



# City of Chicago



SO2016-2627

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/13/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 158-182 N Green St, 833-857 W Lake St, 163-185 N Peoria St - App No. 18739
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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 C1-1 Neighborhood Commercial District and C3-1 Commercial, Manufacturing and Employment District symbols and indications as shown on Map 1-G in the area bounded by:

West Lake Street; North Green Street; the public alley south of and parallel to West Lake Street; the public alley east of and parallel to North Green Street; a line 165.38 feet south of and parallel to West Lake Street; North Green Street; a line 270 feet south of and parallel to West Lake Street; a line 115 feet west of and parallel to North Green Street; a line 230 feet south of and parallel to West Lake Street; North Peoria Street

to those of the DX-5 Downtown Mixed-Use District.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all of the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map 1-G in the area bounded by:

West Lake Street; North Green Street; the public alley south of and parallel to West Lake Street; the public alley east of and parallel to North Green Street; a line 165.38 feet south of and parallel to West Lake Street; North Green Street; a line 270 feet south of and parallel to West Lake Street; a line 115 feet west of and parallel to North Green Street; a line 230 feet south of and parallel to West Lake Street; North Peoria Street

to those of Residential-Business Planned Development.

**SECTION 3.** This Ordinance shall be in force and effect from and after its passage and publication.

Address: 158-182 North Green Street/833-857 West Lake Street/ 163-185 North Peoria Street and  
167-173 North Green Street

**RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_**  
**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Planned Development Number TBD, ("Planned Development") consists of approximately 68,707 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Bridgford Foods Corporation 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 Chicago Department of Transportation ("CDOT") 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 Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT 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 CDOT.

4. This Plan of Development consists of these 16 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Hartshorne Plunkard Architects and dated January 19, 2017 (the "Plans"): an Existing Land-Use Map; an Existing Zoning Map; a Property and Planned Development Boundary Map; a Planned Development Sub-Area Map; a Site Plan; a Landscape Plan; Building Elevations (Sub-Area A North, South, East and West and Sub-Area B North & West and South & East) and a Green Roof Plan. 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.

Applicant: Bridgford Foods Corporation  
 Address: 158-182 North Green Street/833-857 West Lake Street/163-185 North Peoria Street and  
 167-173 North Green Street  
 Introduction: April 13, 2016  
 Plan Commission: January 19, 2017

5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: Dwelling Units located above the ground floor; Animal Services (excluding overnight kennels or boarding); Eating and Drinking Establishments; Financial Services (excluding Payday/Title Loans, Pawnshops and Drive Throughs); Food and Beverage Retail Sales; Office; Personal Service; General Retail Sales; accessory parking and non-accessory parking (up to 45% pursuant to Section 17-10-0503) and related, incidental and accessory uses..
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 prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data 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 and Data Table has been determined using a Net Site Area of 68,707 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 DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal 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.

Applicant: Bridgford Foods Corporation  
 Address: 158-182 North Green Street/833-857 West Lake Street/163-185 North Peoria Street and  
 167-173 North Green Street  
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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 achieve building certification and provide a 50% net green roof equivalent to an actual total of 24,169 square feet for Subarea A and 2,292 square feet for Subarea B.
15. The Applicant acknowledges and agrees that the rezoning of the Property from the C1-1 Neighborhood Commercial District and C3-1 Commercial, Manufacturing and Employment District to the DX-5 Downtown Mixed-Use District, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the "Required Units") as affordable units, or with the Commissioner's approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a "downtown district" within the meaning of the ARO, and the project has a total of 314 units. As a result, the Applicant's affordable housing obligation is 31 affordable units (10% of 314 rounded up/down), 8 of which are Required Units (25% of 31.4, rounded up/down). Applicant has agreed to satisfy its affordable housing obligation by providing 31 affordable units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit [\_\_\_\_]. The Applicant agrees that the affordable units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, or elects to build a for-sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the requirements and number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 15, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development..
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 DX-5 Downtown Mixed-Use District.

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**RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_**  
**BULK REGULATIONS AND DATA TABLE**

Gross Site Area (sf):	102,298
Area of Public Rights-of-Way (sf):	33,591
Net Site Area (sf):	68,707
Maximum Floor Area Ratio:	5.0
Subarea A:	5.0
Subarea B:	5.0
Maximum Number of Dwelling Units:	314
Subarea A:	314
Subarea B:	0
Minimum Off-Street Parking Spaces:	250
Subarea A:	250
Subarea B:	0
Minimum Off-Street Loading Spaces – Subarea A:	2 (10' x 25') / 2 (10' x 50')
Minimum Off-Street Loading Spaces – Subarea B:	0
Maximum Building Height:	
Subarea A:	192'0" (top of roof) / 202'0" (top of stair penthouse)
Subarea B:	65'0" (top of roof) / 75'0" (top of elevator overrun)
Minimum Setbacks:	In conformance with the Plans

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and 167-173 North Green Street  
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### 2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO).

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [kara.breems@cityofchicago.org](mailto:kara.breems@cityofchicago.org)

Date: December 7, 2016

#### DEVELOPMENT INFORMATION

Development Name: Bridgford Foods

Development Address: 170 North Green

Zoning Application Number, if applicable: 18739

Ward: 27

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

Type of City Involvement  
*check all that apply*

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning increase

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

ARO Web Form completed and attached - or submitted online on December 7, 2016

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)

If ARO units proposed are off-site, required attachments are included (see next page)

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

#### DEVELOPER INFORMATION

Developer Name: Bridgford Foods Corporation

Developer Contact: Keith Ross

Developer Address: 1308 N. Patt Street

Email: [keith@kr6inc.com](mailto:keith@kr6inc.com)

Developer Phone: 949-431-6418

Attorney Name: Rich Klawiter/Katie Dale

Attorney Phone: 312-368-7243 / -2153

#### TIMING

Estimated date marketing will begin: January 2020

Estimated date of building permit\*: December 2018

Estimated date ARO units will be complete: June 2021

\*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

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

  
Kara Breems, DPD

12-7-16  
Date

  
Developer/Project Manager

12-7-16  
Date

ARO Web Form

**Development Information**

**Address**

**Submitted Date: 12/07/2016**

Address Number From :170    Address Number To: null    Street Direction: N  
Street :Green    Postal Code: 60607

**Development Name, if applicable**

Bridgford Foods

**Information**

Ward :27    ARO Zone: Higher Income

**Details**

Type of city involvement :Zoning change and planned development

Total Number of units in development: 314

Type of development: Rent

Is this a Transit Served Location Project : N

**Requirements**

Required affordable units :31    Required \*On-site aff. Units: 8

How do you intend to meet your required obligation

On-Site: 31    Off-Site: 0

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

Total Units Committed: 31 Remaining In-Lieu Fee Owed: 0



Project Name **Bridgford**

Zoning Application number, if applicable

Address **170 N Green**

Is this a For Sale or Rental Project? **Rental**

Anticipated average psf rent/price? **\$3.28/SF**

Total Units in Project	314
Total Affordable units	31

	market rate				affordable				comparison between market affordable square footage
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage	how many?		
studio	124	44%	533	13	42%	529		-0.66%	
one-bed	115	41%	723	13	42%	729		0.78%	
two-bed	32	11%	1,024	3	10%	982		-4.15%	
two-bed+	12	4%	1,275	2	6%	1,153		-8.77%	

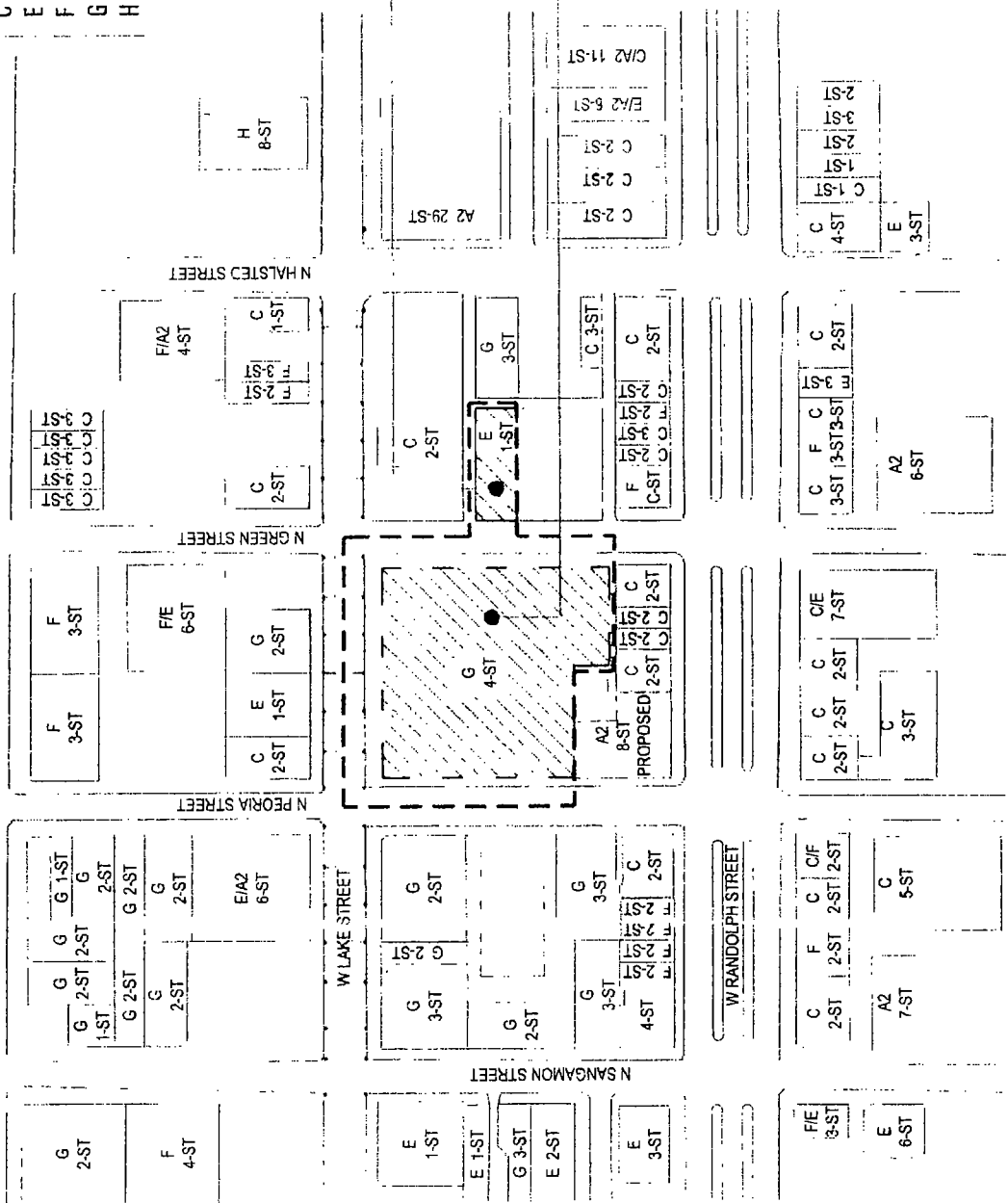
170 N GREEN

KEY:  
 A2 - MULTI-FAMILY RESIDENTIAL  
 C - RESTAURANT/BAR  
 E - OFFICE  
 F - MERCANTILE  
 G - INDUSTRIAL  
 H - STORAGE

**171 NORTH GREEN**  
 PROPOSED 5 STORY MIXED  
 USE BUILDING (E/F)

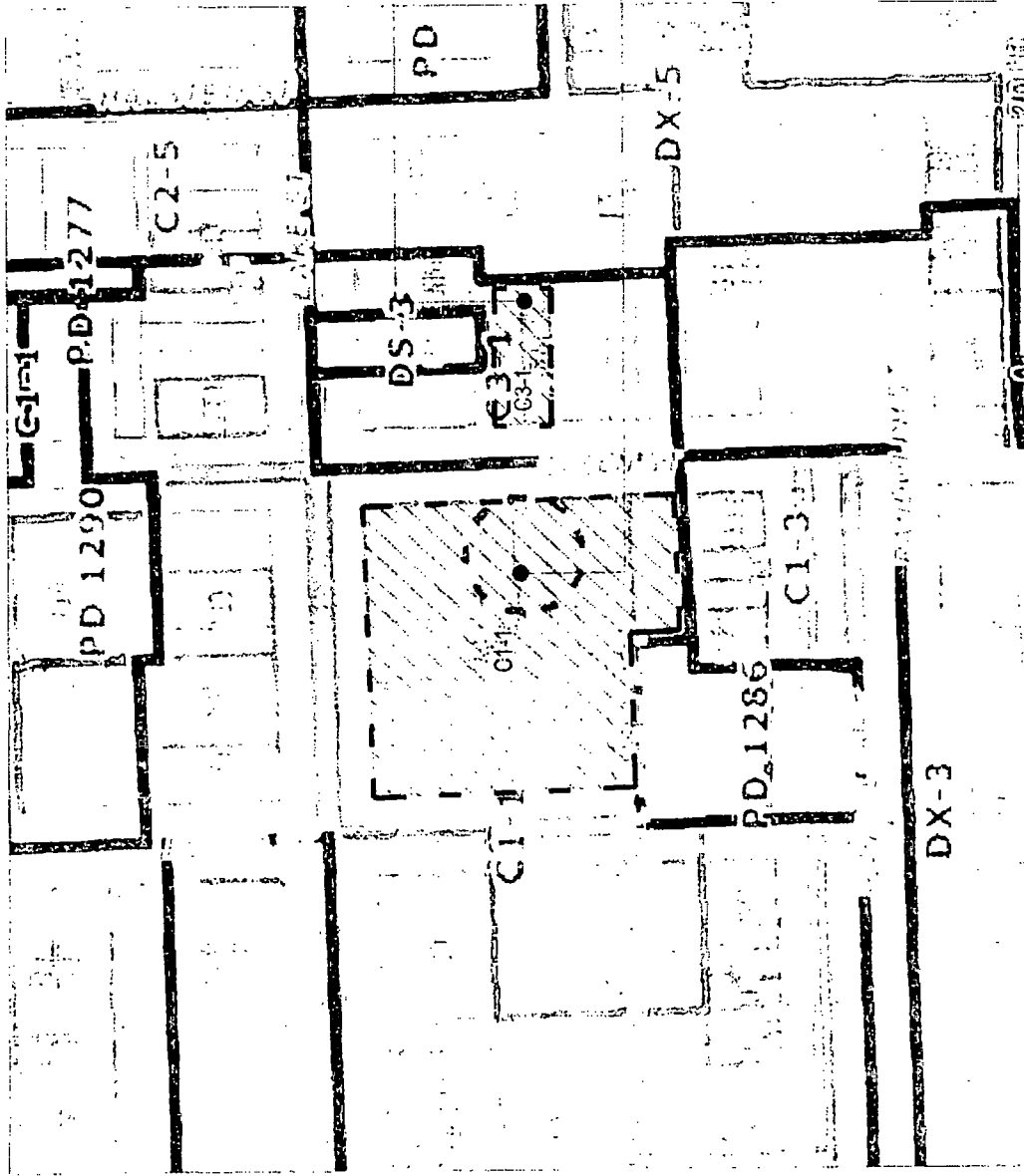
**170 NORTH GREEN**  
 PROPOSED 17 & 8 STORY MIXED  
 USE BUILDING (A2/FIC)

LEGEND  
 SUBJECT PREMISES  
 -- PD BOUNDARY



**EXISTING LAND USE MAP**

APPLICANT: BRIDGFORD FOODS CORPORATION  
 ADDRESS OF PROJECT: 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/  
 163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET  
 INTRODUCED: APRIL 13, 2016 PLAN COMMISSION: JAN 19, 2017 SCALE: 1" = 200'-0"



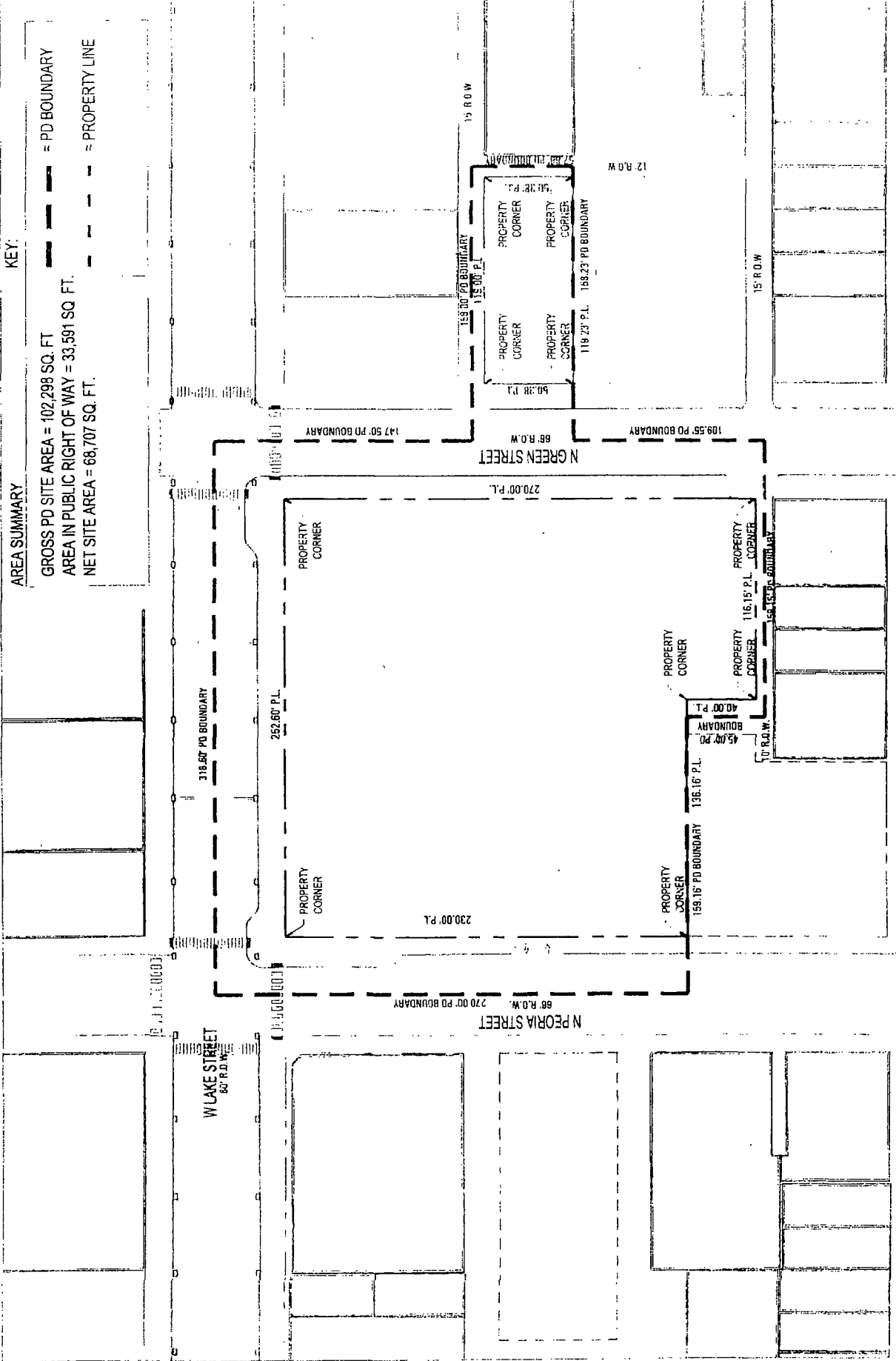
**171 NORTH GREEN**  
 PROPOSED 5 STORY MIXED  
 USE BUILDING (EF)

**170 NORTH GREEN**  
 PROPOSED 17 & 8 STORY MIXED  
 USE BUILDING (A2/FIC)

LEGEND  
 [ ] SUBJECT PREMISES

APPLICANT: BRIDGFORD FOODS CORPORATION  
 ADDRESS OF PROJECT: 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/  
 163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET  
 INTRODUCED: APRIL 13, 2016 PLAN COMMISSION: JAN 19, 2017 SCALE: 1" = 150'-0"

**EXISTING ZONING MAP**



**AREA SUMMARY**

GROSS PD SITE AREA = 102,298 SQ. FT.  
 AREA IN PUBLIC RIGHT OF WAY = 33,591 SQ. FT.  
 NET SITE AREA = 68,707 SQ. FT.

**KEY:**

--- = PD BOUNDARY  
 - - - = PROPERTY LINE

**APPLICANT:** BRIDGFORD FOODS CORPORATION

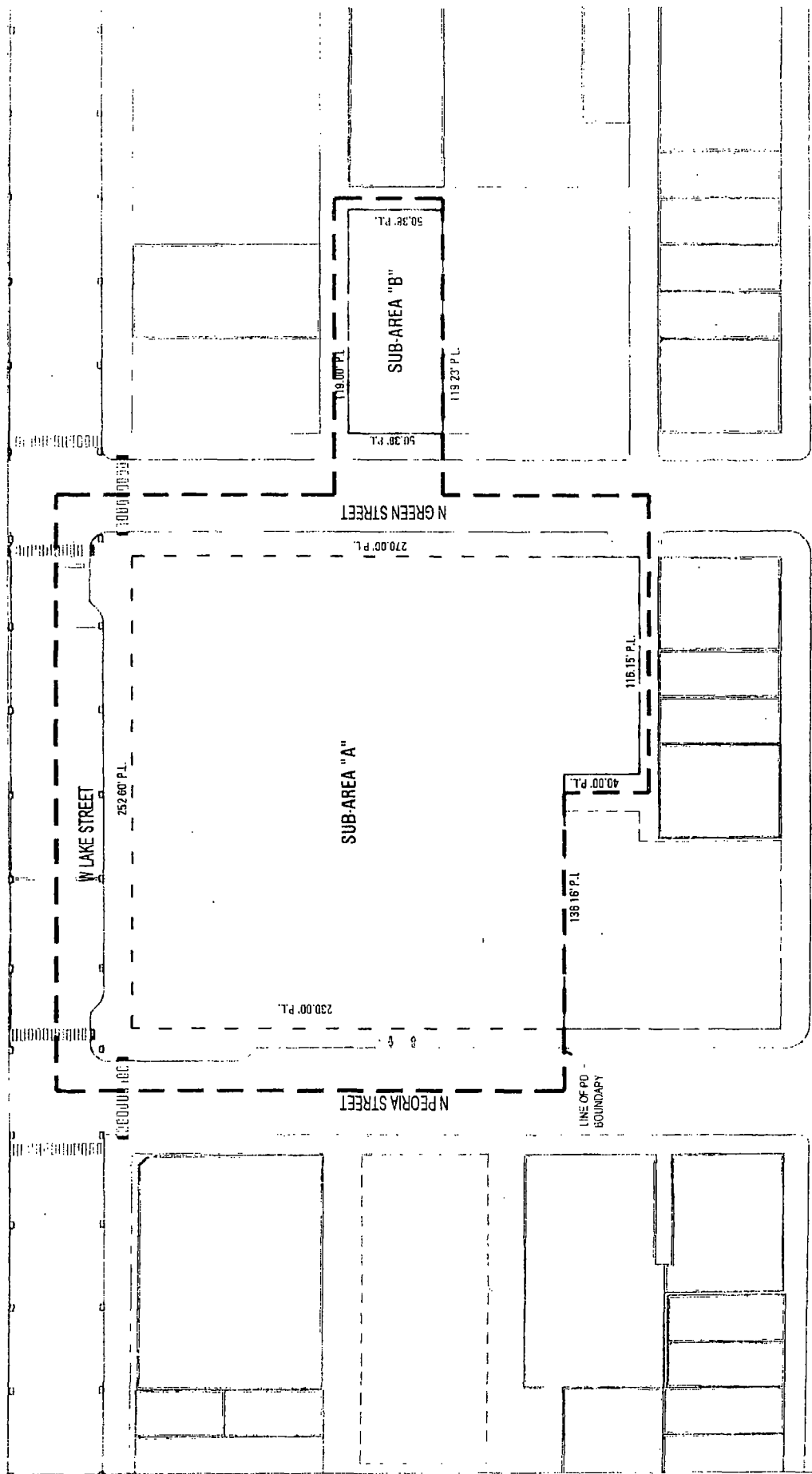
**ADDRESS OF PROJECT:** 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/  
 163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET

**INTRODUCED:** APRIL 13, 2016

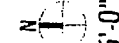
**PLAN COMMISSION:** JAN 19, 2017

**SCALE:** 1" = 75'-0"

**PROPERTY AND PLANNED DEVELOPMENT BOUNDARY MAP**



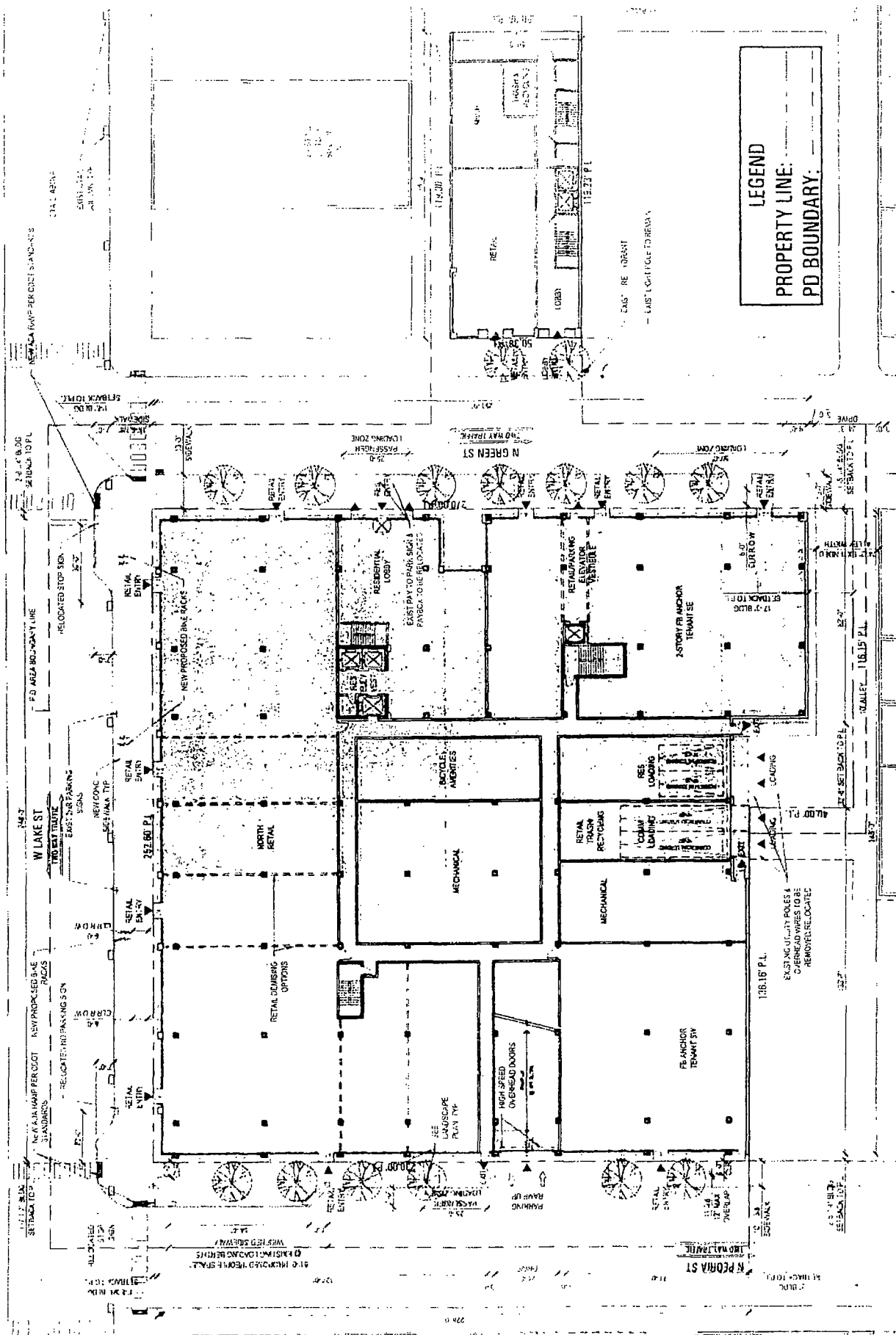
**APPLICANT:** BRIDGFORD FOODS CORPORATION  
**ADDRESS OF PROJECT:** 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/  
 163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET  
**INTRODUCED:** APRIL 13, 2016 **PLAN COMMISSION:** JAN 19, 2017



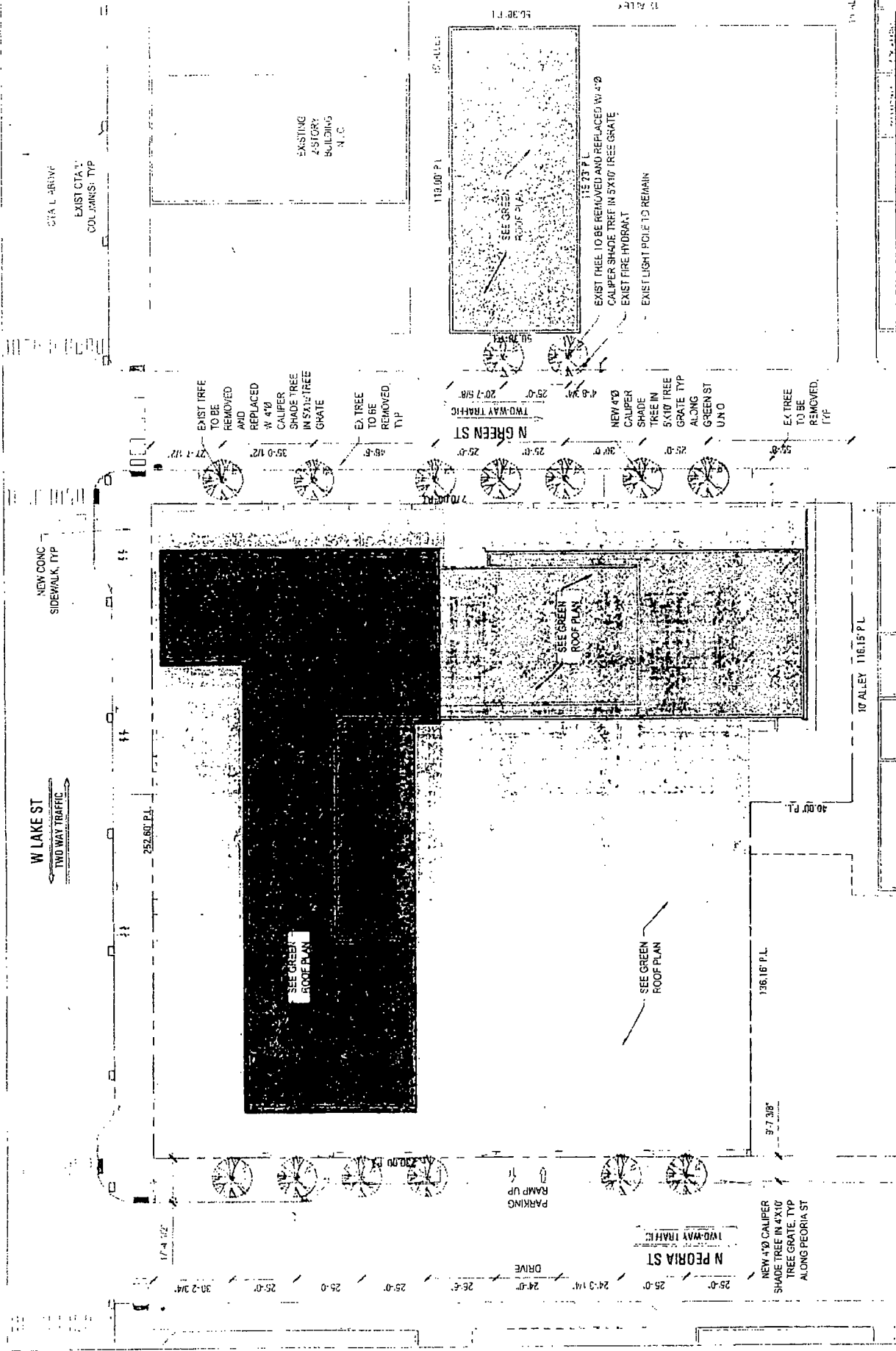
SCALE: 1" = 75'-0"

**PLANNED DEVELOPMENT  
 SUB-AREA MAP**

W RANDOLPH STREET



**APPLICANT:** BRIDGFORD FOODS CORPORATION  
**ADDRESS OF PROJECT:** 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/  
 163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET  
**INTRODUCED:** APRIL 13, 2016 **PLAN COMMISSION:** JAN 19, 2017 **SCALE:** 1"=50'-0"



**LANDSCAPE PLAN**

N

**APPLICANT:** BRIDGFORD FOODS CORPORATION

**ADDRESS OF PROJECT:** 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/  
163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET

**INTRODUCED:** APRIL 13, 2016      **PLAN COMMISSION:** JAN 19, 2017      **SCALE:** 1" = 50'-0"

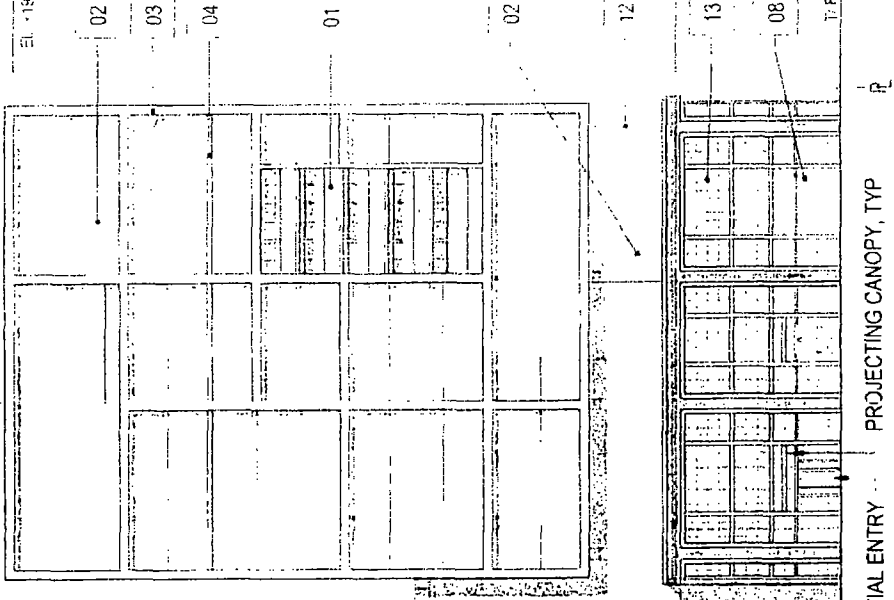
**MATERIAL LEGEND**

01	BALCONY GLASS RAILING	07	PAINTED STEEL
02	METAL & GLASS WINDOW SYSTEM	08	STOREFRONT WINDOW W/ DIVIDED LIGHTS
03	COMPOSITE PANEL	09	CONCRETE
04	METAL SLAB EDGE COVER	10	SOLID METAL PANEL
05	PERFORATED METAL SCREEN	11	OVERHEAD COIL DOOR
06	MODULAR MASONRY	12	METAL COLUMN COVER
		13	SPANDREL GLASS

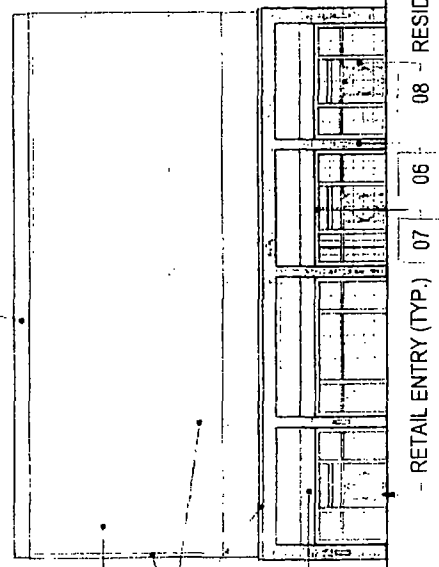
MECHANICAL PENTHOUSE & ELEVATOR OVERRUN

OPEN AIR MECHANICAL SCREEN (EL. +210')

T/ MECH PENTHOUSE ROOF EL. +202'-0"  
T/ ROOF SLAB EL. +192'-0" (17 STORIES)



T/ ROOF SLAB EL. +93'-0" (8 STORIES)  
T/ 8TH FLOOR SLAB EL. +81'-0"



**1 SUBAREA "A" EAST ELEVATION - N GREEN ST**

SCALE: 1" = 40'-0"

<p>APPLICANT: BRIDGFORD FOODS CORPORATION</p> <p>ADDRESS OF PROJECT: 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/ 163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET</p> <p>INTRODUCED: APRIL 13, 2016</p>	<p>PLAN COMMISSION: JAN 19, 2017</p> <p>SCALE: 1" = 40'-0"</p>	<p>SUB-AREA "A"</p> <p>EAST ELEVATION</p>
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**MATERIAL LEGEND**

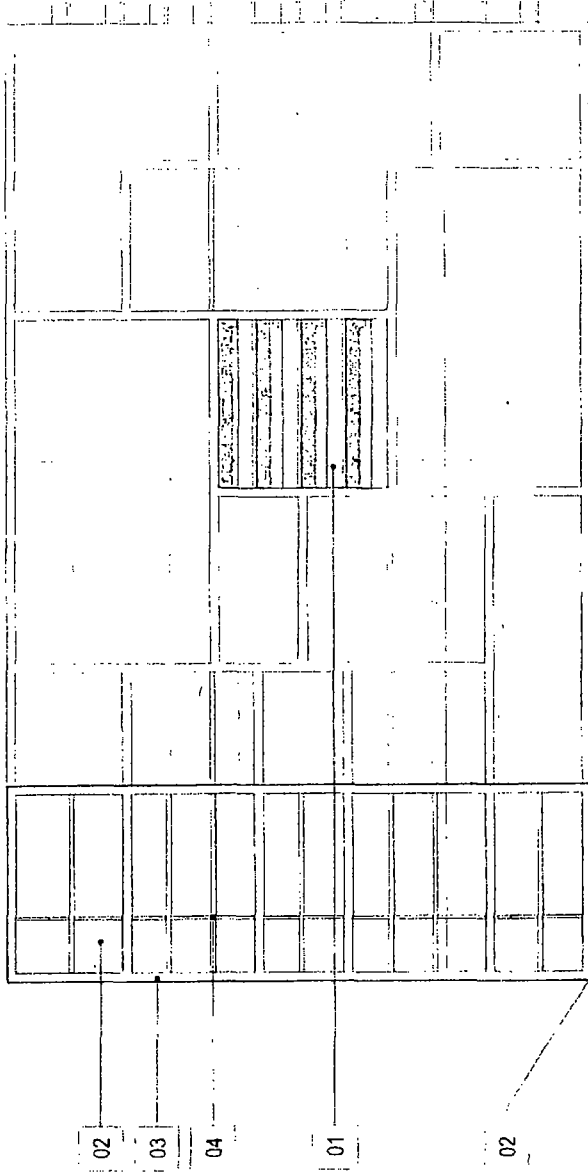
- 01 BALCONY GLASS RAILING
- 02 METAL & GLASS WINDOW SYSTEM
- 03 COMPOSITE PANEL
- 04 METAL SLAB EDGE COVER
- 05 PERFORATED METAL SCREEN
- 06 MODULAR MASONRY
- 07 PAINTED STEEL
- 08 STOREFRONT WINDOW W/ DIVIDED LIGHTS
- 09 CONCRETE
- 10 SOLID METAL PANEL
- 11 OVERHEAD COIL DOOR
- 12 METAL COLUMN COVER
- 13 SPANDREL GLASS

MECHANICAL PENTHOUSE & ELEVATOR OVERRUN

OPEN AIR MECHANICAL SCREEN (EL.+210')

STAIR PENTHOUSE

MECH. PENTHOUSE ROOF EL. +202.4'  
 ROOF SLAB EL. +192.3' (17 STORIES)



16TH FLOOR SLAB EL. +59.4'

MECH. PENTHOUSE ROOF EL. +37.4'



1ST FLOOR SLAB EL. +0.0'

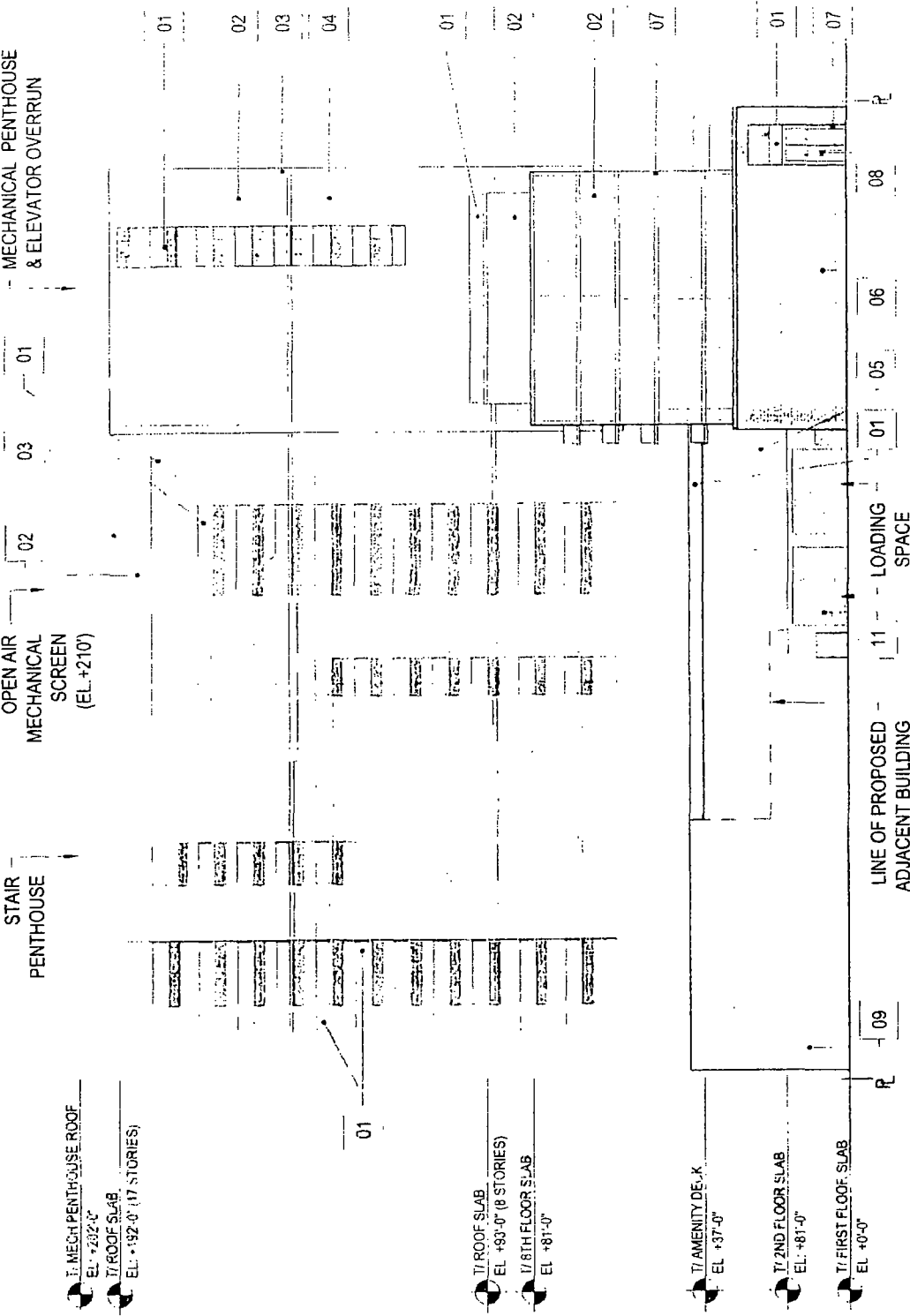
13 PROJECTING CANOPY, TYP 06 08 05 RETAIL ENTRY (TYP.)

**1 SUBAREA "A" NORTH ELEVATION - W LAKE ST**

SCALE: 1" = 40'-0"

<p><b>APPLICANT:</b> BRIDGFORD FOODS CORPORATION  <b>ADDRESS OF PROJECT:</b> 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/                  163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET  <b>INTRODUCED:</b> APRIL 13, 2016 <b>PLAN COMMISSION:</b> JAN 19, 2017 <b>SCALE:</b> 1" = 40'-0"</p>	<p><b>SUB-AREA "A"</b>  <b>NORTH ELEVATION</b></p>
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MATERIAL LEGEND	
01	BALCONY GLASS RAILING
02	METAL & GLASS WINDOW SYSTEM
03	COMPOSITE PANEL
04	METAL SLAB EDGE COVER
05	PERFORATED METAL SCREEN
06	MODULAR MASONRY
07	PAINTED STEEL
08	STOREFRONT WINDOW W/ DIVIDED LIGHTS
09	CONCRETE
10	SOLID METAL PANEL
11	OVERHEAD COIL DOOR
12	METAL COLUMN COVER
13	SPANDREL GLASS



**1 SUBAREA "A" SOUTH ELEVATION - PUBLIC ALLEY**

SCALE: 1" = 40'-0"

<p>APPLICANT: BRIDGFORD FOODS CORPORATION</p> <p>ADDRESS OF PROJECT: 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/ 163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET</p> <p>INTRODUCED: APRIL 13, 2016</p>	<p>PLAN COMMISSION: JAN 19, 2017</p> <p>SCALE: 1" = 40'-0"</p>	<p><b>SUB-AREA "A"</b></p> <p><b>SOUTH ELEVATION</b></p>
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**MATERIAL LEGEND**

- 01 BALCONY GLASS RAILING
- 02 METAL & GLASS WINDOW SYSTEM
- 03 COMPOSITE PANEL
- 04 METAL SLAB EDGE COVER
- 05 PERFORATED METAL SCREEN
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- 09 CONCRETE
- 10 SOLID METAL PANEL
- 11 OVERHEAD COIL DOOR
- 12 METAL COLUMN COVER
- 13 SPANDREL GLASS

TOWER BEYOND  
OPEN AIR MECHANICAL SCREEN (EL.+210')  
STAIR PENTHOUSE

LINE OF PROPOSED ADJACENT BUILDING

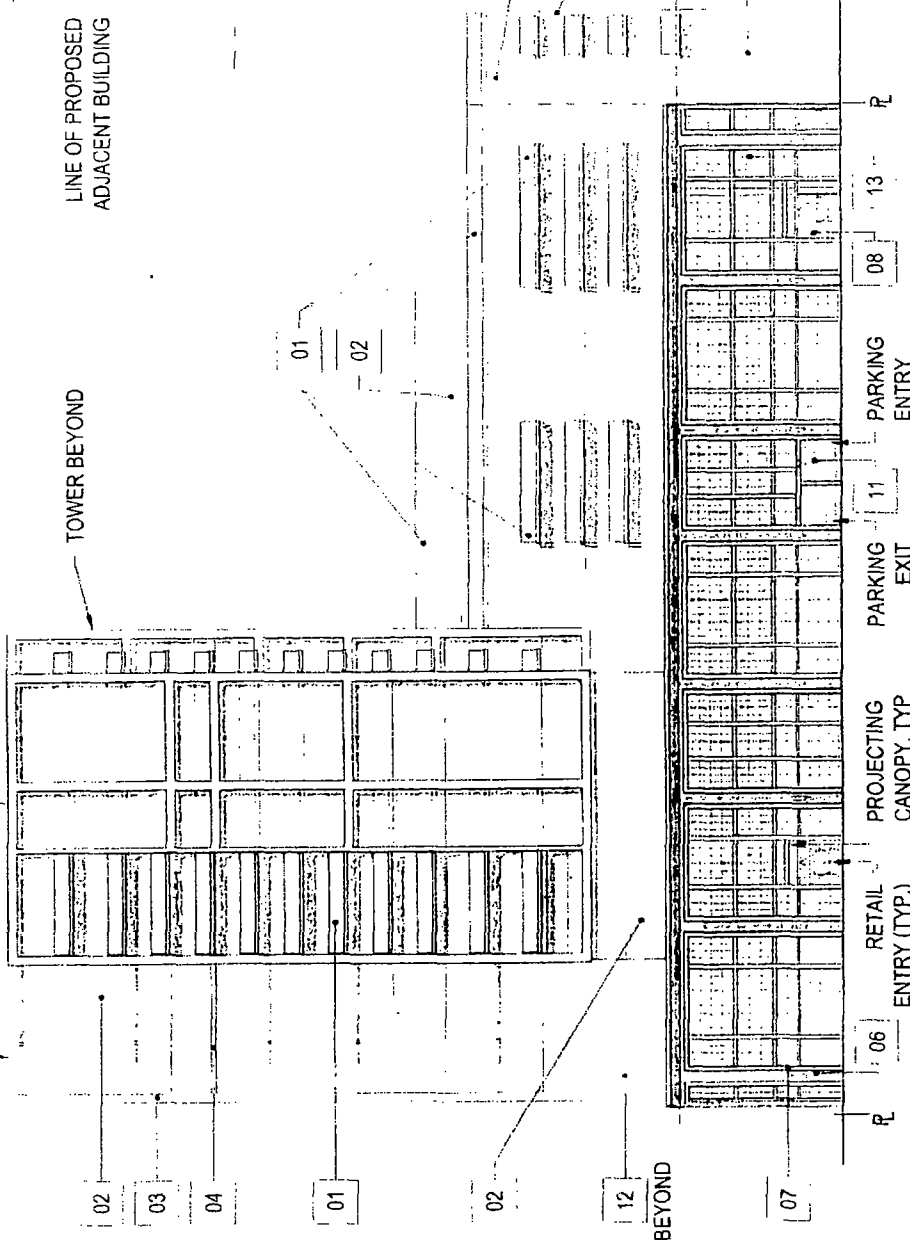
TOWER BEYOND

MECH PENTHOUSE ROOF EL. +20'-0"  
ROOF SLAB EL. +19'-0" (17 STORILS)

ROOF SLAB EL. +80'-0" (6 STORILS)  
10TH FLOOR SLAB EL. -81'-0"

AMENITY DECK EL. -37'-0"

FIRST FLOOR SLAB EL. +0'-0"  
BEYOND



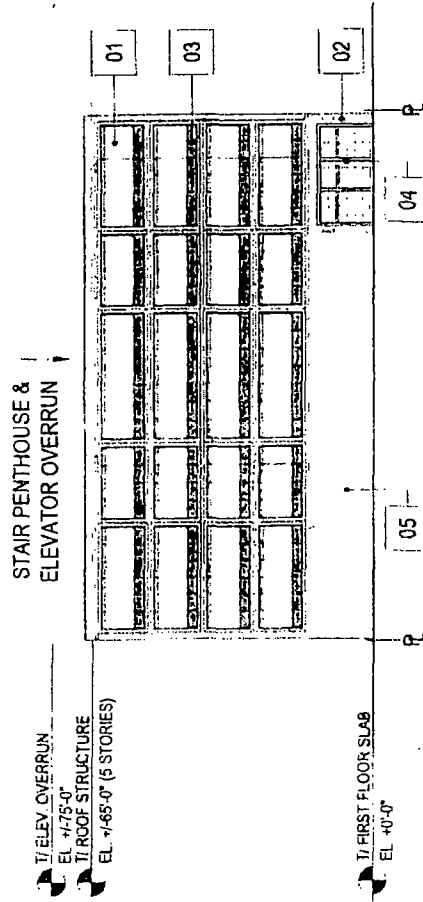
**1 SUBAREA "A" WEST ELEVATION - N PEORIA ST**

SCALE: 1" = 40'-0"

<p><b>APPLICANT:</b> BRIDGFORD FOODS CORPORATION  <b>ADDRESS OF PROJECT:</b> 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/          163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET  <b>INTRODUCED:</b> APRIL 13, 2016</p>	<p><b>SUB-AREA "A"</b>  <b>WEST ELEVATION</b></p>
<p><b>PLAN COMMISSION:</b> JAN 19, 2017      <b>SCALE:</b> 1" = 40'-0"</p>	

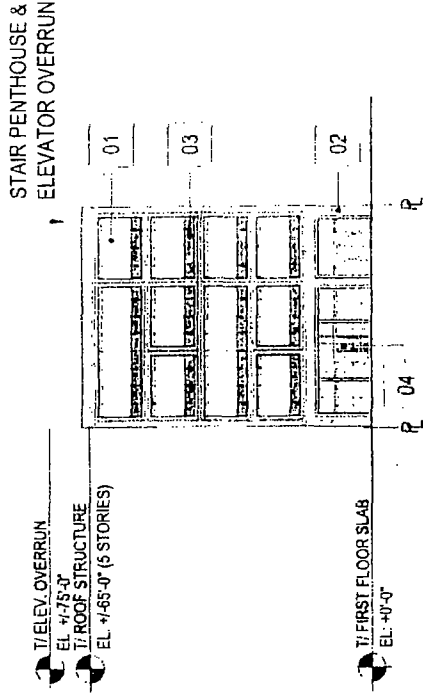
**MATERIAL LEGEND**

- 01 . METAL & GLASS WINDOW SYSTEM
- 02 COURSED BRICK MASONRY
- 03 SPANDREL GLAZING
- 04 STOREFRONT WINDOW SYSTEM
- 05 SCORED CONCRETE



2 SUBAREA "B" NORTH ELEVATION - PUBLIC ALLEY

SCALE: 1" = 40'-0"



1 SUBAREA "B" WEST ELEVATION - N GREEN ST

SCALE: 1" = 40'-0"

APPLICANT: BRIDGFORD FOODS CORPORATION

ADDRESS OF PROJECT: 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/

163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET

INTRODUCED: APRIL 13, 2016

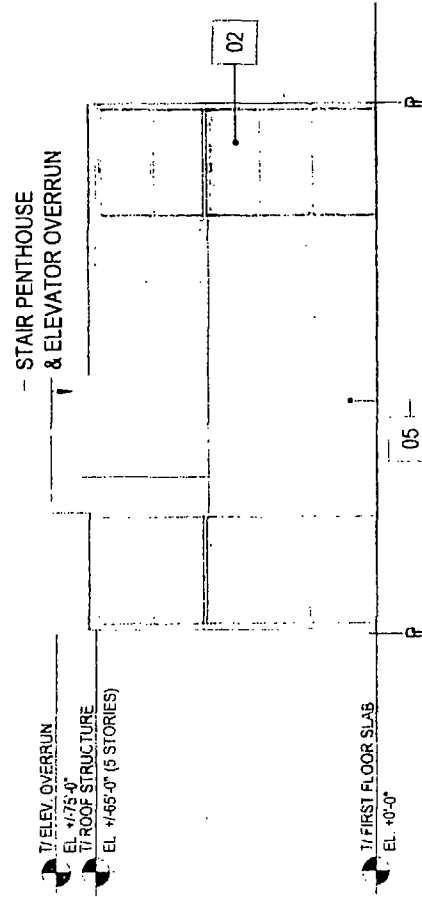
PLAN COMMISSION: JAN 19, 2017

SUB-AREA "B"  
NORTH & WEST ELEVATIONS

SCALE: 1" = 40'-0"

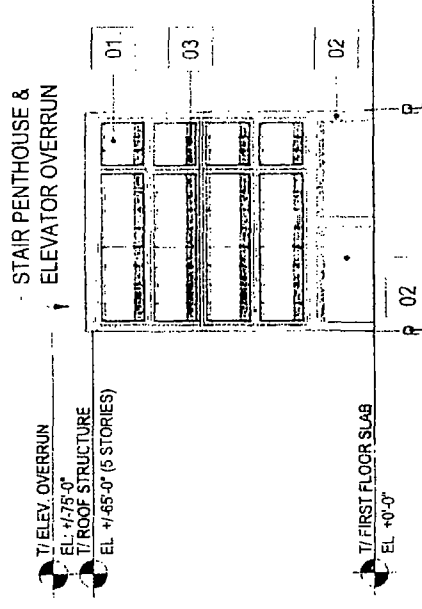
**MATERIAL LEGEND**

- 01 METAL & GLASS WINDOW SYSTEM
- 02 COURSED BRICK MASONRY
- 03 SPANDREL GLAZING
- 04 STOREFRONT WINDOW SYSTEM
- 05 SCORED CONCRETE



**2** SUBAREA "B" SOUTH ELEVATION - EMPTY LOT

SCALE: 1" = 40'-0"



**1** SUBAREA "B" EAST ELEVATION - PUBLIC ALLEY

SCALE: 1" = 40'-0"

APPLICANT: BRIDGFORD FOODS CORPORATION  
 ADDRESS OF PROJECT: 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/  
 163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET  
 INTRODUCED: APRIL 13, 2016 PLAN COMMISSION: JAN 19, 2017

**SUB-AREA "B"**  
**SOUTH & EAST ELEVATIONS**

**SUB-AREA "A" SUMMARY**

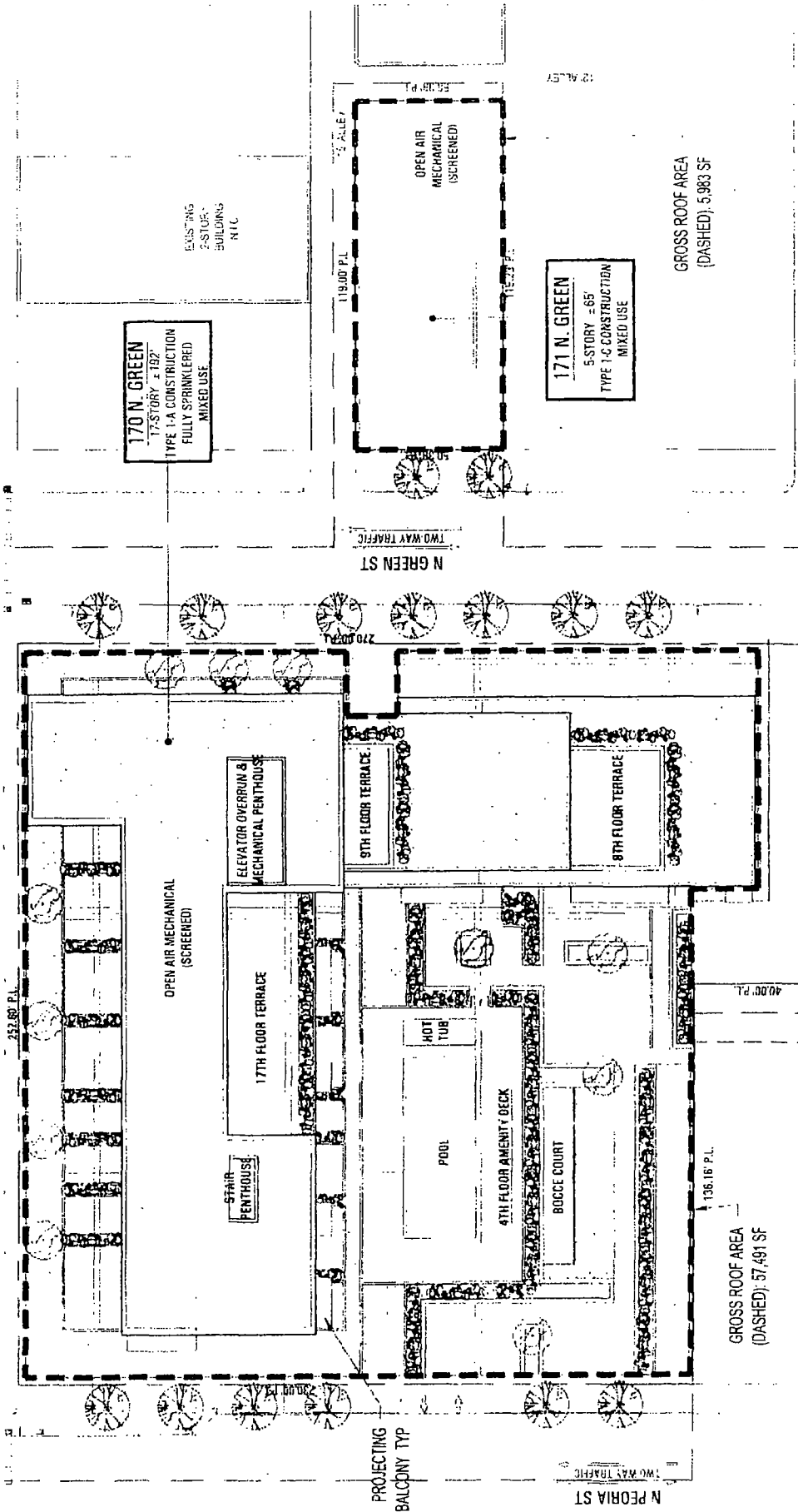
GROSS ROOF AREA = 57,491 SF SF  
 MECHANICAL AREA = 6,700 SF  
 POOL AREA = 1,756 SF  
 HARDSCAPE = 6,972 SF (10% = 697 SF)  
 NET ROOF AREA = 48,338 SF (GROSS - MECH - POOL - 10% HARDSCAPE)  
 50% NET GREEN ROOF REQUIRED = 24,169 SF (NET x 0.5)  
 TOTAL GREEN ROOF AREA PROVIDED = 24,169 SF (GREEN ROOF + URBAN PRAIRIE)

**SUB-AREA "B" SUMMARY**

GROSS ROOF AREA = 5,983 SF SF  
 MECHANICAL AREA = 1,400 SF  
 NET ROOF AREA = 4,583 SF (GROSS - MECHANICAL)  
 50% NET GREEN ROOF REQUIRED = 2,292 SF (NET x 0.5)  
 TOTAL GREEN ROOF AREA PROVIDED = 2,292 SF (GREEN ROOF)

**KEY:**

- = GREEN ROOF
- = URBAN PRAIRIE
- = PAVERS (HARDSCAPE)



**APPLICANT:** BRIDGFORD FOODS CORPORATION  
**ADDRESS OF PROJECT:** 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/  
 163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET  
**INTRODUCED:** APRIL 13, 2016 **PLAN COMMISSION:** JAN 19, 2017 **SCALE:** 1" = 50'-0"

**GREEN ROOF PLAN**

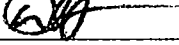


18739  
FINAL.

DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Daniel S. Solis  
Chairman, City Council Committee on Zoning

From:   
David L. Reifman  
Chicago Plan Commission

Date: January 19, 2017

Re: Proposed Planned Development for the property generally located at 170 North Green Street

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On January 19, 2017, the Chicago Plan Commission recommended approval of the proposed planned development submitted by Bridgford Foods Corporation; a copy of which is 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 and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano  
PD Master File (Original PD, copy of memo)