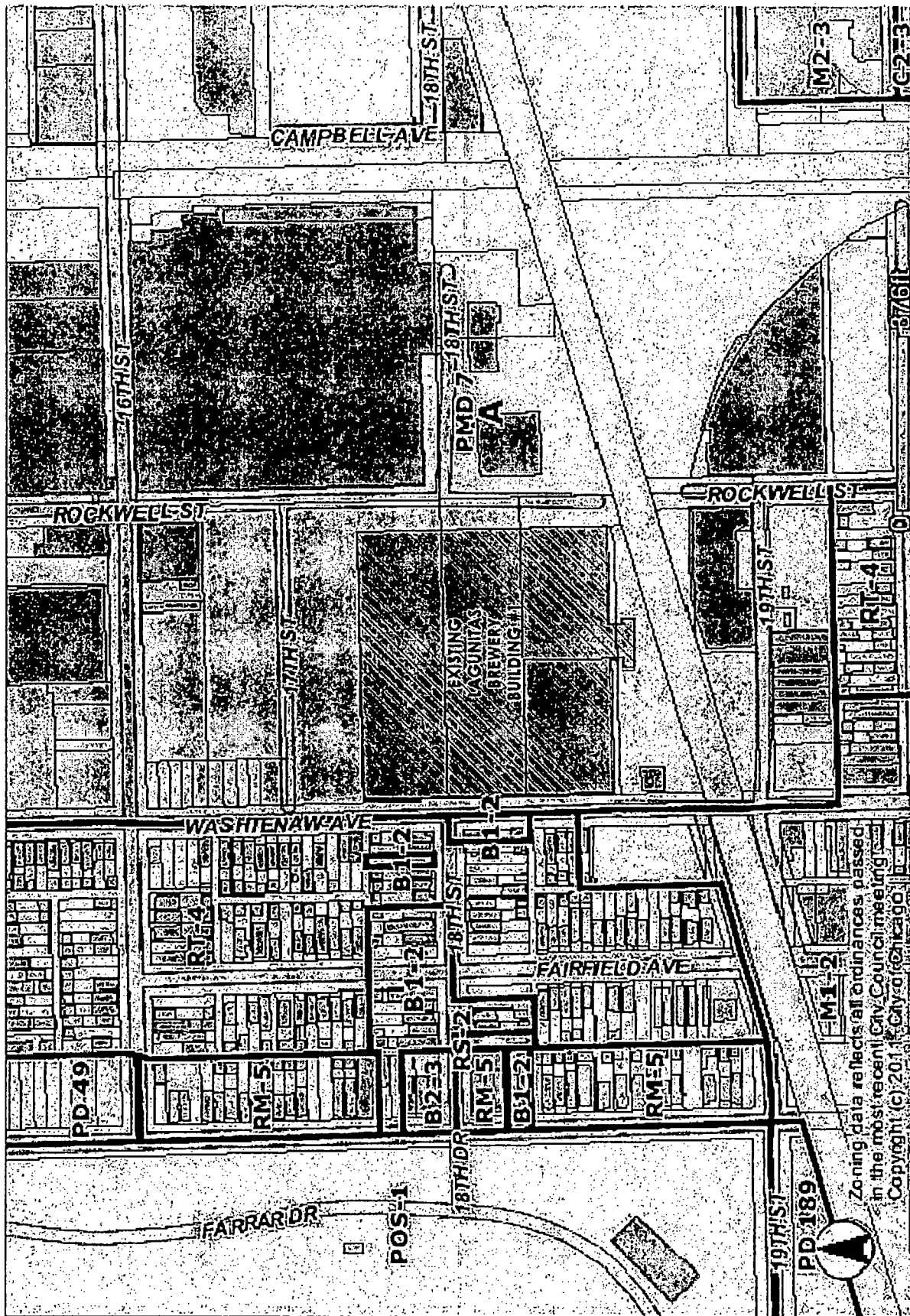


Commercial & Manufacturing
 Planned Development Lagunitas
 Brewing Company
 2607 W. 17th St. Chicago, IL 60608

FORZA DESIGN &
 CONSULTING INC.
 2621 W. 131st Street Chicago, IL 60648
 Date: 1/28/2017
 Date: 1/28/2017

Applicant: Lagunitas Brewing Company
 Address: 2607 W. 17th Street Chicago, IL 60608
 Date: March 16th, 2017

Street Number
 2607
 ZONING MAP
A0.3



Zoning data reflects all ordinances passed in the most recent City Council meeting. Copyright (c) 2017 City of Chicago



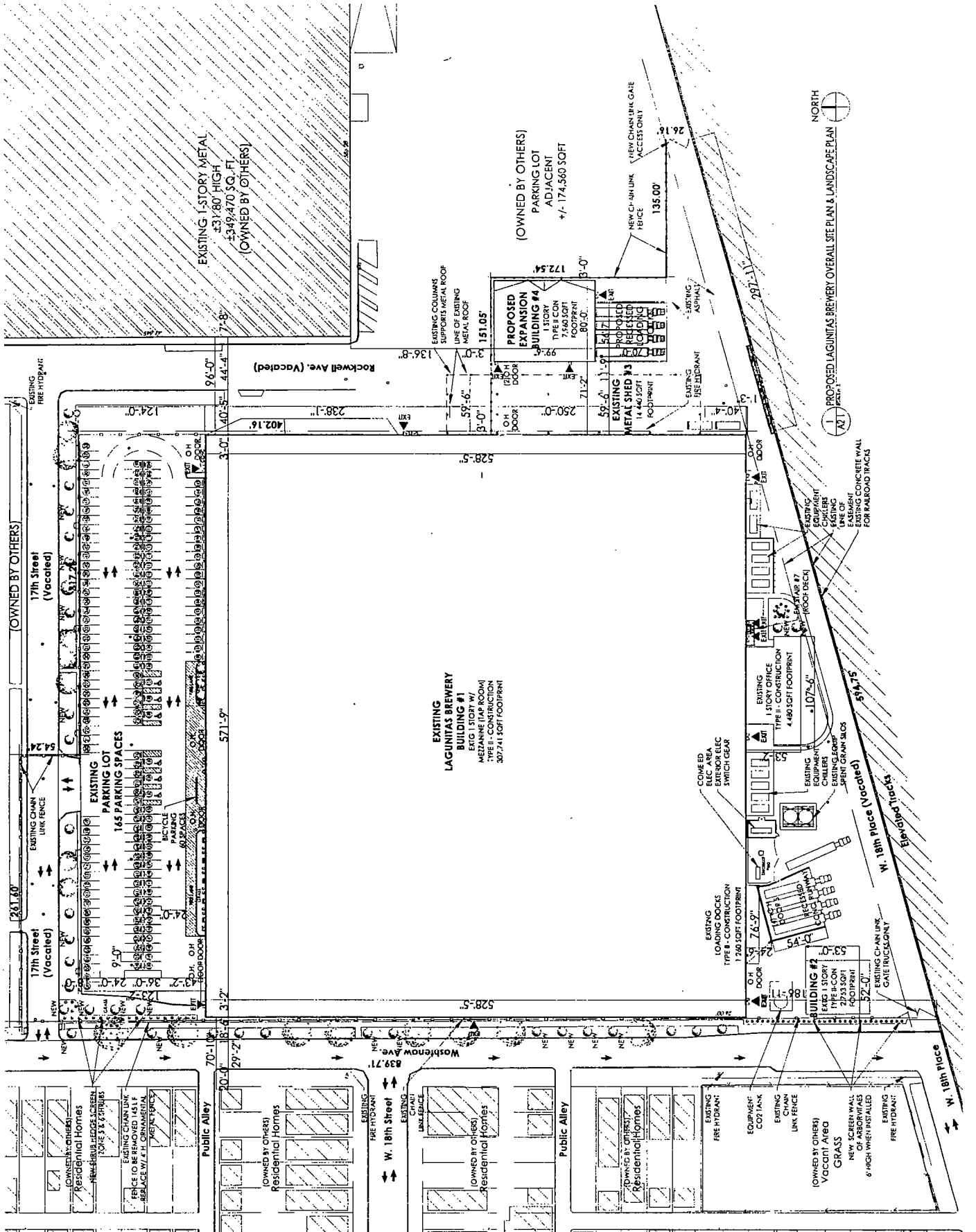


Commercial & Manufacturing
Planned Development Lagunitas
Brewing Company
2607 W. 17th St. Chicago, IL 60608

FORZA DESIGN &
CONSULTING INC.
2621 W. 13th Street Chicago IL 60608
Tel: 773.463.8822

Applicant Lagunitas Brewing Company
Address 2607 W. 17th Street Chicago IL 60608
Date March 16th 2017

Sheet Number
PROPOSED OVERALL
SITE PLAN &
LANDSCAPE PLAN
A2.1



PROPOSED LAGUNITAS BREWERY OVERALL SITE PLAN & LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



EXISTING
LAGUNITAS BREWERY
BUILDING #1
1-STORY W/1
MEZANINE (BAR ROOM)
TYPE I - CONSTRUCTION
307,741 SQFT FOOTPRINT

(OWNED BY OTHERS)
PARKING LOT
ADJACENT
+/- 174,560 SQFT

PROPOSED
EXPANSION
BUILDING #4
1-STORY
TYPE I/CON
7,660 SQFT
FOOTPRINT

EXISTING
METAL SHED #3
14,440 SQFT
FOOTPRINT

EXISTING
1-STORY OFFICE
TYPE II - CONSTRUCTION
4,480 SQFT FOOTPRINT

BUILDING #7
EXISTING 1-STORY
TYPE I/CON
2,293 SQFT
FOOTPRINT

EXISTING CHAIN LINK FENCE
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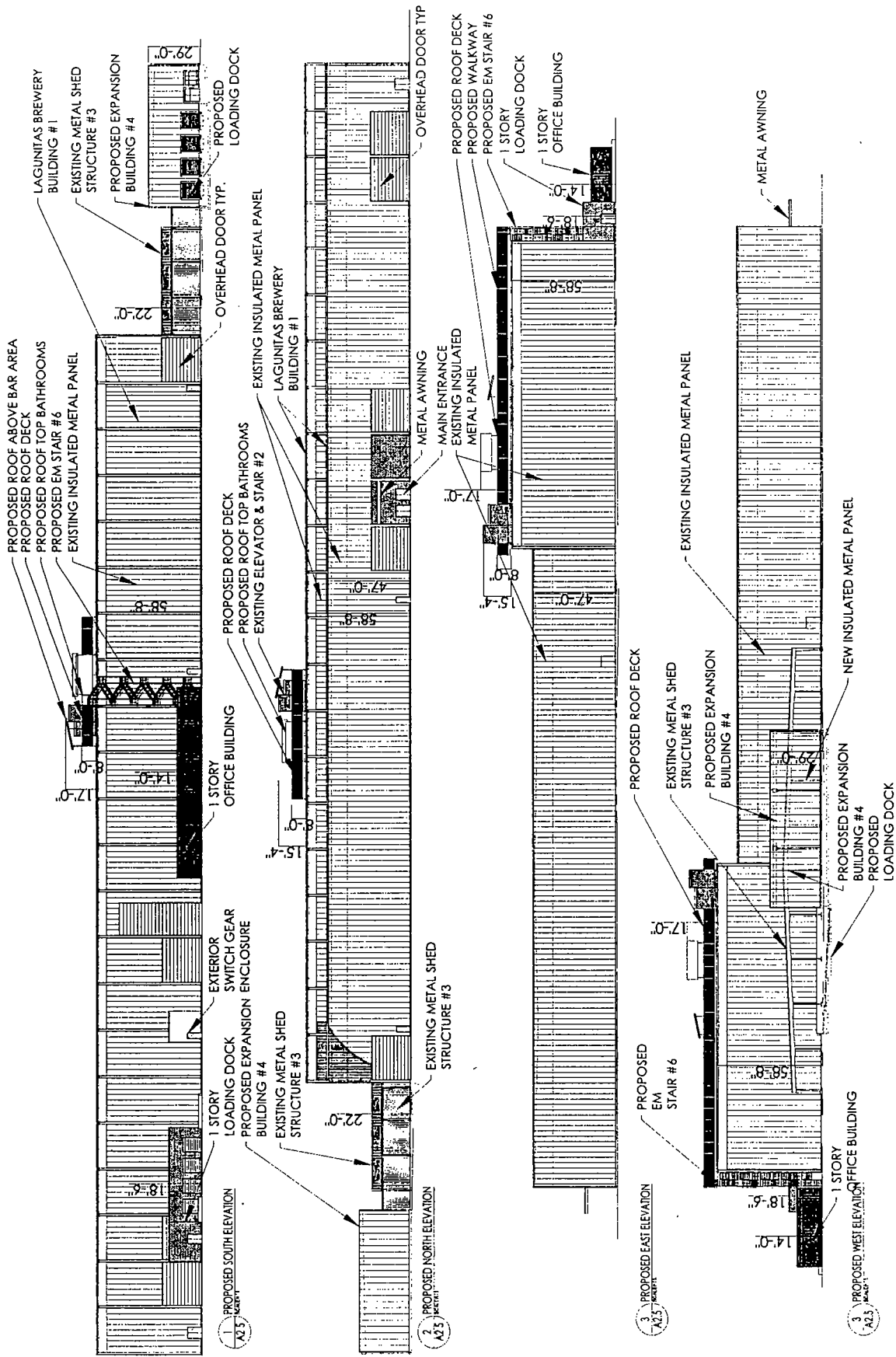
Commercial & Manufacturing
Planned Development Lagunitas
Brewholding Company
2607 W. 17th St. Chicago, IL 60608

FORZA DESIGN &
CONSULTING INC.
2601 W 15th Place Chicago IL 60608
Office 783.8000
Fax 783-4885

Applicant: Lagunitas Brewing Company
Address: 2607 W 17th Street Chicago IL 60608
Date: March 14th, 2017

Sheet Number:
PROPOSED ELEVATIONS
A2.5

FINAL FOR PUBLICATION



1. PROPOSED SOUTH ELEVATION
A2.5

2. PROPOSED NORTH ELEVATION
A2.5

3. PROPOSED EAST ELEVATION
A2.5

3. PROPOSED WEST ELEVATION
A2.5

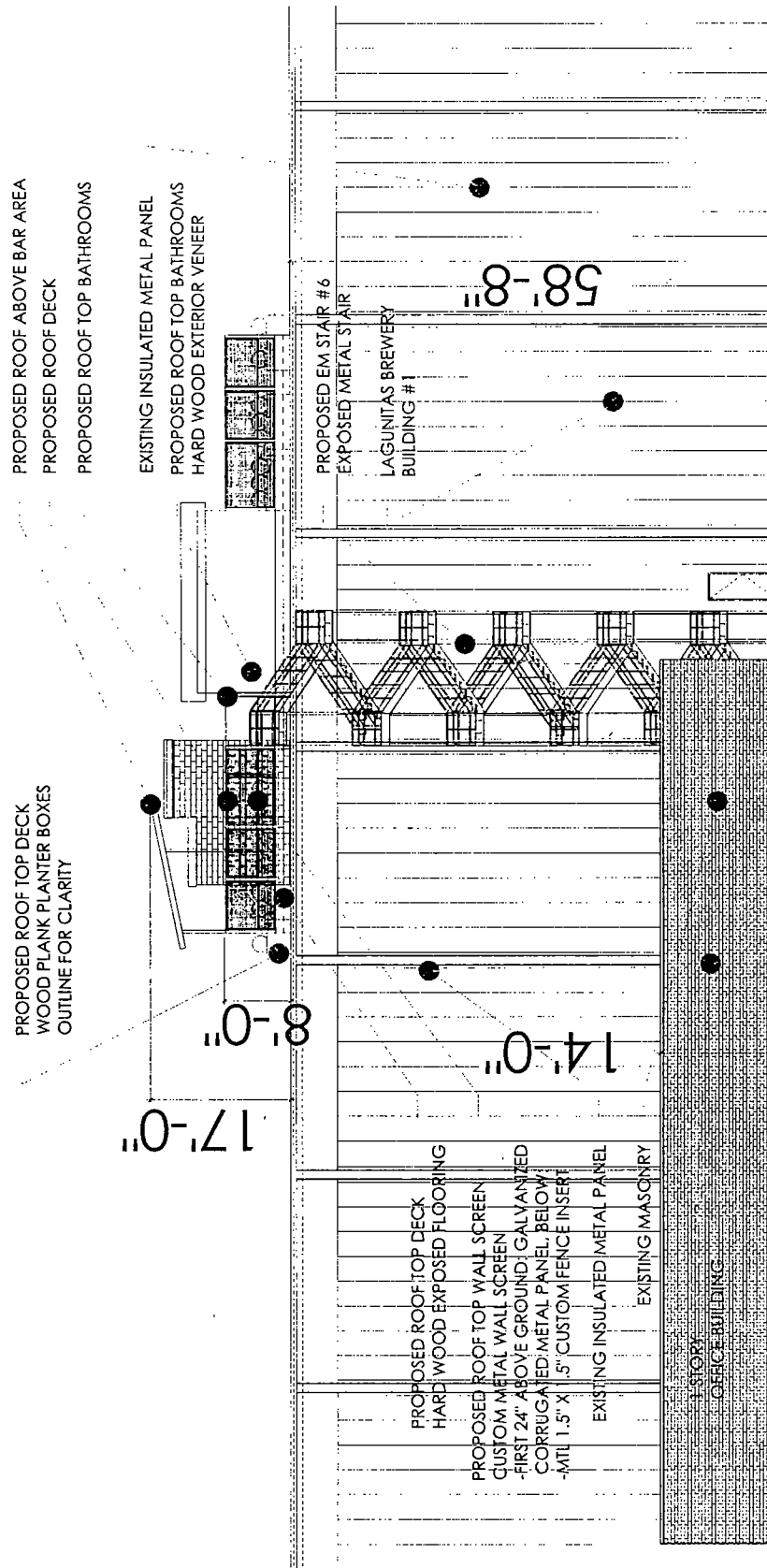


Commercial & Manufacturing
 Planned Development Lagunitas
 Brewing Company
 2607 W. 17th St. Chicago, IL 60608

FORZA DESIGN &
 CONSULTING INC.
 2621 W. 15th Street Chicago, IL 60608
 OFFICE: 708.306.0030
 FAX: 708.306.6922

Applicant: Lagunitas Brewing Company
 Address: 2607 W. 17th Street Chicago, IL 60608
 Date: March 16th, 2017

Sheet Number
 PROPOSED ELEVATIONS
A2.6



1. PROPOSED ENLARGED SOUTH ELEVATION
 A2.6 (REV. 03/16/17)



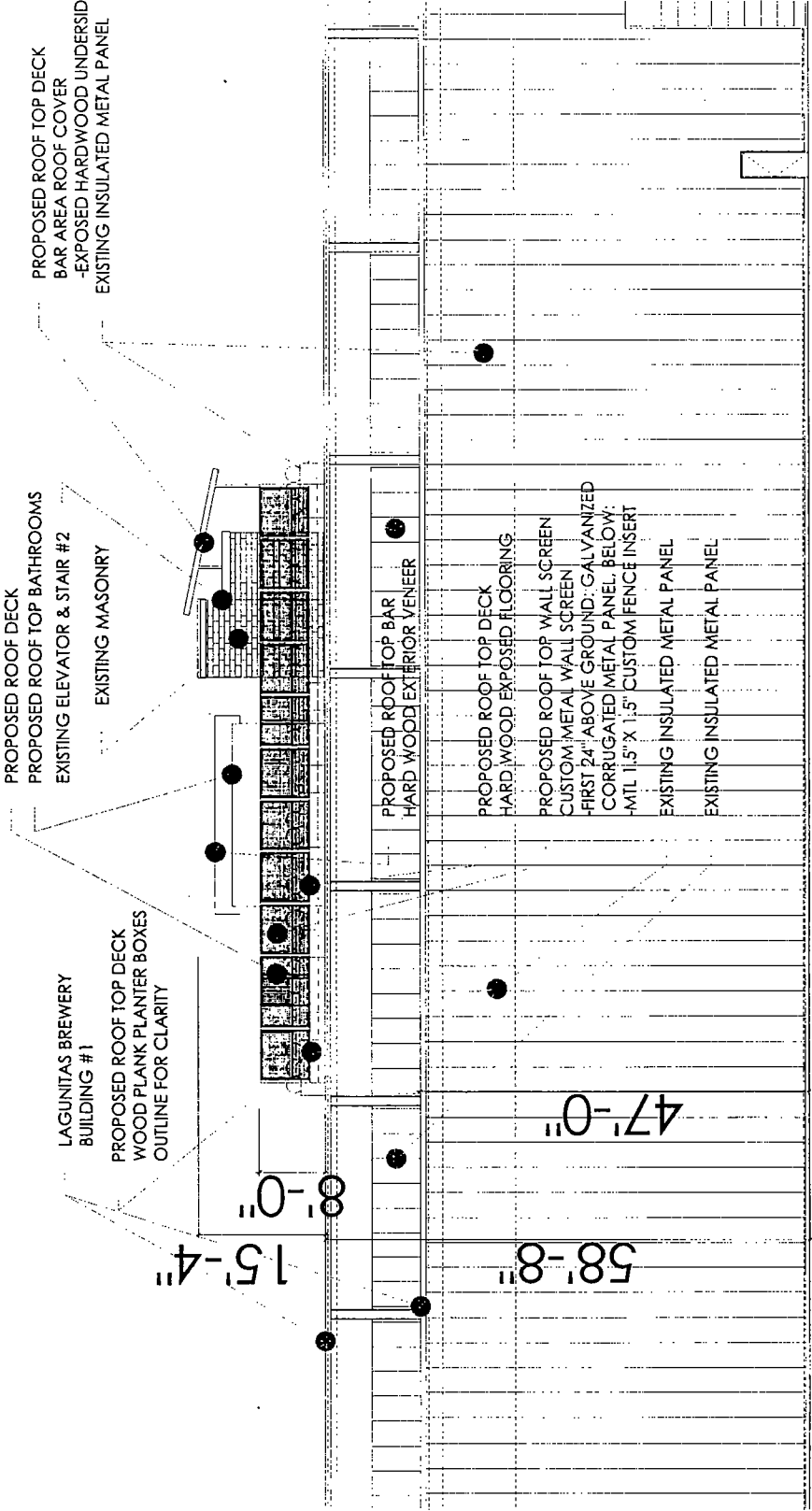
Commercial & Manufacturing
 Planned Development Lagunitas
 Brewing Company
 2607 W. 17th St. Chicago, IL 60608

FORZA DESIGN &
 CONSULTING INC.
 2621 W. 15th Street Chicago IL 60608
 Tel: 773.462.4200
 Fax: 773.462.4202

Applicant Lagunitas Brewing Company
 Address 2607 W 17th Street Chicago IL 60608
 Date March 16th 2017

Sheet Number
 PROPOSED ELEVATIONS
A2.7

FINAL FOR PUBLICATION



PROPOSED ENLARGED NORTH ELEVATION
 A2.7



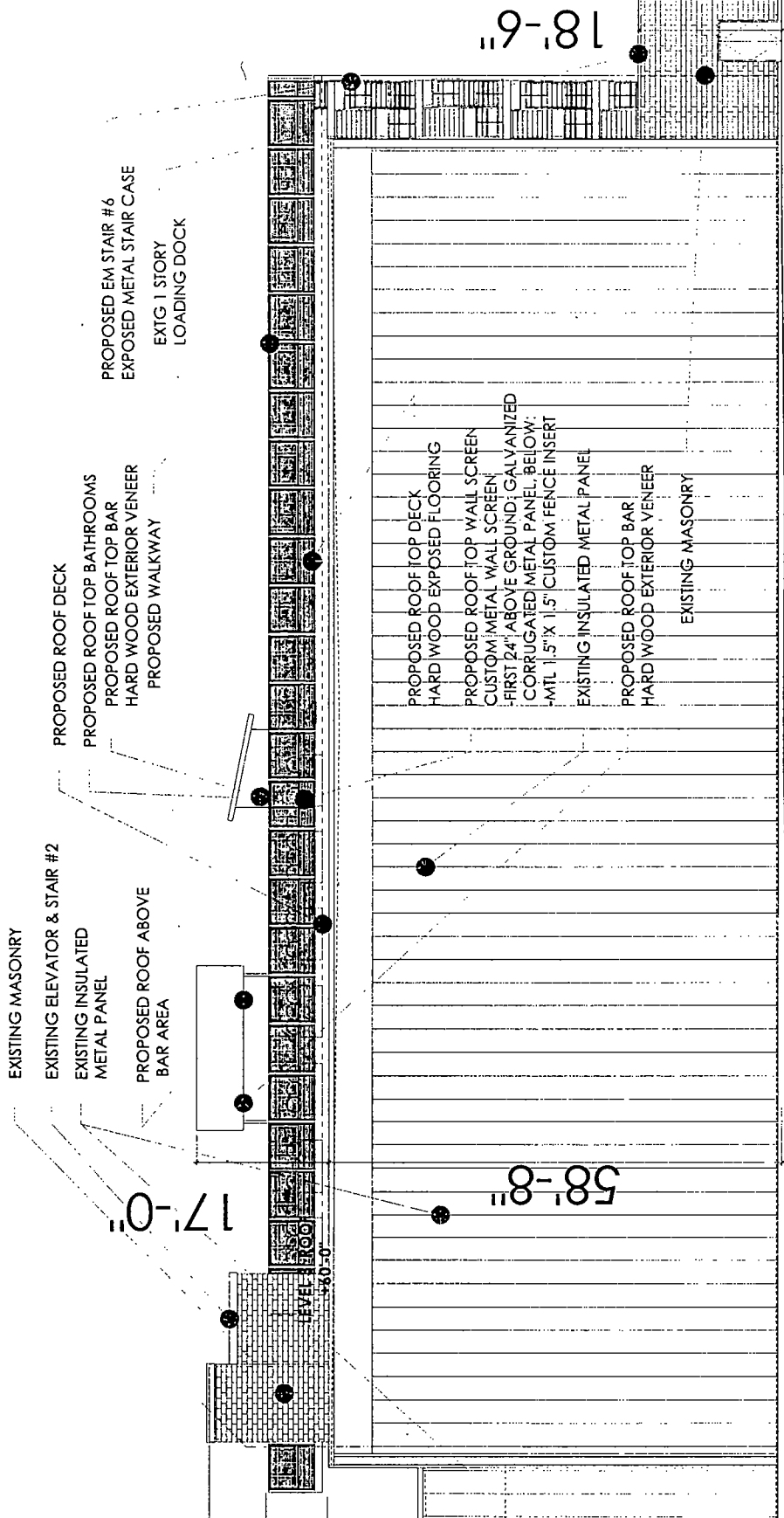
Commercial & Manufacturing
 Planned Development Lagunitas
 2607 W. 17th St. Chicago, IL 60608

FORZA DESIGN &
 CONSULTING INC.
 7621 W. 15th Street Chicago, IL 60649
 OFFICE: 773.264.4600
 FAX: 773.264.4602

Apkcon Lagunitas Brewing Company
 Address: 2607 W 17th Street Chicago, IL 60608
 Date: March 16th 2017

Sheet Number
 PROPOSED ELEVATIONS
A2.8

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PROPOSED ENLARGED EAST ELEVATION
 1/4" = 1'-0"



Commercial & Manufacturing
Planned Development Lagunitas
Brewing Company
2607 W. 17th St. Chicago, IL 60608

FORZA DESIGN &
CONSULTING INC.
2621 W. 15th Street Chicago, IL 60608
Tel: 773.294.8543

Aplicont Lagunitas Brewing Company
Date: March 16th 2017
Address: 2607 W 17th Street Chicago, IL 60608

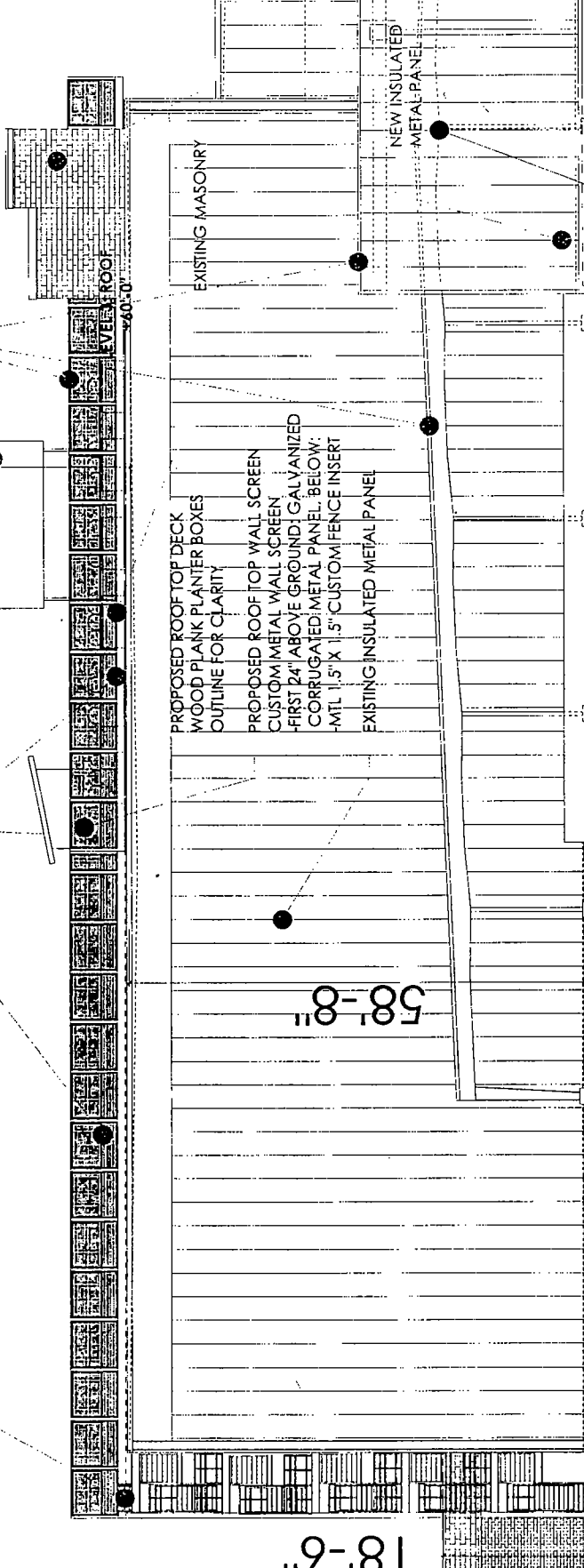
Sheet Number:
PROPOSED ELEVATIONS
A2.9

PROPOSED ROOF ABOVE BAR AREA
STAINED HARD WOOD
PROPOSED ROOF DECK
EXISTING METAL SHED
STRUCTURE #3
PROPOSED EXPANSION
BUILDING #4

17'-0"

PROPOSED WALKWAY
PROPOSED ROOF TOP BATHROOMS
HARD WOOD EXTERIOR VENEER
PROPOSED ROOF TOP DECK
WOOD PLANK PLANTER BOXES
OUTLINE FOR CLARITY

PROPOSED EM
STAIR #6
MTL STAIR CASE



18'-6"

58'-8"

EXISTING MASONRY
PROPOSED ENLARGED WEST ELEVATION