



# City of Chicago



SO2020-1908

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/22/2020
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 30-B at 3000-3148 E 122nd St - App No. 20396
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

ORDINANCE

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

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all of the Planned Manufacturing District Number 6 symbols as shown on Map 30-B in the area bounded by

BEGINNING AT A POINT 33.00 FEET EASTERLY OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN. A LINE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19 FOR A DISTANCE OF 1160.01 FEET, TO A POINT ON THE WESTERN LINE OF THE SOUTH CHICAGO AND SOUTHERN RAILROAD PROPERTY, THENCE A NORTHERLY LINE ALONG THE WESTERN LINE OF SAID RAILROAD PROPERTY FOR A DISTANCE OF 780.01 FEET; THENCE A WESTERLY LINE FOR A DISTANCE OF 68.00 FEET; THENCE A NORTHERLY LINE 68.00 FEET WEST OF THE WESTERN LINE OF SAID RAILROAD PROPERTY FOR A DISTANCE OF 663.45 FEET; THEN AN EASTERLY LINE FOR A DISTANCE OF 29.01 FEET; THENCE A NORTHERLY LINE ALONG THE NORTHERN EXTENSION OF THE WESTERN LINE OF SAID RAILROAD PROPERTY FOR A DISTANCE OF 410.38 FEET; THENCE A SOUTHWESTERLY LINE FOR A DISTANCE OF 1063.32 FEET. THENCE A NORTHWESTERLY LINE FOR A DISTANCE OF 513.24 FEET; THENCE A SOUTHWESTERLY LINE FOR A DISTANCE OF 382.42 FEET; THENCE AN EASTERLY LINE FOR A DISTANCE OF 287.95 FEET TO THE EASTERN CHANNEL LINE OF THE CALUMET RIVER; THENCE A SOUTHERLY LINE ALONG THE EASTERN CHANNEL LINE OF THE CALUMET RIVER FOR A DISTANCE OF 1026.16 FEET; THENCE A SOUTHEASTERLY LINE ALONG THE EASTERN CHANNEL LINE OF THE CALUMET RIVER FOR A DISTANCE OF 290.13 FEET TO A POINT ON A LINE LYING 200.00 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE AN EASTERLY LINE PARALLEL TO AND 200 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 FOR A DISTANCE OF 647.20 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE AN EASTERLY LINE PARALLEL TO AND 200 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 FOR A DISTANCE OF 33.01 FEET TO A POINT LYING 33 FEET EASTERLY OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE A SOUTHERLY LINE PARALLEL TO AND 33 FEET EASTERLY OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19 A DISTANCE OF 200.02 FEET TO THE POINT OF BEGINNING

to those of a Waterway Industrial Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

Address. 3000-3148 East 122nd Avenue, Chicago, Illinois

EAST1724589241

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WATERWAY INDUSTRIAL PLANNED DEVELOPMENT NO. \_\_\_\_\_  
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Waterway Planned Development Number \_\_\_\_\_ (the "Planned Development") consists of approximately 2,623,201 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). NP Avenue O LLC is the "Applicant" for this Planned Development.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, 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 & 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

Applicant: NP Avenue O, LLC  
Address: 3000-3148 East 122nd Street, Chicago, Illinois  
Introduced: April 15, 2020  
Plan Commission: June 18, 2020

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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 Planned Development consists of these 16 Statements, a Bulk Regulations and Data Table and the following exhibits and plans attached (the "Plans"): an Existing Zoning Map; an Existing Land Use Map; an Existing & Future Land Use Map – Overall Avenue O Development, a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan, a Landscape Plan – South; a Landscape Plan – North; a Typical Corner Office Landscape Detail sheet; a Planting Details sheet; a 122nd Street Typical Cross Section; and Building Elevations (Overall West Elevation, Overall East Elevation, Partial West Elevation, Partial East Elevation, North Elevation, South Elevation) prepared by Jacob and Hefner Associates and dated June 18, 2020. 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 thereof, 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 the area delineated herein as a Waterway Industrial Planned Development: office, general manufacturing, warehouse and freight movement, container storage, outdoor storage, accessory and non-accessory parking, and accessory and related uses, and all uses permitted in Planned Manufacturing District 6.
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 DPD. Off-Premise signs are permitted 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 and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 2,623,201 square feet.
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 DPD. 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. Final landscape plan review and approval will be by

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DPD Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

The Applicant acknowledges the importance of the Calumet River as a resource for both commerce and recreation. The Applicant also acknowledges the desirability to include wildlife habitat and other natural features in or near the water's edge. To further these goals, the Applicant agrees to provide and maintain a landscaped minimum 30-foot-wide river setback as indicated on the Site Plan and Landscape Plan. All improvements within the river setback must substantially be completed prior to receipt of Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

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 13-32-125 of the Municipal Code of Chicago, 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 title holders 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. 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% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting

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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

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to the Planned Manufacturing District Number 6.

Applicant: NP Avenue Q, LLC  
Address: 3000-3148 East 122nd Street, Chicago, Illinois  
Introduced: April 15, 2020  
Plan Commission June 18, 2020

EAST174776756.4

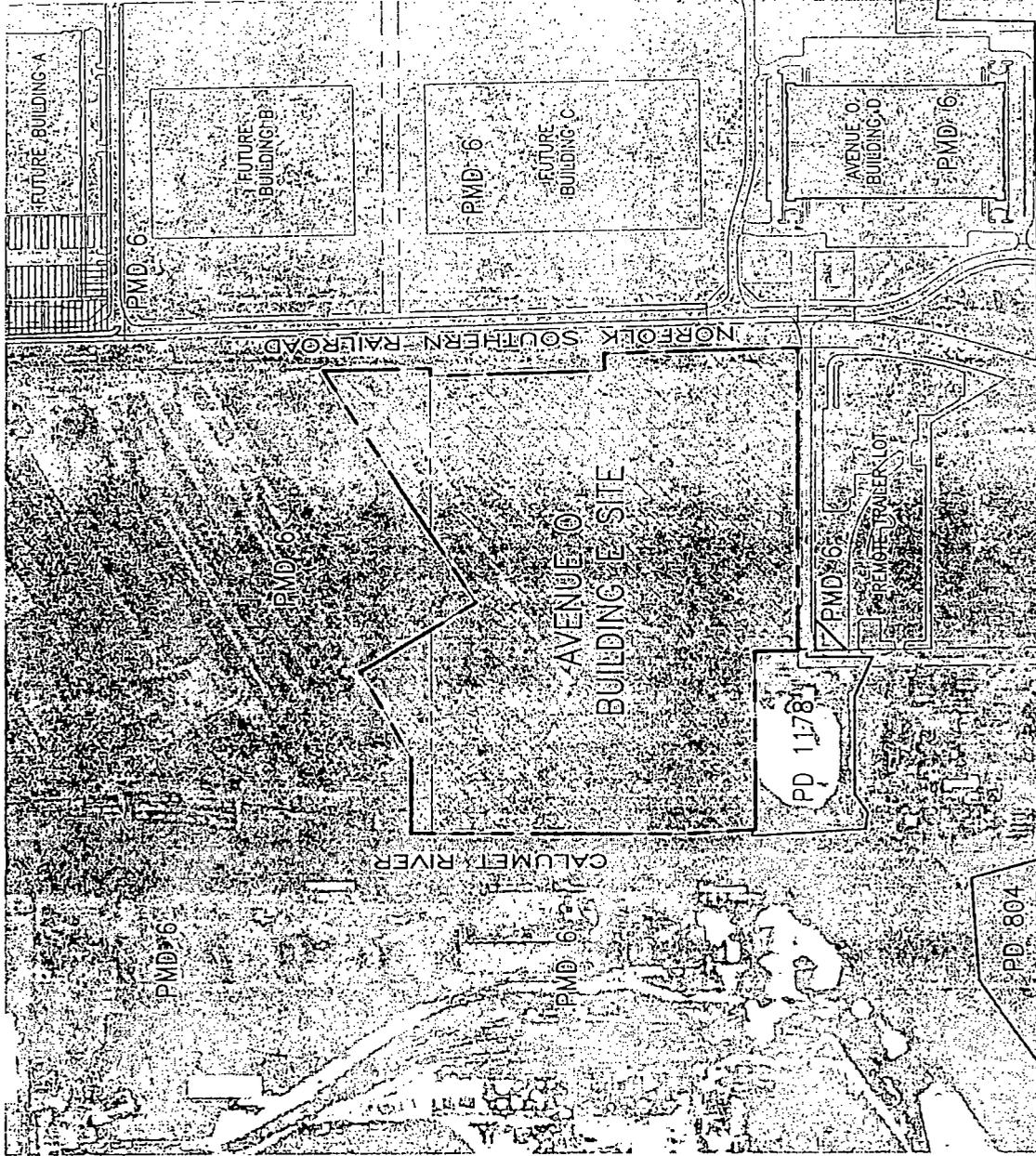
WATERWAY INDUSTRIAL PLANNED DEVELOPMENT NO. \_\_\_\_\_  
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	2,661,488
Area of Public Rights-of-Way (sf):	38,287
Net Site Area (sf):	2,623,201
Maximum Floor Area Ratio:	3.0
Minimum Accessory Off-Street Parking Spaces:	386
Minimum Off-Street Loading Spaces:	60 (10ft x 25ft)
Maximum Building Height:	51'
Minimum Setbacks:	In conformance with the Plans
Dwelling Units:	0

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EAST:174776756.4

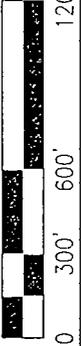
# EXISTING ZONING MAP



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APPLICANT	MP AVENUE O LLC
ADDRESS	9060-3148 EAST LEAND STREET
INTRODUCED	APRIL 15 2020
PLAN COMMISSION	JUNE 16 2020
SHEET	EX-1 JOB NO. 25522

GRAPHIC SCALE 1" = 600'



**JACOB & HEFNER ASSOCIATES**  
 1103 Huntersfield Dr. Suite 100, Dawsons Corner II, GA 30118  
 PHOENIX (602) 643-4600, FAX (602) 643-4601  
 www.jacobandhefner.com

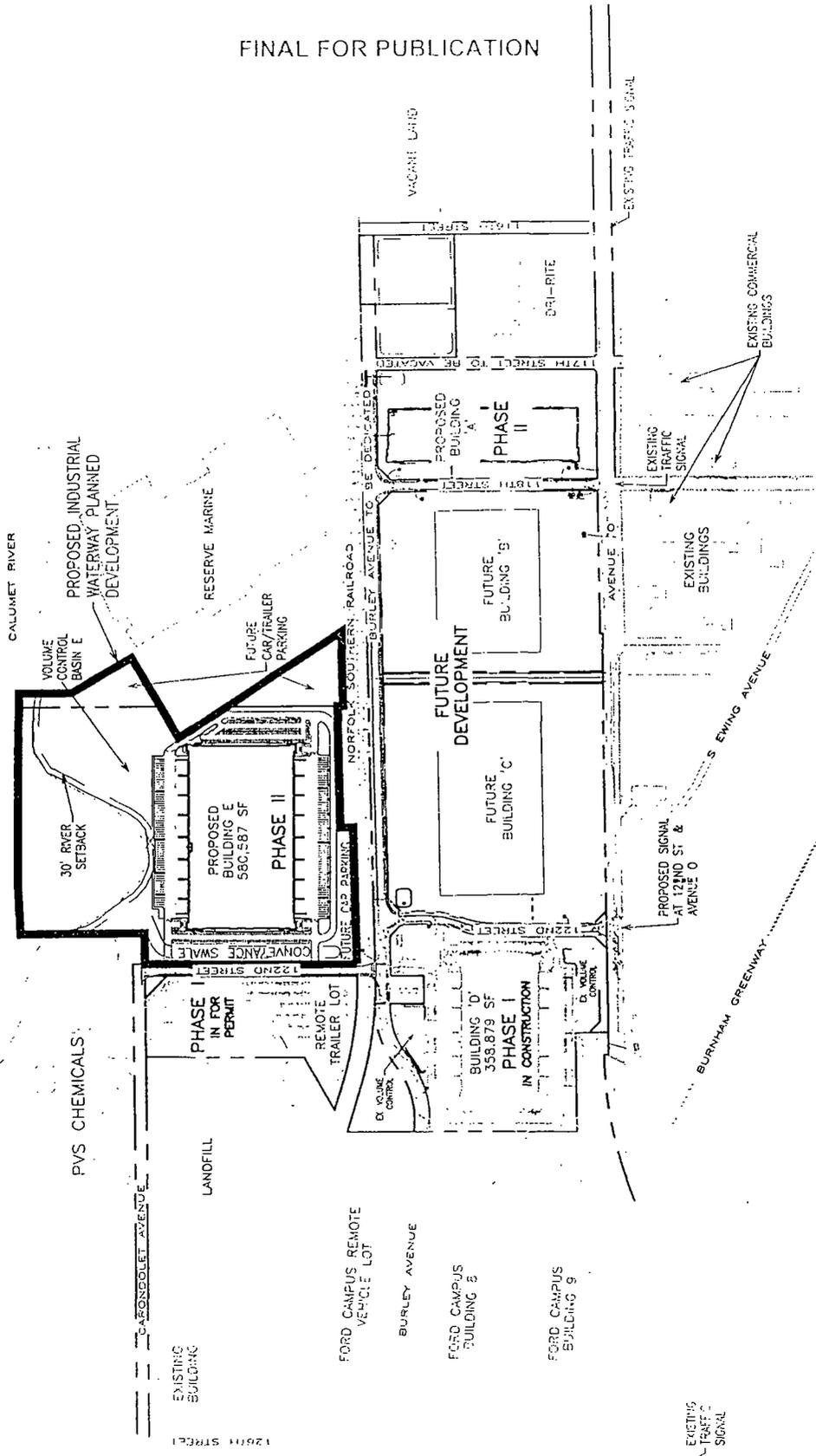




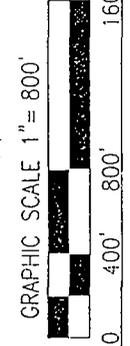
# EXISTING & FUTURE LAND USE MAP - OVERALL AVENUE O DEVELOPMENT



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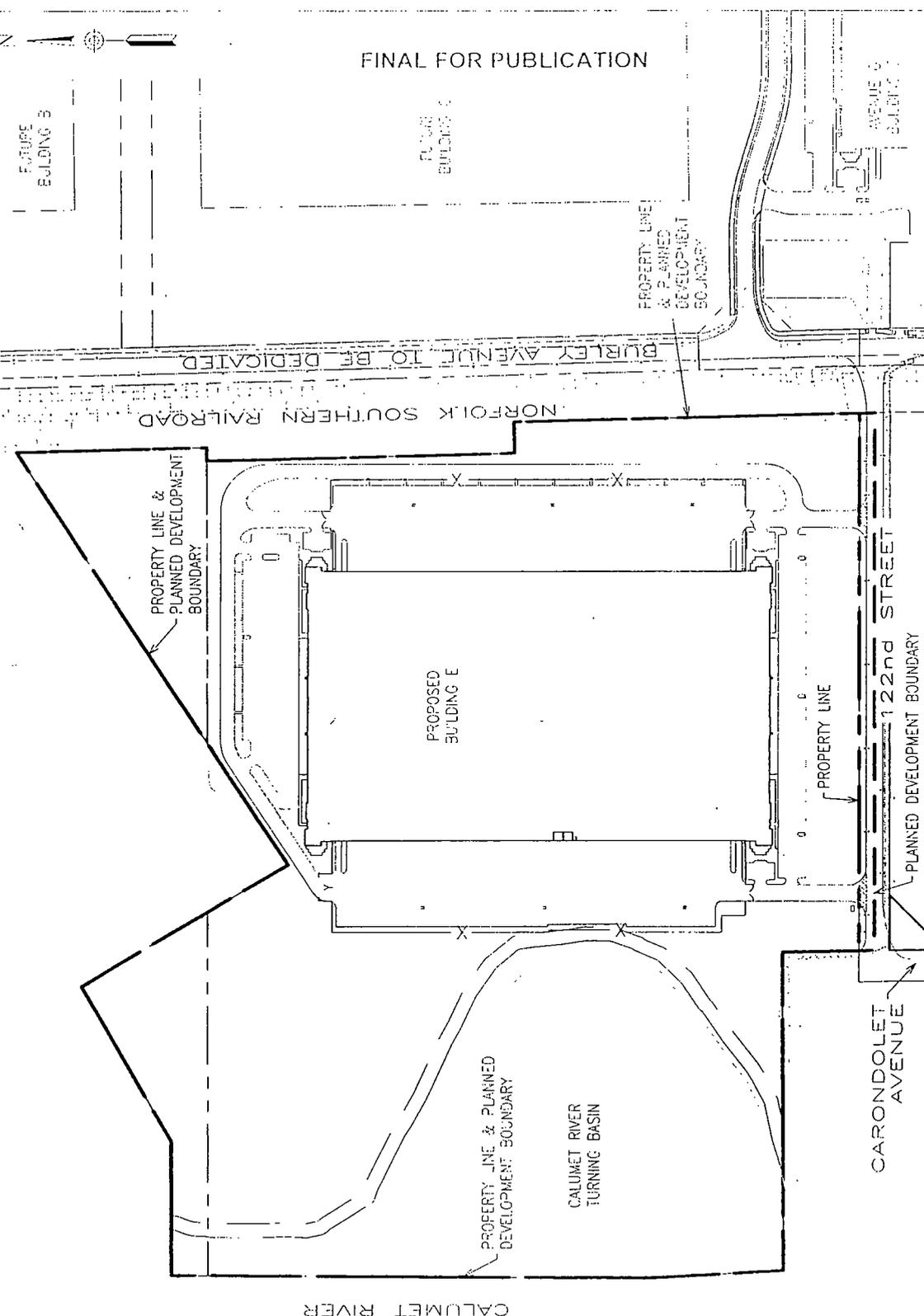
APPLICANT	NE AVENUE O LLC
ADDRESS	3020-3148 EAST 122ND STREET
INTRODUCED	APRIL 15, 2009
PLAN COMMISSION	JUNE 10, 2009
SHEET	EX-2 JOB NO. 7393A



**JACOB & HEFNER**  
ASSOCIATES  
1335 Lincoln Rd., Suite 306, Downers Grove, IL 60514  
PHONE: (630) 462-4600 FAX: (630) 462-4601  
www.jacobhefner.com

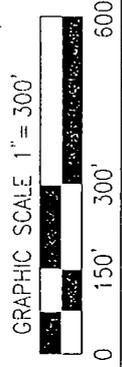


# PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



FINAL FOR PUBLICATION

APPLICANT	HP AVENUE LLC
ADDRESS	9000-3148 EAST 122ND STREET
INTRODUCED	APRIL 15, 2020
PLAN COMMISSION	JUNE 18, 2020
SHEET	EX-3
JOB NO.	135904

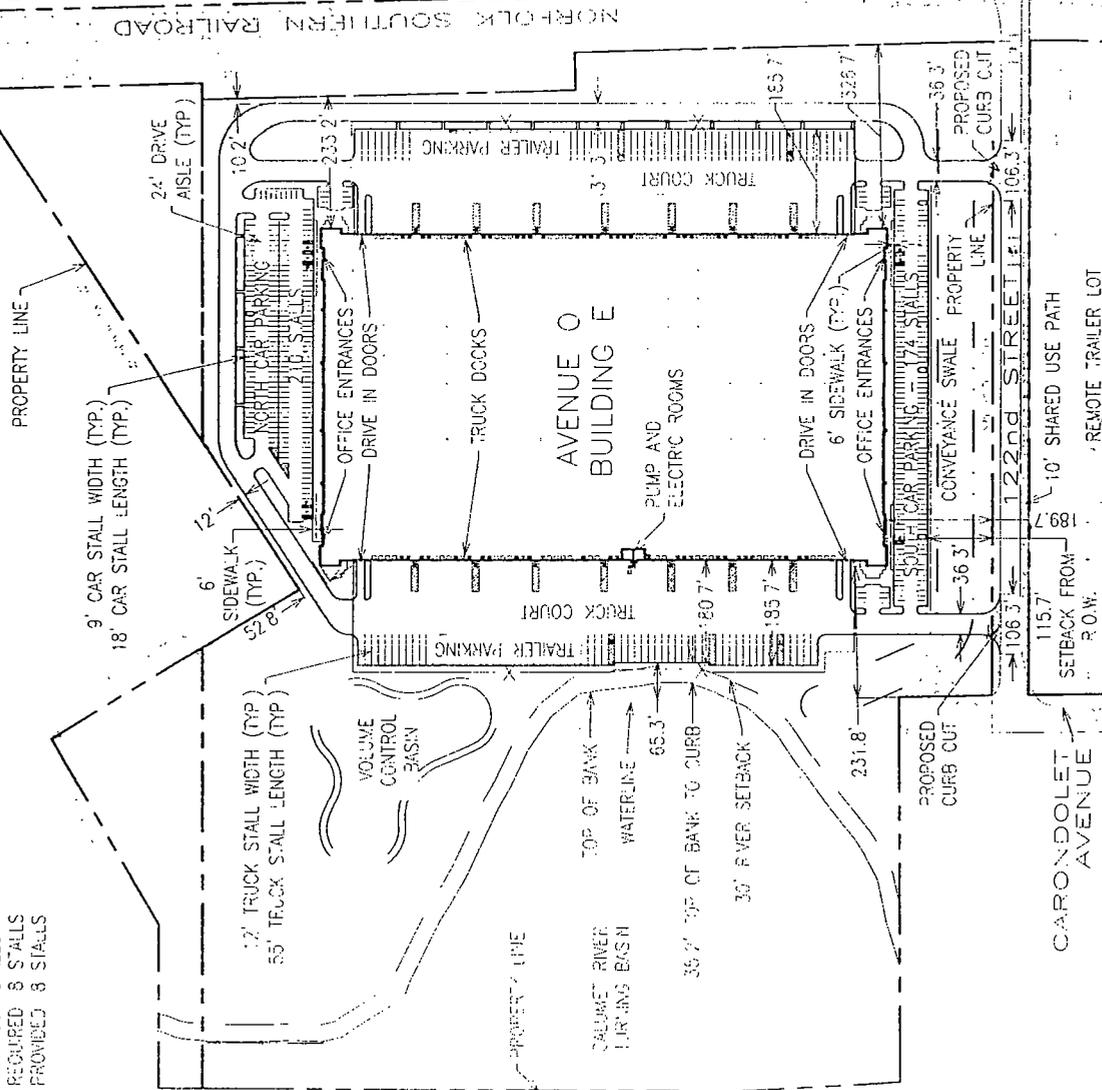


**JACOB & HEFNER ASSOCIATES**  
 1111 Bushfield Rd., Suite 300, Downers Grove, IL 60514  
 PHONE (630) 852-2000, FAX (630) 852-4001  
 www.jacob-hefner.com



# SITE PLAN

ON-SITE PARKING COUNTS  
 TOTAL PASSENGER VEHICLE  
 STALLS PROVIDED 364 STALLS  
 ADA STALLS REQUIRED 8 STALLS  
 ADA STALLS PROVIDED 8 STALLS



FUTURE BUILDING B

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FUTURE BUILDING C

AVENUE O BUILDING D

APPLICANT: JACOB & HEFNER ASSOCIATES  
 ADDRESS: 3925 2148 EAST 4500 STREET  
 INTRODUCED: APRIL 15, 2023  
 PLAN COMMISSION: JUNE 13, 2023  
 SHEET: 1 OF 10

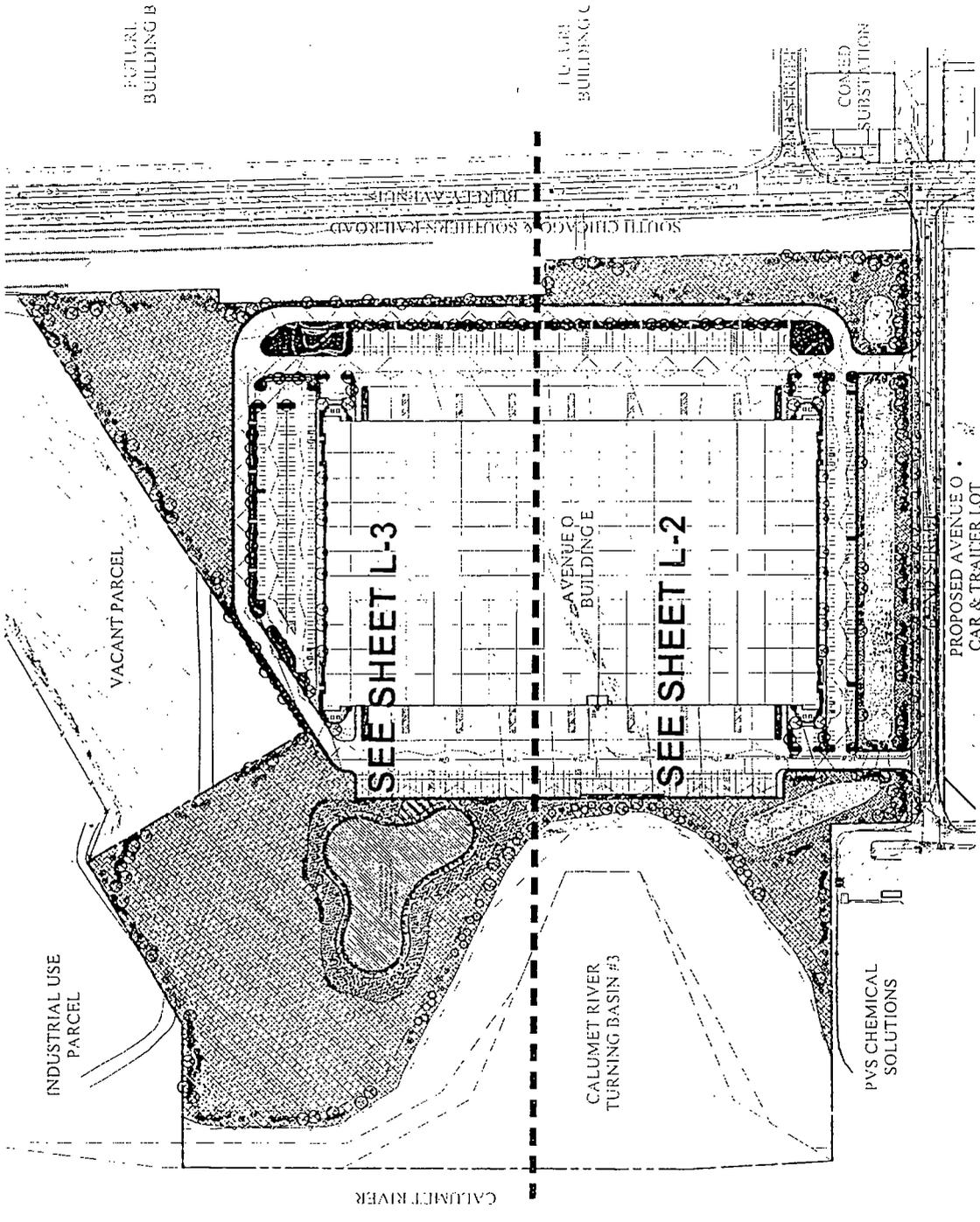
GRAPHIC SCALE 1" = 300'



**JACOB & HEFNER ASSOCIATES**  
 1500 Riverchase Blvd, Suite 300, Business Center, Ft. Lauderdale, FL 33304  
 PHONE: 954-520-0001 FAX: 954-520-4801  
 www.jacobandhefner.com

# LANDSCAPE PLAN

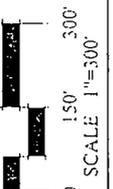
FINAL FOR PUBLICATION



SEE SHEET L-3

SEE SHEET L-2

APPLICANT	MP AVENUE O LLC
ADDRESS	3000-3148 East 129th Street
INTRODUCED	APRIL 15, 2024
PLAN COMMISSION	JUNE 19, 2024
SHEET	L-1
JOB NO.	17869A



- LOW MOW FESCUE
- LOW PROFILE PRAIRIE - MIX #2
- LOW PROFILE PRAIRIE - MIX #4
- WET PRAIRIE - MIX #2
- EMERGENT MARSH - MIX #4

- LEGEND**
- DRAINAGE LINE
  - INTERIOR TREE
  - EXTERIOR TREE
  - EXTERIOR SHRUB
  - EXTERIOR HERB
  - PERENNIAL

**GRVA**  
 LANDSCAPE ARCHITECTURE  
 435 W. DEKALB DRIVE  
 WILMINGTON, IL 60491-1917  
 JERRY R. WEBER  
 ASSOCIATES, INC.

INDUSTRIAL USE PARCEL

VACANT PARCEL

FUTURE BUILDING B

FUTURE BUILDING C

CALUMET RIVER

CALUMET RIVER TURNING BASIN #3

AVENUE O BUILDING

PVS CHEMICAL SOLUTIONS

PROPOSED AVENUE O CAR & TRAILER LOT

CONDUIT SUBSTATION

DEMOLITION

SOUTH CHICAGO & SOUTHERN RAILROAD

BURKE AVENUE

# LANDSCAPE PLAN - SOUTH

MATCH LINE - SEE SHEET L-3

**WEST PERIMETER URBAN GREENWAY ZONE**  
**RIVER NON-DEPENDENT USE**  
 WITHIN 30' OF TOP OF SLOPE (±56,160 S.F.)  
 LANDSCAPING RECOMMENDED PER CDG SECT V(c)  
 SAVANNA  
 LOW PROFILE PRAIRIE MIX #4  
 PER MOODY PLANT LIST #2 OR #4  
 5 25' OVERSTORY TREES / 1,000 S.F. • 14 TREES  
 3 8' 2 5' CAL. (1 PER 5 TREES PROVIDED)  
 11 8' CAL.  
 5 25' INTERMEDIARY TREES / 1,000 S.F. • 14  
 7 5-SHRUBS / 1,000 S.F. • 32  
 LANDSCAPING PROVIDED:  
 LOW PROFILE PRAIRIE MIX #4  
 PER MOODY PLANT LIST #2 OR #4  
 50 OVERSTORY TREES (CAL.)  
 12 INTERMEDIARY TREES (#5 BARE ROOT)  
 104 5-SHRUBS (#5)

CALUMET RIVER  
 TURNING BASIN #3

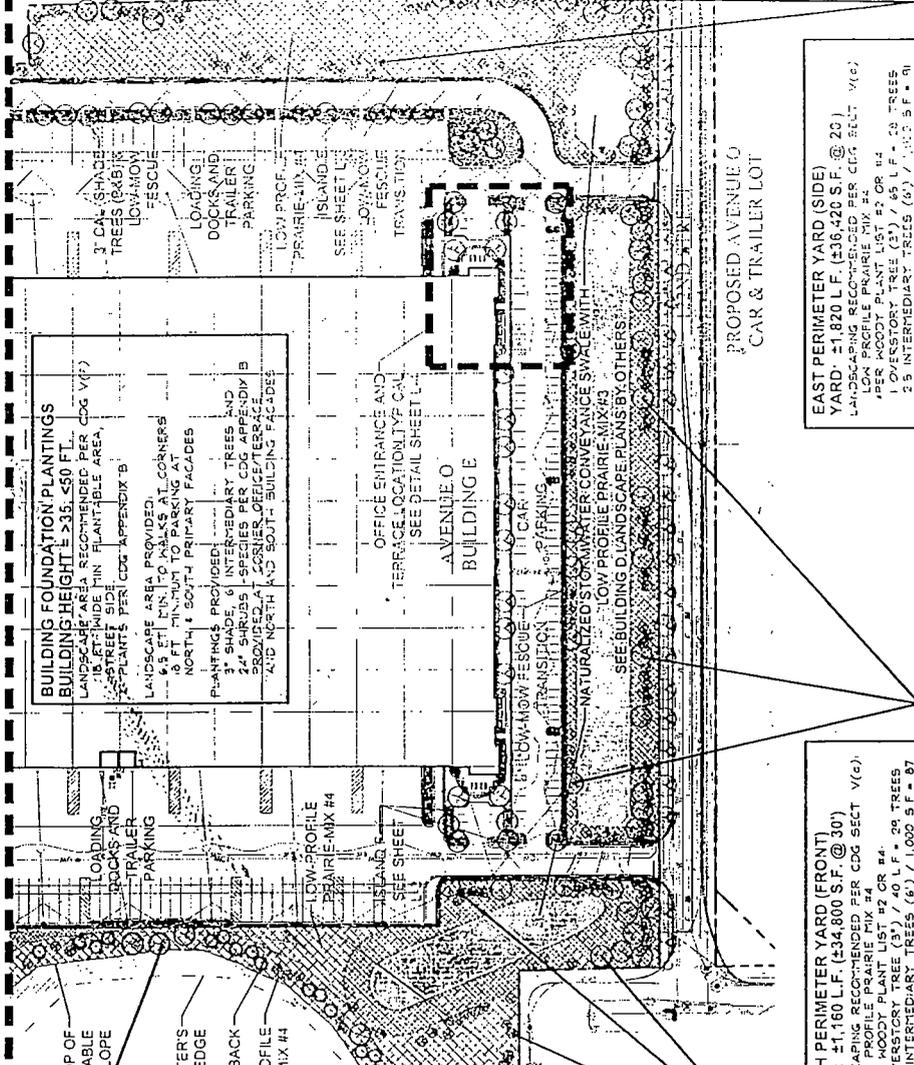
**BUILDING FOUNDATION PLANTINGS**  
 BUILDING HEIGHT > 35' < 50 FT.  
 LANDSCAPE AREA RECOMMENDED PER CDG V(f)  
 18 FT. WIDE THIN PLANTABLE AREA  
 3' CAL. SHADE TREES (RAB)  
 15' CAL. TREES (RAB)  
 LANDSCAPE AREA PROVIDED:  
 6.5 FT. MIN. TO WALKS AT CORNERS  
 18 FT. MIN. TO PARKING AT  
 NORTH & SOUTH PRIMARY FACADES  
 PLANTINGS PROVIDED:  
 3' SHADE (6) INTERMEDIARY TREES AND  
 24' SHRUBS (SPECIES PER CDG APPENDIX B  
 PROVIDED AT CORNERS, OFFICE/TERRACE  
 AND NORTH AND SOUTH BUILDING FACADES

TOP OF STABLE SLOPE  
 WATERS EDGE  
 30' SETBACK  
 LOW PROFILE PRAIRIE-MIX #4  
 OFFICE ENTRANCE AND TERRACE LOCATION TYPE CALL SEE DETAIL SHEET L-1  
 AVENUE O BUILDING  
 OFFICE ENTRANCE AND TERRACE LOCATION TYPE CALL SEE DETAIL SHEET L-1  
 AVENUE O BUILDING  
 NATURALIZED STORAGE WATER CONVEYANCE SWALE WITH LOW PROFILE PRAIRIE MIX #3  
 SEE BUILDING D/LANDSCAPE PLANS BY OTHERS

**SOUTHWEST PERIMETER YARD (SIDE)**  
 YARD: ±554 L.F. (±11,080 S.F. @ 20')  
 LANDSCAPING RECOMMENDED PER CDG SECT V(e)  
 LOW PROFILE PRAIRIE MIX #4  
 PER MOODY PLANT LIST #2 OR #4  
 1 OVERSTORY TREE (31) / 65 L.F. • 6 TREES  
 25 INTERMEDIARY TREES (#5) / 1,000 S.F. • 28  
 7 5-SHRUBS (30') / 1,000 S.F. • 76  
 LANDSCAPING PROVIDED:  
 LOW PROFILE PRAIRIE MIX #4  
 PER MOODY PLANT LIST #2 OR #4  
 28 OVERSTORY TREES (#5 BARE ROOT)  
 25 INTERMEDIARY TREES (#5 BARE ROOT)  
 76 5-SHRUBS (#5)

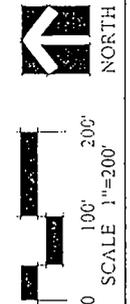
**SOUTH PERIMETER YARD (FRONT)**  
 YARD: ±1,160 L.F. (±34,800 S.F. @ 30')  
 LANDSCAPING RECOMMENDED PER CDG SECT V(e)  
 LOW PROFILE PRAIRIE MIX #4  
 PER MOODY PLANT LIST #2 OR #4  
 1 OVERSTORY TREE (31) / 40 L.F. • 29 TREES  
 25 INTERMEDIARY TREES (#5) / 1,000 S.F. • 87  
 7 5-SHRUBS (30') / 1,000 S.F. • 244  
 LANDSCAPING PROVIDED:  
 MIX #3 (PER BLDG D)  
 PER MOODY PLANT LIST #2 OR #4  
 29 OVERSTORY TREES (31)  
 87 INTERMEDIARY TREES (#5)  
 244 5-SHRUBS (#5)

**EAST PERIMETER YARD (SIDE)**  
 YARD: ±1,820 L.F. (±56,420 S.F. @ 20')  
 LANDSCAPING RECOMMENDED PER CDG SECT V(e)  
 LOW PROFILE PRAIRIE MIX #4  
 PER MOODY PLANT LIST #2 OR #4  
 1 OVERSTORY TREE (31) / 65 L.F. • 28 TREES  
 25 INTERMEDIARY TREES (#5) / 1,000 S.F. • 91  
 7 5-SHRUBS (30') / 1,000 S.F. • 244  
 LANDSCAPING PROVIDED:  
 LOW PROFILE PRAIRIE MIX #4  
 PER MOODY PLANT LIST #2 OR #4  
 28 OVERSTORY TREES (#5 BARE ROOT)  
 91 INTERMEDIARY TREES (#5 BARE ROOT)  
 244 5-SHRUBS (#5)



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APPLICANT:	MP AVENUE O, LLC
ADDRESS:	3000-3148 EAST 122ND STREET
INTRODUCED:	APRIL 16, 2023
PLAN COMMISSION:	JUNE 18, 2023
SHEET:	1-2
JOB NO.:	2406A



**LEGEND**

	OVERSTORY TREE
	INTERMEDIARY TREE
	LOW PROFILE PRAIRIE
	EMERGENT MARSH
	WATER
	RIVER
	BUILDING
	PARKING
	SIDEWALK
	STREET
	UTILITY

**LAND PLANNING**  
 ECOLOGICAL CONSULTING  
 LANDSCAPE ARCHITECTURE  
 402 W. LUDWIG DRIVE  
 ATLANTA, GEORGIA 30309  
 PHONE: 404.525.1919

GARY R. WEBER  
 ASSOCIATES, INC.

# LANDSCAPE PLAN - NORTH

FINAL FOR PUBLICATION  
SOUTH CENTRAL & SOUTHERN RAILROAD

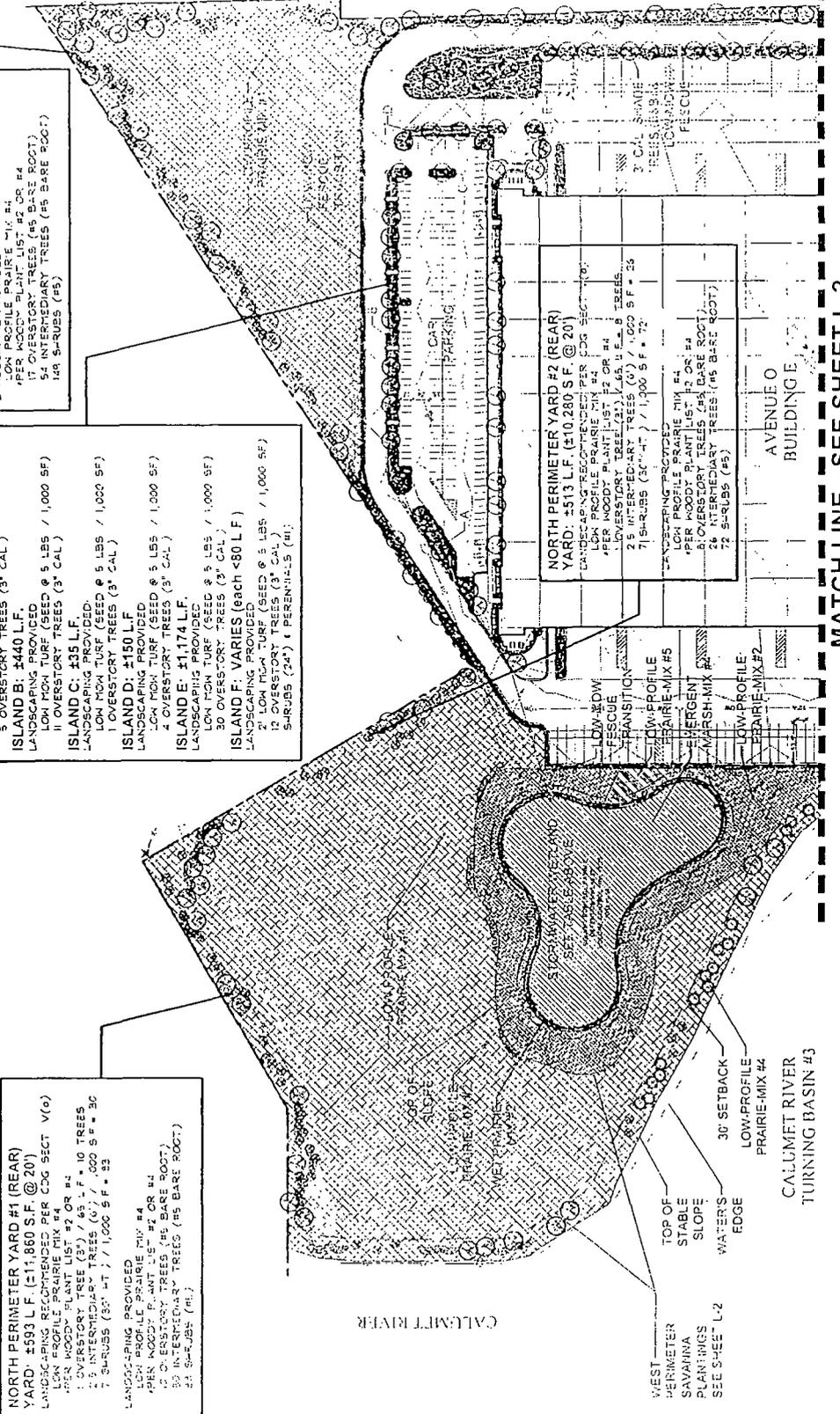
**STORMWATER WETLAND**  
LANDSCAPING RECOMMENDED PER CDG SECT V(a)(5).  
1.4' TO 3' ABOVE NAL TO NAL  
TOP OF SLOPE TO 6"  
6" ABOVE NAL  
WET PRAIRIE, MIX #2  
SEED: 5.6 LBS/AC  
PLUGS: 4200/AC. (2.9' CONT @ 24" O.C.)

**NORTH PERIMETER YARD #1 (REAR)**  
YARD: #593 L.F. (±11,860 S.F. @ 20')  
LANDSCAPING RECOMMENDED PER CDG SECT V(e)  
1.5' ABOVE NAL TO NAL  
WET PRAIRIE, MIX #2  
SEED: 5.6 LBS/AC  
PLUGS: 4200/AC. (2.9' CONT @ 24" O.C.)  
1.5' INTERMEDIARY TREES (6') / 1,000 S.F. = 30  
7. SHRUBS (30" HT) / 1,000 S.F. = 33  
LANDSCAPING PROVIDED  
LOW PROFILE PRAIRIE MIX #4  
17.5' MOODY PLANT LIST #2 OR #4  
54 INTERMEDIARY TREES (#5 BARE ROOT)  
24 5'-8" JBS (M)

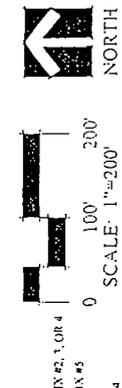
**PARKING LOT ISLANDS (NON-SW BASED)**  
LANDSCAPING RECOMMENDED PER CDG SECT V(d).  
1.5' ABOVE NAL TO NAL  
LOW MON TURF (SEED @ 5 LBS / 1,000 SF)  
1. OVERSTORY TREE (31' / 40 L.F.)  
SHRUBS (24") OR PERENNIALS (E1)  
ISLAND A: #174 L.F.  
LANDSCAPING PROVIDED.  
1. LOW MON TURF (SEED @ 5 LBS / 1,000 SF)  
5. OVERSTORY TREES (3" CAL.)  
ISLAND B: #440 L.F.  
LANDSCAPING PROVIDED.  
1. LOW MON TURF (SEED @ 5 LBS / 1,000 SF)  
II. OVERSTORY TREES (3" CAL.)  
ISLAND C: #35 L.F.  
LANDSCAPING PROVIDED.  
1. LOW MON TURF (SEED @ 5 LBS / 1,000 SF)  
1. OVERSTORY TREES (3" CAL.)  
ISLAND D: #150 L.F.  
LANDSCAPING PROVIDED.  
1. LOW MON TURF (SEED @ 5 LBS / 1,000 SF)  
4. OVERSTORY TREES (3" CAL.)  
ISLAND E: #1,174 L.F.  
LANDSCAPING PROVIDED.  
1. LOW MON TURF (SEED @ 5 LBS / 1,000 SF)  
30 OVERSTORY TREES (3" CAL.)  
ISLAND F: VARIES (EACH <80 L.F.)  
LANDSCAPING PROVIDED.  
1. LOW MON TURF (SEED @ 5 LBS / 1,000 SF)  
12. OVERSTORY TREES (3" CAL.)  
5. SHRUBS (24") & PERENNIALS (M)

**NORTH PERIMETER YARD #3 (REAR)**  
YARD: #1,004 L.F. (±21,280 S.F. @ 20')  
LANDSCAPING RECOMMENDED PER CDG SECT V(e)  
1.5' ABOVE NAL TO NAL  
WET PRAIRIE, MIX #2  
SEED: 5.6 LBS/AC  
PLUGS: 4200/AC. (2.9' CONT @ 24" O.C.)  
1.5' INTERMEDIARY TREES (6') / 1,000 S.F. = 34  
7. SHRUBS (30" HT) / 1,000 S.F. = 149  
LANDSCAPING PROVIDED  
LOW PROFILE PRAIRIE MIX #4  
17.5' MOODY PLANT LIST #2 OR #4  
54 INTERMEDIARY TREES (#5 BARE ROOT)  
149 5'-8" JBS (M)

**NORTH PERIMETER YARD #2 (REAR)**  
YARD: #513 L.F. (±10,280 S.F. @ 20')  
LANDSCAPING RECOMMENDED PER CDG SECT V(d).  
1.5' ABOVE NAL TO NAL  
LOW MON TURF (SEED @ 5 LBS / 1,000 SF)  
1. OVERSTORY TREE (31' / 40 L.F.)  
SHRUBS (24") OR PERENNIALS (E1)  
ISLAND A: #174 L.F.  
LANDSCAPING PROVIDED.  
1. LOW MON TURF (SEED @ 5 LBS / 1,000 SF)  
5. OVERSTORY TREES (3" CAL.)  
ISLAND B: #440 L.F.  
LANDSCAPING PROVIDED.  
1. LOW MON TURF (SEED @ 5 LBS / 1,000 SF)  
II. OVERSTORY TREES (3" CAL.)  
ISLAND C: #35 L.F.  
LANDSCAPING PROVIDED.  
1. LOW MON TURF (SEED @ 5 LBS / 1,000 SF)  
1. OVERSTORY TREES (3" CAL.)  
ISLAND D: #150 L.F.  
LANDSCAPING PROVIDED.  
1. LOW MON TURF (SEED @ 5 LBS / 1,000 SF)  
4. OVERSTORY TREES (3" CAL.)  
ISLAND E: #1,174 L.F.  
LANDSCAPING PROVIDED.  
1. LOW MON TURF (SEED @ 5 LBS / 1,000 SF)  
30 OVERSTORY TREES (3" CAL.)  
ISLAND F: VARIES (EACH <80 L.F.)  
LANDSCAPING PROVIDED.  
1. LOW MON TURF (SEED @ 5 LBS / 1,000 SF)  
12. OVERSTORY TREES (3" CAL.)  
5. SHRUBS (24") & PERENNIALS (M)



MATCH LINE - SEE SHEET L-2



**LEGEND**

[Symbol]	LOW MOON FESCUE
[Symbol]	LOW PROFILE PRAIRIE - MIX #2, 1, OR 4
[Symbol]	LOW PROFILE PRAIRIE - MIX #3
[Symbol]	WET PRAIRIE - MIX #2
[Symbol]	EMERGENT MARSH - MIX #4
[Symbol]	EMERGENT MARSH - MIX #5
[Symbol]	EMERGENT MARSH - MIX #6
[Symbol]	EMERGENT MARSH - MIX #7
[Symbol]	EMERGENT MARSH - MIX #8
[Symbol]	EMERGENT MARSH - MIX #9
[Symbol]	EMERGENT MARSH - MIX #10
[Symbol]	EMERGENT MARSH - MIX #11
[Symbol]	EMERGENT MARSH - MIX #12
[Symbol]	EMERGENT MARSH - MIX #13
[Symbol]	EMERGENT MARSH - MIX #14
[Symbol]	EMERGENT MARSH - MIX #15
[Symbol]	EMERGENT MARSH - MIX #16
[Symbol]	EMERGENT MARSH - MIX #17
[Symbol]	EMERGENT MARSH - MIX #18
[Symbol]	EMERGENT MARSH - MIX #19
[Symbol]	EMERGENT MARSH - MIX #20
[Symbol]	EMERGENT MARSH - MIX #21
[Symbol]	EMERGENT MARSH - MIX #22
[Symbol]	EMERGENT MARSH - MIX #23
[Symbol]	EMERGENT MARSH - MIX #24
[Symbol]	EMERGENT MARSH - MIX #25
[Symbol]	EMERGENT MARSH - MIX #26
[Symbol]	EMERGENT MARSH - MIX #27
[Symbol]	EMERGENT MARSH - MIX #28
[Symbol]	EMERGENT MARSH - MIX #29
[Symbol]	EMERGENT MARSH - MIX #30

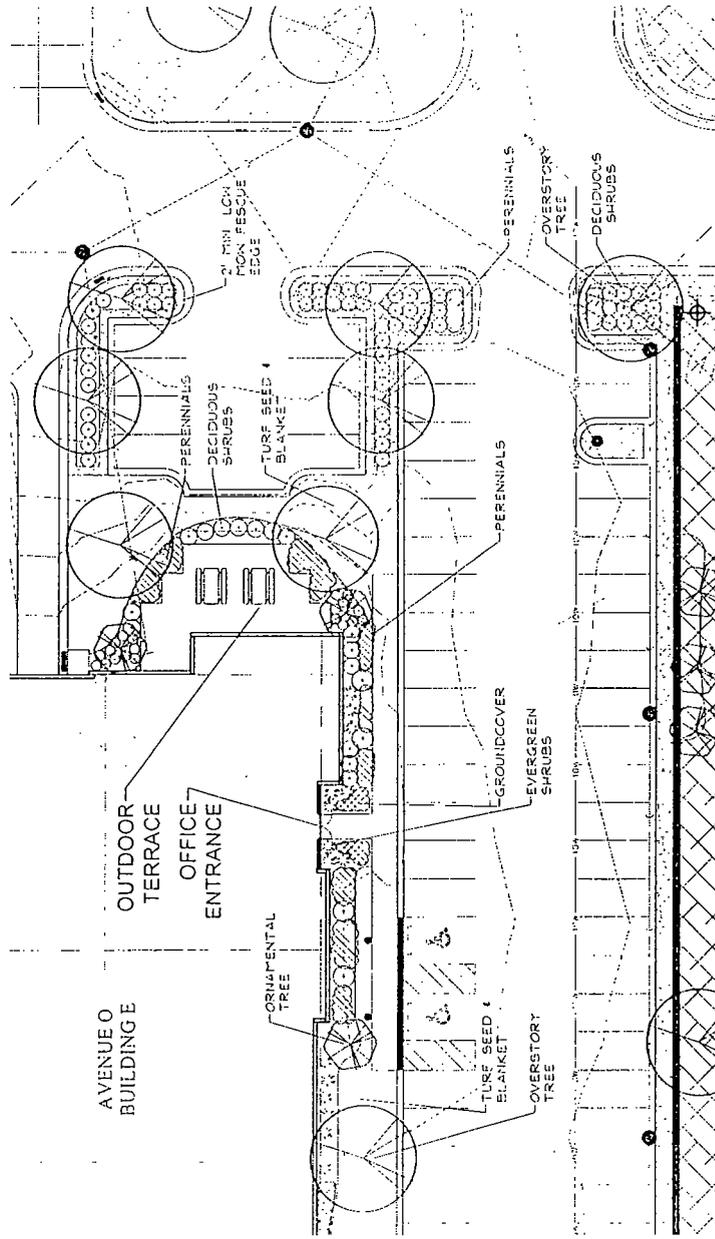
LANDSCAPING CONSULTING  
LANDSCAPE ARCHITECTURE  
405 W. LIBERTY ST. WAVE  
WILMINGTON, ILLINOIS 62697  
PHONE: 618-666-7797  
FAX: 618-666-7797

**GANTZ WEBER ASSOCIATES, INC.**

APPLICANT: [Blank]  
ADDRESS: 3000-3128 West 122nd Street  
INTRODUCED: APRIL 15, 2022  
PLAN COMMISSION: JUNE 16, 2022  
SHEET: E-3 JOB NO: 7386A

# TYPICAL CORNER OFFICE LANDSCAPE DETAIL

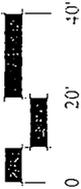
FINAL FOR PUBLICATION



APPLICANT	MT AVENUE O, LLC
ADDRESS	3000 314th Street, 122nd Street
INTRODUCED	25th July 2020
PLAN COMMISSION	JUNE 18, 2020
SHEET	L-4
JOB NO	F359A



NORTH



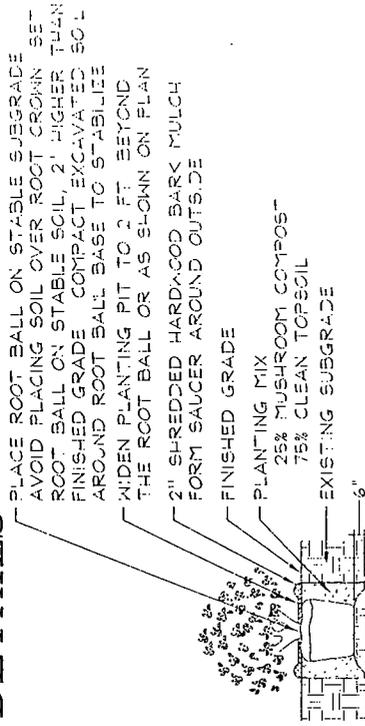
SCALE 1"=40'

LEGEND	DESCRIPTION
[Symbol]	LOW/MON FESCUE
[Symbol]	LOW PROFILE PRAIRIE - MIX #1, 3, OR 4
[Symbol]	LOW PROFILE PRAIRIE - MIX #5
[Symbol]	WET PRAIRIE - MIX #2
[Symbol]	EMERGENT MARSH - MIX #4
[Symbol]	ORNAMENTAL TREE
[Symbol]	EVERGREEN SHRUBS
[Symbol]	DECIDUOUS SHRUBS
[Symbol]	PERENNIALS
[Symbol]	TURF SEED & BLANKET
[Symbol]	OVERSTORY TREE
[Symbol]	GROUNDCOVER

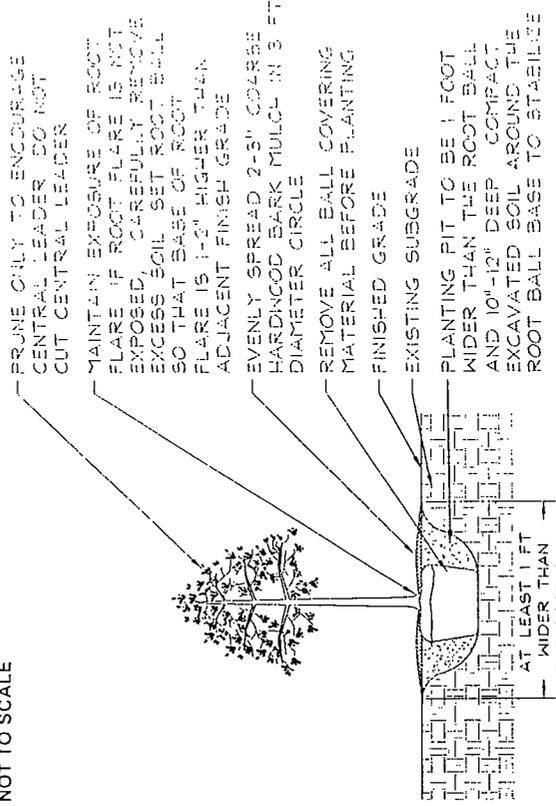
LAND PLANNING,  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
432 W. LIBERTY DRIVE  
STURTON, ILLINOIS 62451  
PHONE: 618.667.1171

GARY R. WEBER  
ASSOCIATES, INC.

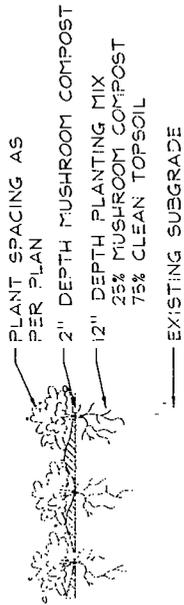
# PLANTING DETAILS



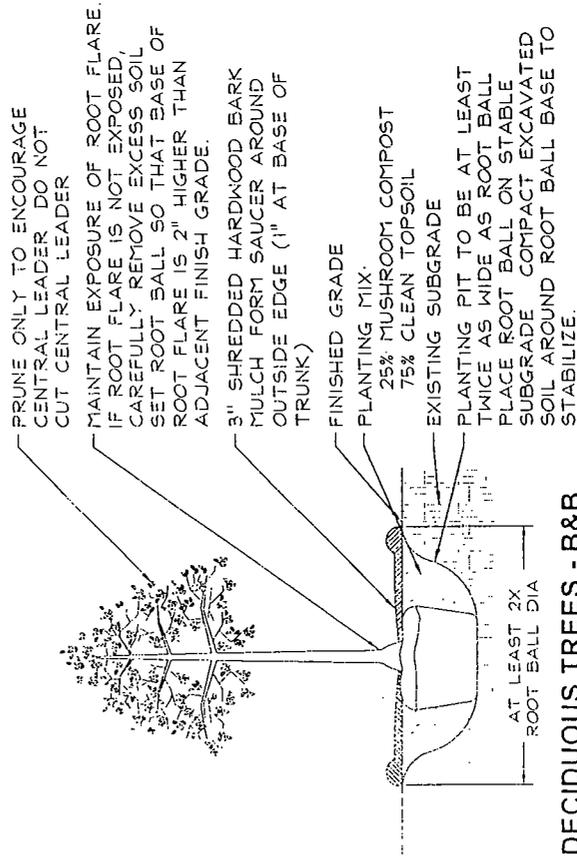
**DECIDUOUS AND EVERGREEN SHRUBS**  
NOT TO SCALE



**DECIDUOUS TREES - ROOT BAG (BARE ROOT)**  
NOT TO SCALE



**PERENNIALS AND GROUNDCOVERS**  
NOT TO SCALE



**DECIDUOUS TREES - B&B**  
NOT TO SCALE

**NOTES:**

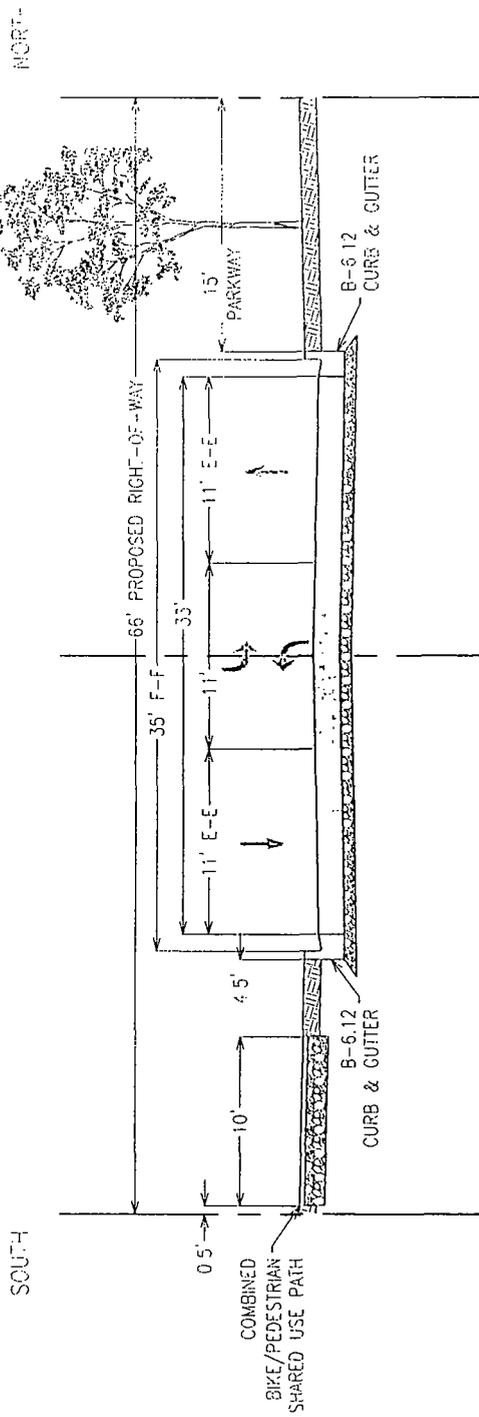
1. WATERING: AFTER THE TREE IS IN THE GROUND IT SHOULD BE WATERED IN ABOUT 5 GALLONS DO THIS TWICE AFTER THAT WATER 10-15 GALLONS TWICE A WEEK FOR EVERY WEEK THERE'S NO RAIN DO THIS 8-12 WEEKS DURING THE GROWING SEASON.
2. ALL PLANTINGS SHALL CONFORM TO THE REGULATIONS AND GUIDELINES RELATING TO TITLE 10, CHAPTER 27 AND CITY LETTING ORDINANCES AND THE DESIGN GUIDELINES OF THE CHICAGO MUNICIPAL CODE AND CONFORM TO THE LANDSCAPE DESIGN GUIDELINES.
3. TRASH CONTAINERS SHALL BE LOCATED WITHIN THE PRINCIPLE BUILDING.

LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
48 W LIBERTY DRIVE  
SPRINGFIELD, ILLINOIS 62761  
PHONE: 618-688-1191

GARY K. WEBER  
ASSOCIATES, INC.

APPLICANT:	MP AVENUE D, LLC
ADDRESS:	3000-3148 East 122nd Street
INTRODUCED:	APRIL 13, 2020
PLAN COMMISSION:	JUNE 18, 2020
SHEET:	1-3 JOB NO: 200897

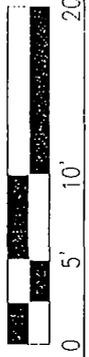
# 122nd STREET TYPICAL CROSS SECTION



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APPLICANT	NE AVENUE 0 LLC
ADDRESS	3000-3145 EAST 122ND STREET
INTRODUCED	APRIL 15, 2020
PLAN COMMISSION	JUNE 15, 2020
SHEET	EX-5
JOB NO.	7368A

GRAPHIC SCALE 1" = 10'



**JACOB & HEFNER ASSOCIATES**  
 1131 Buckle Up Rd, Suite 300, Downers Grove, IL 60516  
 PHONE (630) 652-2000 FAX (630) 652-4665  
[www.jacobhefner.com](http://www.jacobhefner.com)



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OVERALL WEST ELEVATION



OVERALL EAST ELEVATION

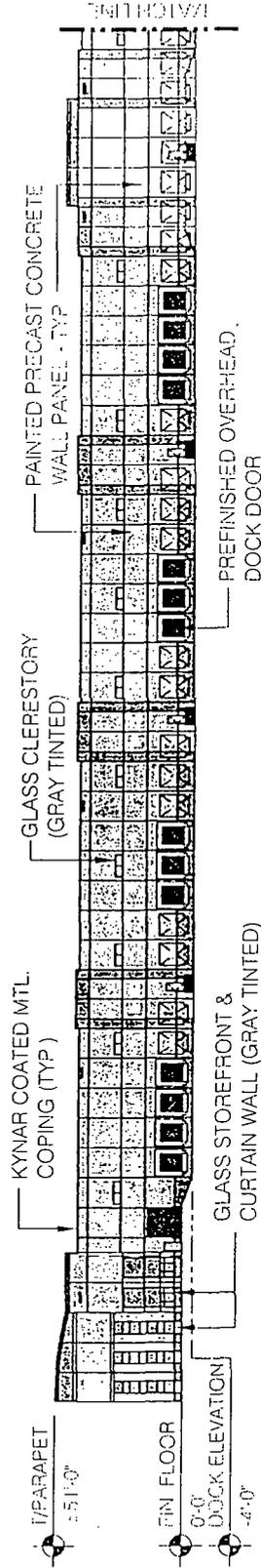


**JACOB & HEFNER**  
ASSOCIATES

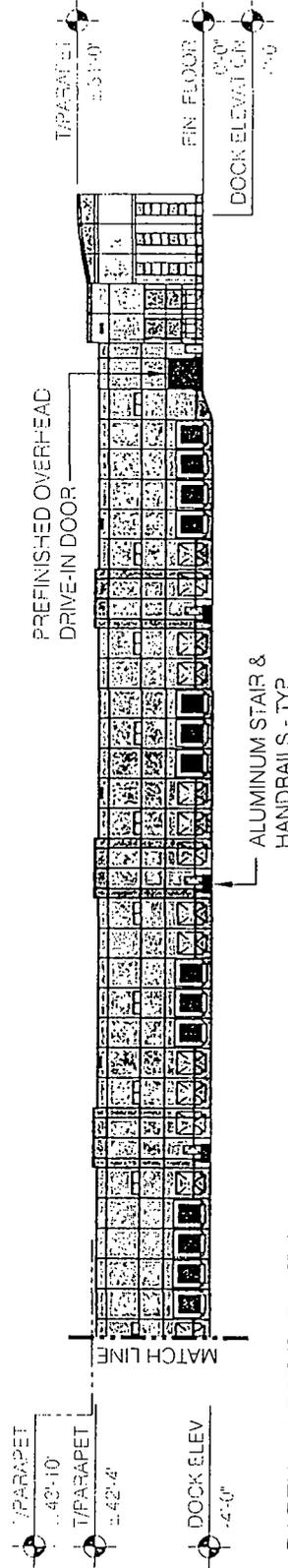
1335 Riverchase Blvd, Suite 500, Decatur, Georgia 30045  
Phone: (404) 485-6600 Fax: (404) 483-4400  
www.jacobandhefner.com

APPLICANT	NP AVENUE O, LLC
ADDRESS	3000-31st East, 122nd Street
INTRODUCED	APRIL 15, 2020
PLAN COMMISSION	JUNE 18, 2020
SHEET	1 OF 5
JOB NO.	1559K

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PARTIAL WEST ELEVATION

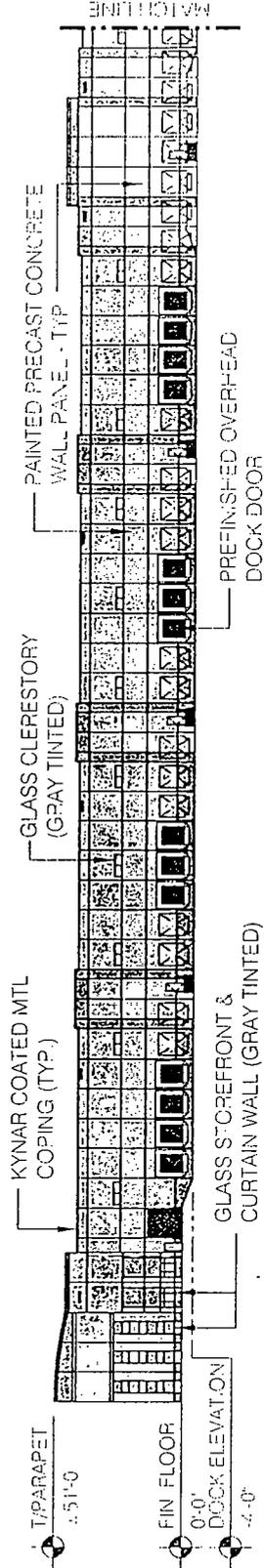


PARTIAL WEST ELEVATION

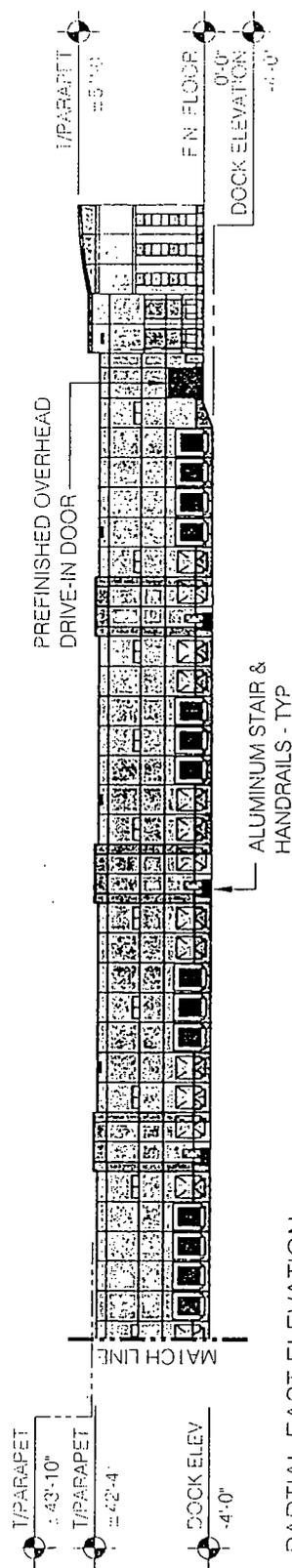
**JACOB & HEFNER ASSOCIATES**  
 1111 E. 11th Street, Suite 300, Des Moines, Iowa 50319  
 Phone: (515) 281-3400 FAX: (515) 281-3401  
 www.jacobandhefner.com

APPLICANT	MP AVENUE G, LLC
ADDRESS	3000-31st East, 122nd Street
INTRODUCED	APRIL 15, 2020
PLAN COMMISSION	JUNE 18, 2020
SHEET	2 OF 2 JGH NO. F555K

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PARTIAL EAST ELEVATION



PARTIAL EAST ELEVATION

**JACOB & HEFNER ASSOCIATES**  
 1111 North Lincoln Road, Suite 300, Downers Grove, IL 60146  
 Phone: (630) 657-2000, Fax: (630) 657-2001  
 www.jacobandhefner.com

APPLICANT	NP AVENUE C, LLC
ADDRESS	3000-3148 East 122nd Street
INTRODUCED	APRIL 15, 2020
PLAN COMMISSION	JUNE 10, 2020
SHEET	3 of 5 JOB NO F269K

HEFNAM

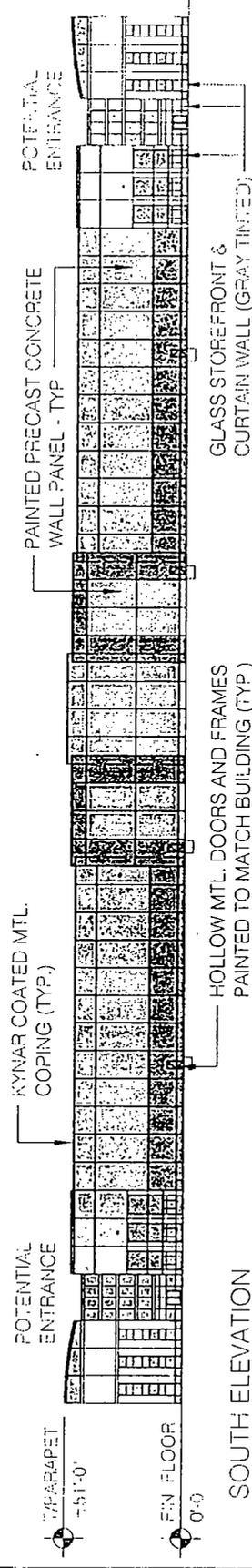
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APPLICANT	NP AVENUE G, LLC
ADDRESS	3000-3140 East 122nd Street
INTRODUCED	APRIL 15, 2020
PLAN COMMISSION	JUNE 16, 2020
SHEET	4 of 3 JOB NO. F389R

**JACOB & HEFNER**  
 ASSOCIATES  
 1155 BENTLEY BLVD, SUITE 300, GAITHERSBURG, MARYLAND 20878  
 PHONE: 410-272-6520 FAX: 410-272-6524  
 www.jacobandhefner.com

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SOUTH ELEVATION

**JACOB & HEFNER**  
 ASSOCIATES  
 1111 North Capitol Hill, Suite 300, Denver, Colorado 80202  
 PHONE (303) 733-3000 FAX (303) 733-3001  
 www.jacobandhefner.com

APPLICANT:	NP AVENUE C, LLC
ADDRESS:	3022-3148 East 122nd Street
INTRODUCED:	APRIL 15, 2020
PLAN COMMISSION:	JUNE 15, 2020
SHEET:	5 OF 5 JOB NO. F366R



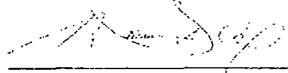


To: Clerk  
Application: 20396

DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Tom Tunney  
Chairman, City Council Committee on Zoning

From:   
Maurice D. Cox  
Chicago Plan Commission

Date: June 18, 2020

Re: Proposed Waterway Industrial Planned Development (3044 E 122<sup>nd</sup> Street)

---

On June 18, 2020, the Chicago Plan Commission recommended approval of a proposed Planned Development submitted by NP Avenue O, LLC. The applicant proposes to rezone the site from Planned Manufacturing District #6 (PMD #6) to a Waterway Industrial Planned Development to allow for the construction of an industrial building containing approximately 580,587 square feet of floor area, as well as 384 vehicular parking spaces, 136 trailer parking spaces and 56 loading spaces within 100' of the Calumet River in the Calumet Industrial Corridor. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Erika Sellke at [Erika.sellke@cityofchicago.org](mailto:Erika.sellke@cityofchicago.org).

Cc: PD Master File (Original PD copy of memo)