



City of Chicago



SO2019-6832

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 9/18/2019

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 6-G at 2841 S Ashland Ave, 2951 S Ashland Ae and 2955 S Ashland Ave - App No. 20178

Committee(s) Assignment: 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. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended changing all of the Planned Development Number PMD 11 symbols and indications as shown on Map No. 6-G in the area bound by

Parcel 1:

That part of the Illinois Michigan Canal Property lying South of the main Canal and west of the South Branch of the Chicago River and known as Block 13 in Canal Commissioners subdivision of the Southwest ¼ of Section 29, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Also

The North ½ of the vacated part of Hillock (formerly Hickory) street of the tract of land lying between blocks 13 and 14, East of Ashland Ave in the Canal Trustee's Subdivision of the Southwest ¼ of Section 29, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Parcel 2:

That part of Block 14 in Canal Trustee's Subdivision of South Fractional Section 29, Township 39 North, Range 14, East of the Third Principal Meridian, Lying North of the Northerly Boundary Line of the Land conveyed to Chicago, Madison and Northern Rail Road Company by deed recorded April 5, 1902 as documented 3226191 also the Southerly 33 feet of a track of land formerly Hickory Street (now vacated) lying North of the adjoining Block 14 aforesaid, in Cook County, Illinois.

to the designation of Waterway Planned Development, as amended, subject to such use and bulk regulations as are set forth in the Planned Development attached hereto 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: 2841, 2951 and 2955 South Ashland Avenue, Chicago Illinois

MANUFACTURING-WATERWAY PLANNED DEVELOPMENT No. _____

PLANNED DEVELOPMENT STATEMENTS

These Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. The following statements are to be included in the ordinance:

1. The area delineated herein as Manufacturing- Waterway Planned Development No. _____ (“Planned Development”) consists of approximately 124,692 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, 2841 S Ashland LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal 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 are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assignees or grantees.

Any requests for grant 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 of the Department of Transportation.

Pursuant to the 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 no be

limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

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

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

4. This Plan of Development consists of 18 Statements and the following: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Building Elevations (North, South, East and West) dated December 19, 2019, 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.
6. The uses that are allowed in the area delineated herein as a Planned Development are to be the same as described in the current Zoning District PMD-11.
7. 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.
8. 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.

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9. 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 124,692 square feet and a base FAR of 0.3.
10. 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 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.
11. 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 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.
12. 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 Facilities Management, and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. 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.
14. 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.
15. 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.
16. 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 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 forgoing, 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.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to (underlying zoning that formed the basis of this Planned Development).
18. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contained in the Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a landscaped approximately 60-foot-wide river setback and continuous riverside trail as indicated on the Site Plan, Public and Common Open

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Space Plan and Landscape Plan; and (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The Applicant shall permit ungated public access to the river setback and provide signage on the Riverwalk that the Riverwalk is open to the public during typical Chicago Park District hours. All improvements within the river setback must be substantially 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.

BULK REGULATIONS AND DATA TABLE

Gross Site Area	124,692 Square Feet
Net Site Area	91,412 Square Feet
Building Footprint Area	33,280 Square Feet
Building Area	37,680 Square Feet
Total Paved Area	41,610 Square Feet
Total Open Green Area	49,802 Square Feet
River Front Green Area	43,807 Square Feet
Front Yard Setback	0 Feet 0 Inches
Rear Yard Setback	60 Feet 0 Inches ±
South Side Yard Setback	142 Feet 0 Inches ±
North Side Yard Setback	225 Feet 0 Inches ±
Automobile Parking	60 Parking Stalls
Truck Docks	7
Maximum FAR	0.3
Maximum Building Height	34 Feet 0 Inches



PLAT OF SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LINDENHARD, ILLINOIS 60148
PHONE - (815) 812-8282

PARCEL 1:
THAT PART OF THE ELKING MICHIGAN CANAL PROPERTY LYING SOUTH OF THE MAIN CANAL AND WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER AND KNOWN AS BLOCK 13 IN CANAL COMMISSIONER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
ALSO
THE NORTH 1/2 OF THE VACATED PART OF MILLOCK (FORMERLY HICKORY) STREET OF THE TRACT OF LAND LYING BETWEEN BLOCKS 13 AND 14, EAST OF ASHLAND AVENUE IN THE CANAL TRUSTEE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF BLOCK 14 IN CANAL TRUSTEE'S SUBDIVISION OF SOUTH FRACTIONAL SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY BOUNDARY LINE OF THE LAND CONVEYED TO CHICAGO, MADISON AND NORTHERN RAIL ROAD COMPANY BY DEED RECORDED APRIL 5, 1902 AS DOCUMENT 3328191 ALSO THE SOUTHERLY 33 FEET OF A TRACT OF LAND FORMERLY HICKORY STREET (NOW VACATED) LYING NORTH OF AND ADJOINING BLOCK 14 AFORESAID, IN COOK COUNTY, ILLINOIS.

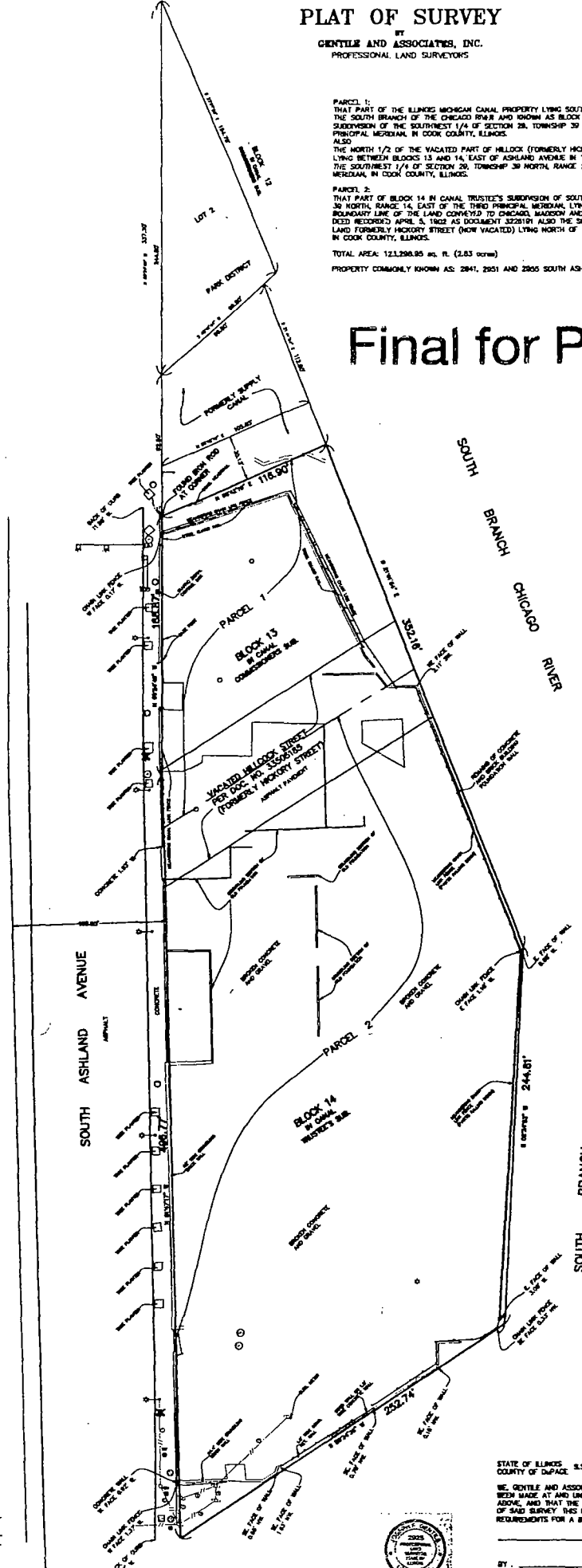
TOTAL AREA: 122,296.95 sq. ft. (2.83 acres)
PROPERTY COMMONLY KNOWN AS: 2841, 2951 AND 2965 SOUTH ASHLAND AVENUE, CHICAGO, ILLINOIS.

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- LEGEND**
- OVERHEAD WIRE (□ if WIRED)
 - UTILITY FEDERAL
 - UTILITY POLE
 - LIGHT POLE
 - LIGHT POLE WITH ARM
 - FIRE HOSE
 - TRAFFIC SIGNAL CONTROL WALK
 - ⊗ FIRE HYDRANT
 - ⊗ WATER SERVICE VALVE WALK
 - MANHOLE
 - OTHER COVER DRAINAGE STRUCTURE
 - ⊗ WATER SERVICE VALVE WITH COVER
 - CITY ELECTRIC MANHOLE
 - ⊗ TRAFFIC SIGNAL LIGHT
 - ELECTRIC WIRE

NOTES:
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS OTHER THAN POSITIVE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BOUNDARY SURVEY LINES; RESTRICTIONS GOVERNED BY SUBDIVISION INSTRUMENTS, ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL.

BASE SCALE: 1 INCH = 30 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY: UNITED INSULATOR STRUCTURES CORP.
DRAWN BY: SMO
CHECKED BY: LR-JS
SURVEYED BY: LR-JS
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE; REPORT ANY DEFERENCE, FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.
ORDER NO. 18-11089



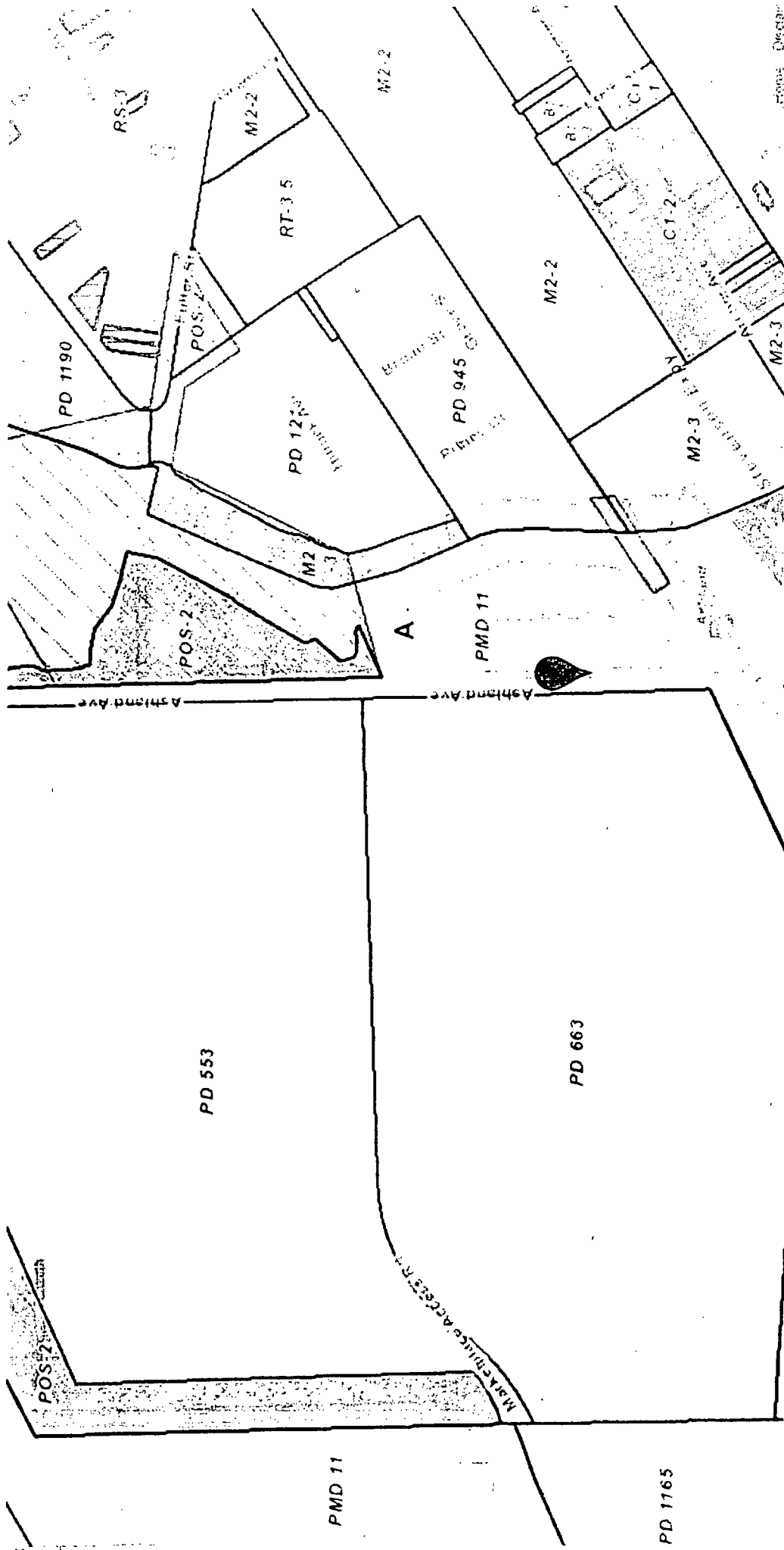
STATE OF ILLINOIS
COUNTY OF COOK

WE, GENTILE AND ASSOCIATES, INC., HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY THIS PLAT CONFORMS TO THE USUAL STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

AUGUST 25, A.D. 2018



BY: [Signature]
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2020
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002670



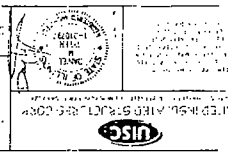
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James H. Hilly

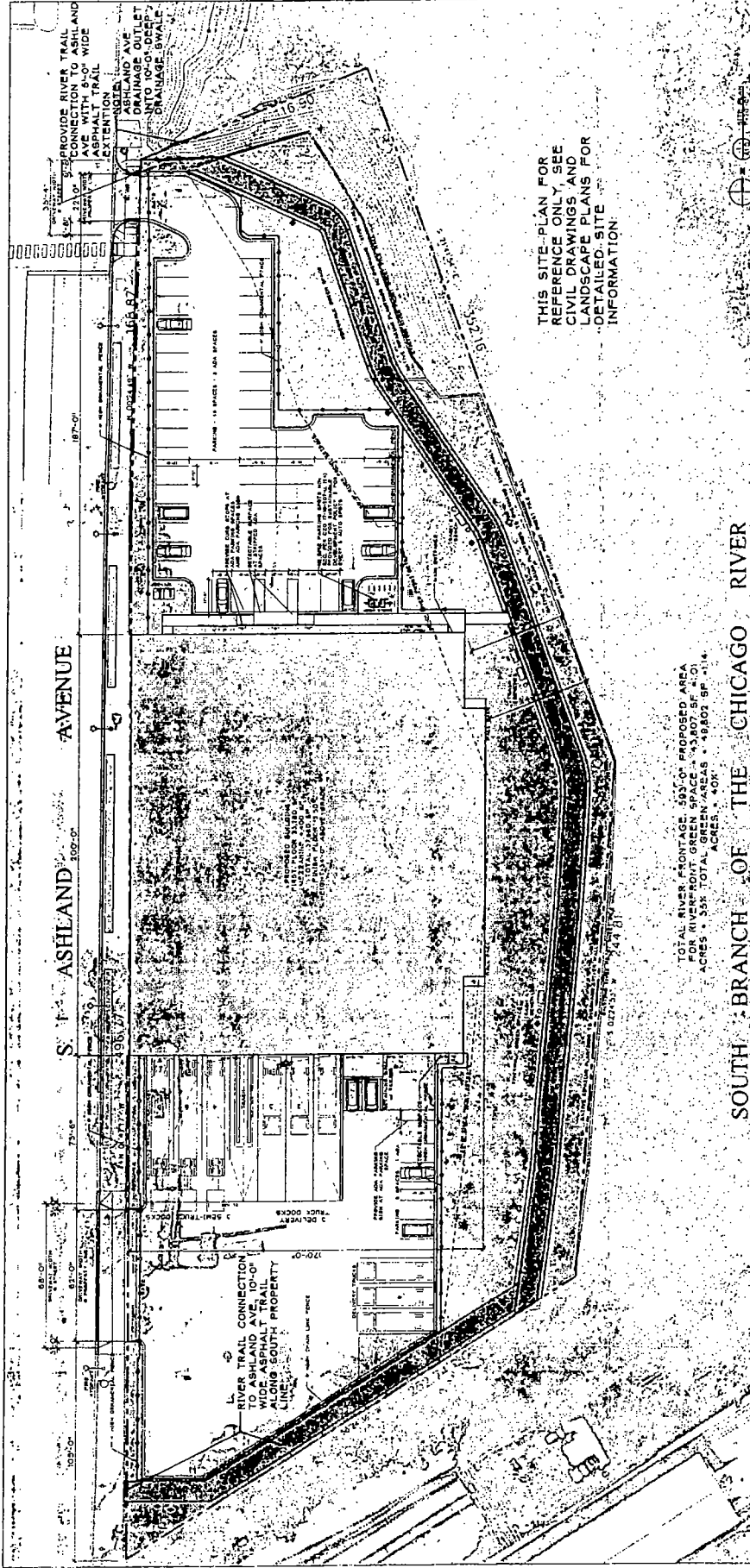
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99	03/10/28	REVISED SITE PLAN
100	05/10/28	REVISED SITE PLAN

COUGLE FOODS
2801 SOUTH ASHLAND
CHICAGO, ILLINOIS, 60608



USPC
1125 W. WASHINGTON ST. CHICAGO, IL 60607
TEL: (773) 233-1111 FAX: (773) 233-1112
WWW.USPC.COM

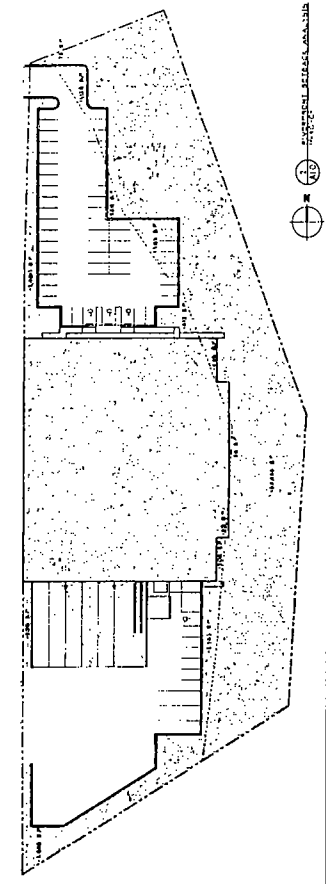
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THIS SITE PLAN FOR REFERENCE ONLY, SEE CIVIL DRAWINGS AND LANDSCAPE PLANS FOR DETAILED SITE INFORMATION.

SOUTH BRANCH OF THE CHICAGO RIVER

TOTAL RIVER FRONTAGE: 593'-0" PROPOSED AREA: 43,280 SF
ACRES: 0.98 TOTAL GREEN AREAS: 19,802 SF
ACRES: 0.45



REMOVED NEW BUILDING	SETRACK AREA ENCROACHMENTS	OPEN GREEN SPACE MITIGATION GREEN SPACE	OTHER GREEN SPACE
1086 SF	1036 SF	2332 SF	1985 SF
1086 SF	1036 SF	2332 SF	1985 SF
TOTAL SF TOTAL AREA PROVIDED:			
3353 SF			

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SITE AND BUILDING AREA SUMMARY:

SITE AREA: 103,300 SF
 PROPOSED BUILDING FOOTPRINT AREA: 32,280 SF = 0.74 ACRES
 PROPOSED PAVEMENT AREA: 31,680 SF = 0.72 ACRES
 PROPOSED RIVERFRONT AREA: 43,280 SF = 1.01 ACRES = 0.88 ACRES
 TOTAL GREEN AREAS: 19,802 SF = 0.45 ACRES

SETRACK:

280' MARK-OUTSIDE	4742 SF
FRESH AIR	4833 SF
WELLS ROOM	7838 SF
OFFICE 1 ST FLOOR	4300 SF
TOTAL	17,713 SF

SETRACK REQUIREMENTS:

MARK-OUTSIDE TO BE 10 FEET WIDE W/ 2' OF GRAVEL ON EACH SIDE MINIMUM, THE ADA ASHTRAY, CHICAGO ZONING CODE, CHICAGO BUILDING CODE AND GUIDE TO LANDSCAPE ORDINANCE

LIGHTING: ADEQUATE LIGHTING FOR SAFETY AND SECURITY TO BE PROVIDED

SETRACKS TO BE CONCRETE PAD OR "COATING" PROVIDED EVERY 150 LINEAR FEET ALONG RIVERFRONT AND 100 FEET ALONG OTHER RIVERFRONT AREAS. SETRACKS SHALL BE 18" HIGH BENCHES FOR A SEATING AREA

TRASH AND RECYCLING RECEPTACLES ONE RECEPTACLE EACH PROVIDED EVERY 100 LINEAR FEET ALONG RIVERFRONT AND 100 FEET ALONG OTHER RIVERFRONT AREAS

SETRACKS PROVIDE DIRECTIONAL AND REGULATORY SIGNAGE WHERE THE MULTIPLE REGULATORY REQUIREMENTS IDENTIFIED SIGNAGE SHOULD BE PROVIDED WHERE THE MULTIPLE REGULATORY REQUIREMENTS IDENTIFIED SIGNAGE SHOULD BE PROVIDED WHERE THE MULTIPLE REGULATORY REQUIREMENTS IDENTIFIED SIGNAGE SHOULD BE PROVIDED WHERE THE MULTIPLE REGULATORY REQUIREMENTS IDENTIFIED SIGNAGE SHOULD BE PROVIDED

CONTRACTOR SHALL VERIFY ALL SETBACKS, EASEMENTS, AND ENCROACHMENTS ARE CORRECTED AND ACCESSIBLE TO THE ADDRESS IT IDENTIFIED AND SHALL BE APPEARING THIS WAY. CONTRACTOR SHALL VERIFY ALL SETBACKS, EASEMENTS, AND ENCROACHMENTS ARE CORRECTED AND ACCESSIBLE TO THE ADDRESS IT IDENTIFIED AND SHALL BE APPEARING THIS WAY.

SETRACKS AND GREEN SPACE LANDSCAPE PLANS

GEOMETRIC PLAN

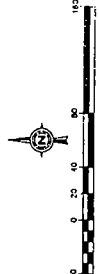
C-2

PROJECT NO. 14-022
 SHEET 1 OF 2
 DRAWN BY: B. H. THOMPSON
 CHECKED BY: B. H. THOMPSON
 DATE: 11/10/09

Mark
Engineering
 1500 N. Lake Street, Suite 100
 Chicago, IL 60610
 Phone: (773) 344-1100
 Fax: (773) 344-1101
 Prepared By: Mark Engineering

United Insulated Structures Corp
 5430 W. St. Charles Rd.
 Bensenville, IL 60013
 2801 South Avedale Avenue
 Chicago, IL 60608

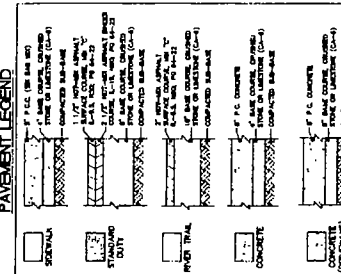
NO.	DATE	DESCRIPTION
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5	11/10/09	ISSUED FOR PERMIT
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7	11/10/09	ISSUED FOR PERMIT
8	11/10/09	ISSUED FOR PERMIT
9	11/10/09	ISSUED FOR PERMIT
10	11/10/09	ISSUED FOR PERMIT



DIMENSION LEGEND

NO.	DESCRIPTION
1	FACE
2	EDGE
3	FOUNDATION
4	BACK
5	GRASS
6	EDGE
7	PROPERTY LINE

1. SEE PROJECT SPECIFICATIONS FOR SURFACE COURSE
 2. THE APPLICATION MATS FOR THE BASE COURSE AND TOP
 COURSE SHALL BE 10' WIDE AND 10' LONG FOR SOURCE
 3. SEE PROJECT SPECIFICATIONS FOR SURFACE AND BASE
 COURSE MATERIALS TO INCLUDE A JOINTING PATTER-
 N TO STAY AS CLOSE TO THE SURFACE PANELS IN LANE
 4. ALL CONCRETE SHALL BE 4000 PSI MINIMUM STRENGTH
 FOR SEASONAL FROST PENETRATION RESISTANCE
 5. CONTRACTION JOINTS AT 15' O.C. EXPANSION JOINTS AT
 6. PROVIDE AN EXPANSION JOINT ADJUNCT TO ALL
 7. TOP-FINISH SURFACE SHALL MEET LOCAL STANDARD



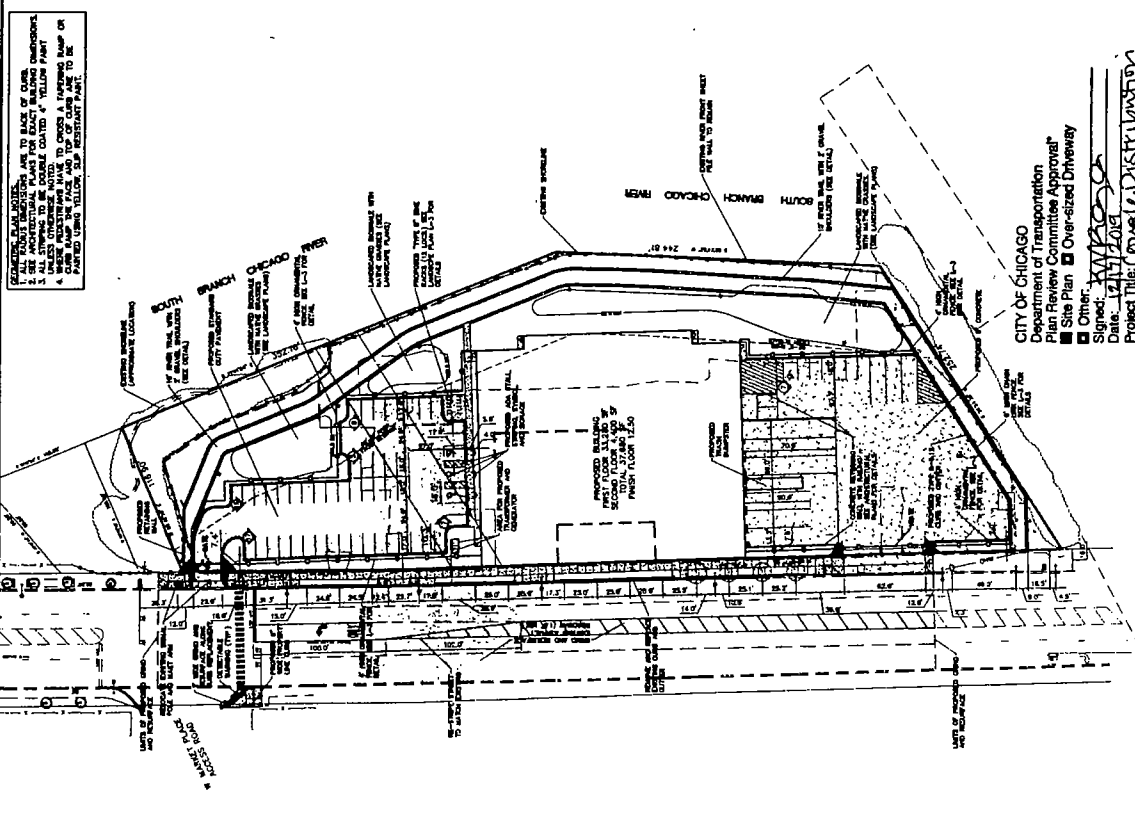
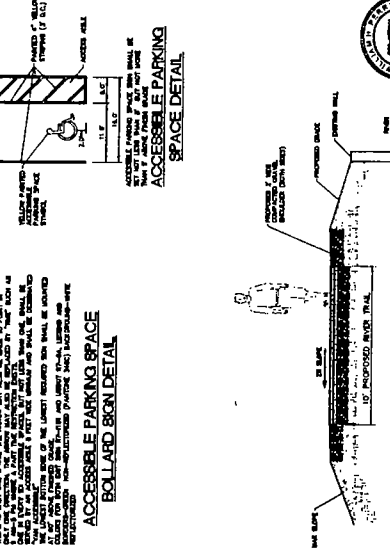
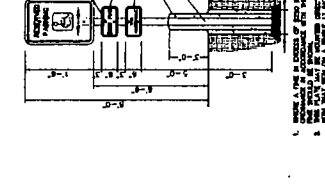
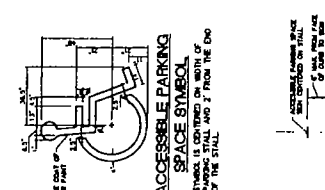
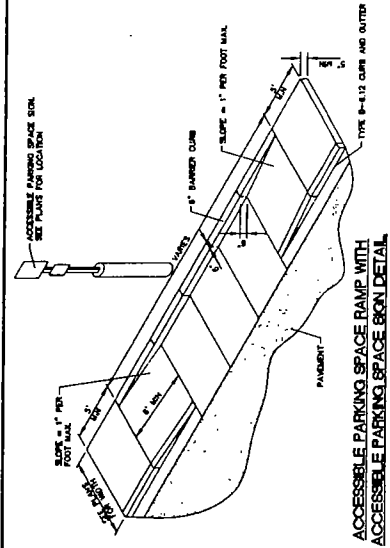
ON-SITE PARKING DATA

NO.	DESCRIPTION	AREA (SQ. FT.)
1	PROPOSED MOTOR VEHICLE PARKING	11,200.00
2	TOTAL VEHICLE PARKING	11,200.00
3	PROPOSED BIKE PARKING	0.00
4	TOTAL BIKE PARKING	0.00

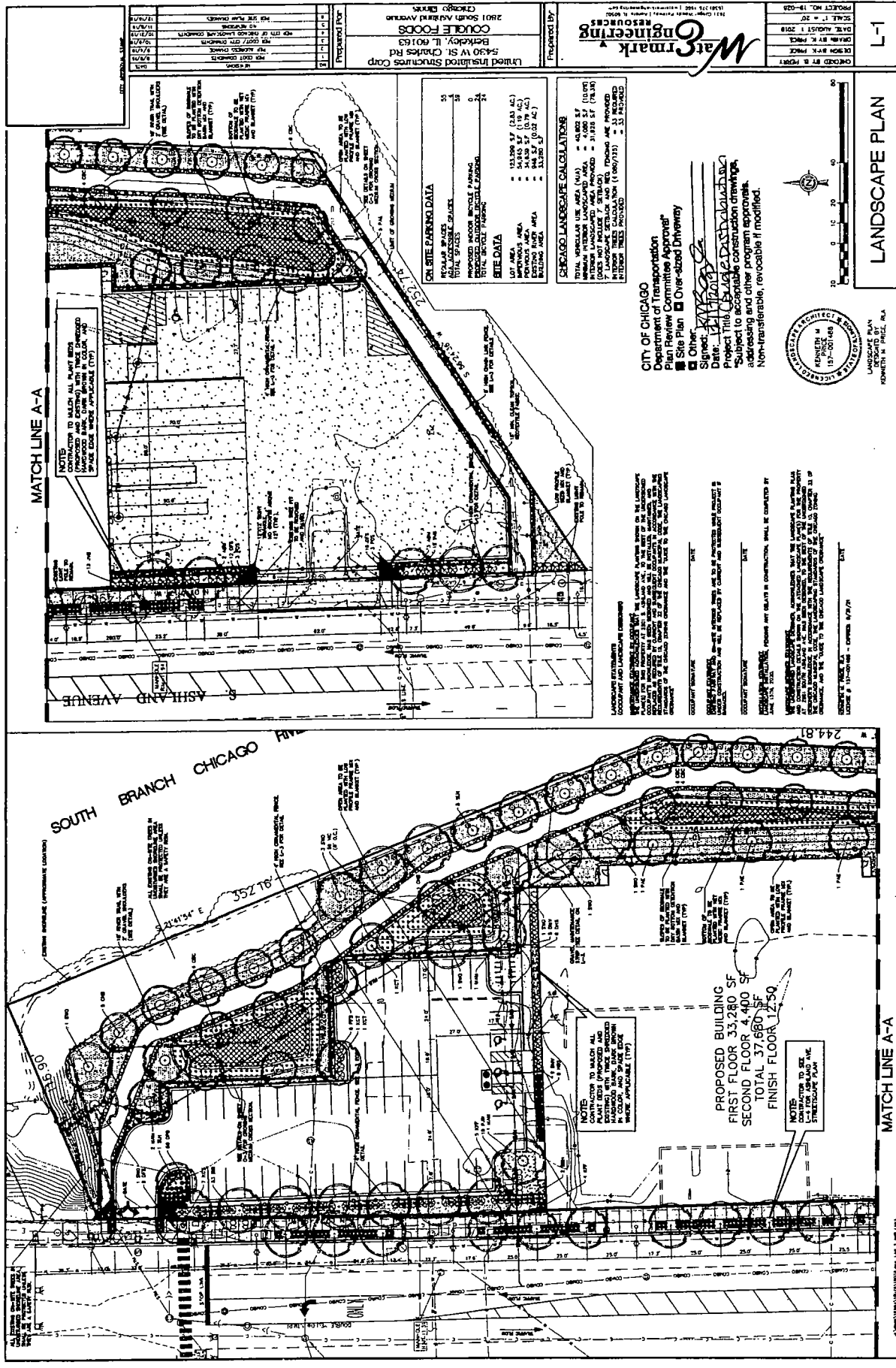
SITE DATA

NO.	DESCRIPTION	AREA (SQ. FT.)
1	LOT AREA	11,200.00
2	IMPROVED AREA	11,200.00
3	EXISTING PAVED AREA	0.00
4	EXISTING ASPHALT	0.00
5	EXISTING CONCRETE	0.00

GENERAL NOTES:
 1. THIS PLAN IS BASED ON THE
 SURVEY PROJECT #14-022 DATED 09/22/09
 CONDUCTED BY CHICAGO SURVEYING LTD.
 2. ALL DIMENSIONS ARE TO FACE UNLESS
 OTHERWISE NOTED.
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 OTHERWISE NOTED.
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 OTHERWISE NOTED.
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 OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO FACE UNLESS
 OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO FACE UNLESS
 OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO FACE UNLESS
 OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS
 OTHERWISE NOTED.



CITY OF CHICAGO
 Department of Transportation
 Plan Review Committee Approval
 Site Plan Over-sized Driveway
 Signed: [Signature]
 Date: 11/10/09
 Project Title: CHICAGO DISTRICT
 Subject to acceptable construction drawings,
 addressing and other program approvals.
 Non-transferable, revocable if modified.



NO.	DATE	DESCRIPTION
1	12/15/20	ISSUE FOR PERMIT
2	01/15/21	REVISION TO PERMIT
3	03/15/21	REVISION TO PERMIT
4	05/15/21	REVISION TO PERMIT
5	07/15/21	REVISION TO PERMIT
6	09/15/21	REVISION TO PERMIT
7	11/15/21	REVISION TO PERMIT
8	01/15/22	REVISION TO PERMIT
9	03/15/22	REVISION TO PERMIT
10	05/15/22	REVISION TO PERMIT
11	07/15/22	REVISION TO PERMIT
12	09/15/22	REVISION TO PERMIT
13	11/15/22	REVISION TO PERMIT
14	01/15/23	REVISION TO PERMIT

LANDSCAPE PLAN
L-1

CHICKLE FOODS
5300 W. 53rd Street
Chicago, IL 60632

PROJECT NO. 20-020
SCALE 1/8" = 1'-0"
DATE: 12/15/20
DRAWN BY: J.P. [Signature]
CHECKED BY: B. [Signature]

W&M
W&M Engineering
2801 South Ashland Avenue
Chicago, Illinois 60608

United Insulated Structures Corp.
8600 W. 14th Street
Chicago, IL 60655

ON SITE PARKING DATA

REGULAR SPACES	55
TOTAL SPACES	55
RECYCLED MATERIAL	0
RECYCLED MATERIAL	0

SITE DATA

LOT AREA	= 123,296 SF (3.58 AC.)
COVERED AREA	= 21,128 SF (0.77 AC.)
PARKING AREA	= 84,168 SF (2.42 AC.)
RECYCLED AREA	= 0 SF (0.00 AC.)

CHICAGO LANDSCAPE CALCULATIONS

PLANT MATERIAL AREAS (SMA)	= 11,118 SF (0.25 AC.)
ANNUAL LANDSCAPE AREA	= 7,000 SF (0.20 AC.)
PERMANENT LANDSCAPE AREA	= 11,118 SF (0.25 AC.)
LANDSCAPE DETAIL AREA	= 11,118 SF (0.25 AC.)
FINISH FLOOR AREA	= 37,880 SF (0.87 AC.)



CITY OF CHICAGO
Department of Transportation
Plan Review Committee Approval

Site Plan Over-sized Driveway

Signature: [Signature]
Date: 12/15/2020

Project: CHICKLE FOODS
Subject: Site Plan for Chickles Food Building
Addressing and other program approval.
Non-transferable, revocable if modified.

NOTE:
CONTRACTOR TO MATCH ALL PLANT MEDIA
SPECIFICATIONS AND COORDINATE WITH ALL
APPLICABLE CODES AND ORDINANCES.
SPICE DATA WHERE APPLICABLE (TYP)

NOTE:
CONTRACTOR TO MATCH ALL PLANT MEDIA
SPECIFICATIONS AND COORDINATE WITH ALL
APPLICABLE CODES AND ORDINANCES.
SPICE DATA WHERE APPLICABLE (TYP)

LANDSCAPE CONTRACTOR'S RESPONSIBILITY AND OBLIGATION

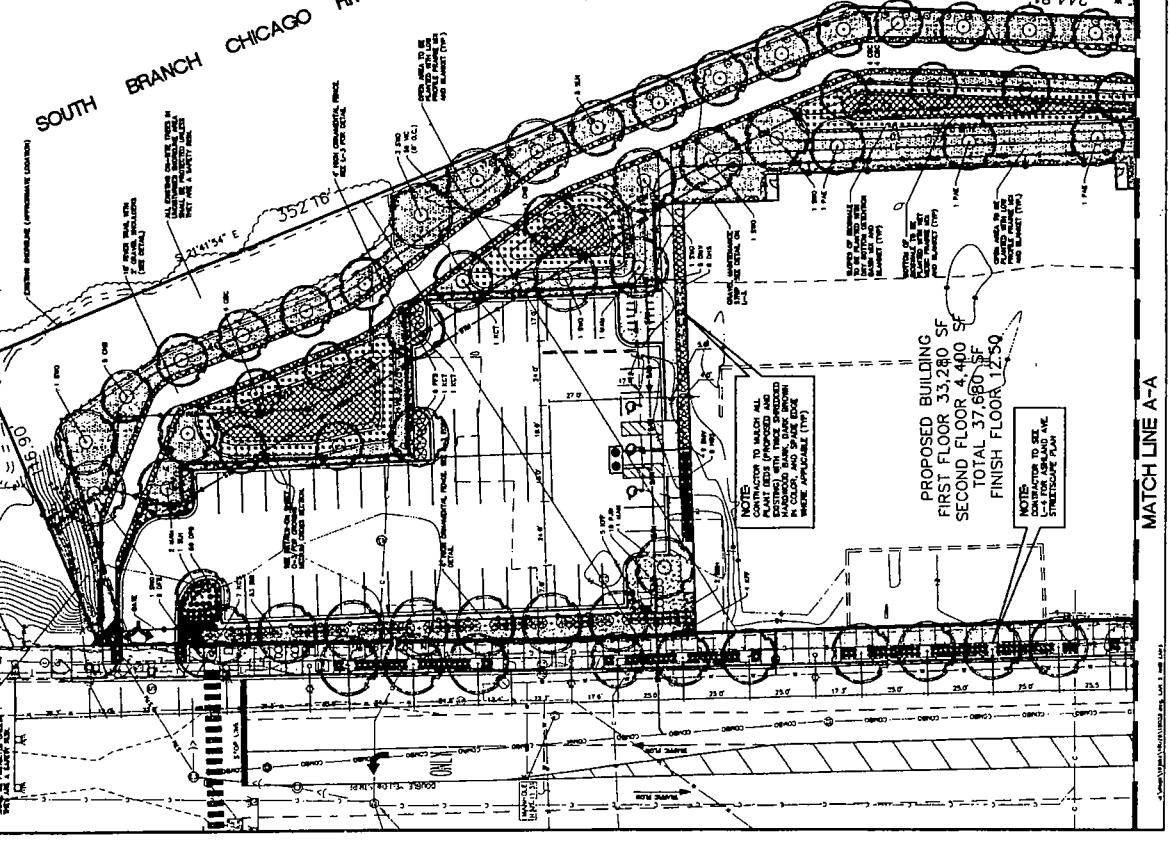
THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, AND PROTECTION OF ALL LANDSCAPE ELEMENTS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND ANY OTHER AFFECTED AGENCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES DURING THE CONSTRUCTION OF THE LANDSCAPE ELEMENTS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE ELEMENTS FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF THE PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL LANDSCAPE ELEMENTS THAT ARE DAMAGED OR DESTROYED DURING THE CONSTRUCTION OF THE PROJECT.

DATE: _____



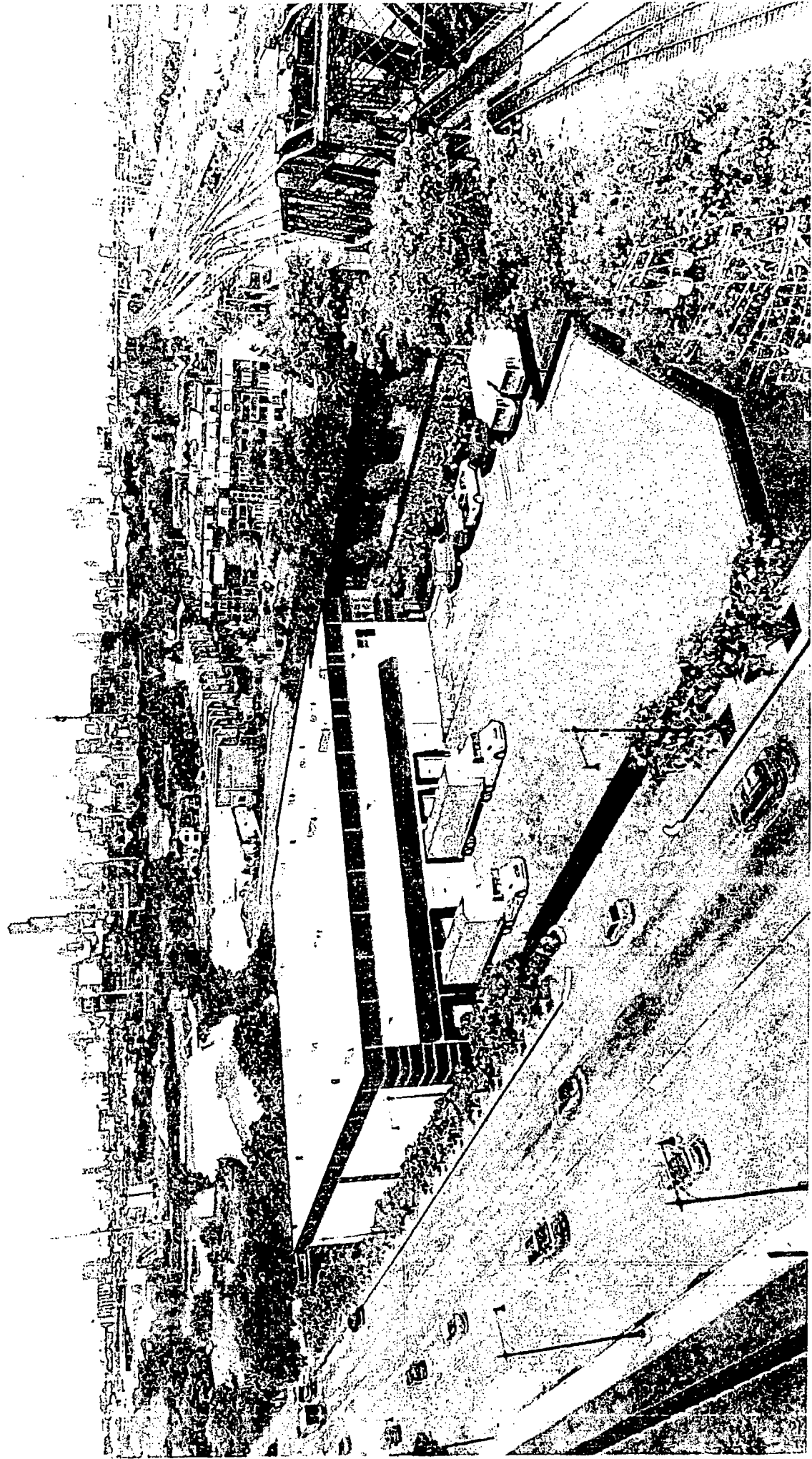
PROPOSED BUILDING
FIRST FLOOR 33,280 SF
SECOND FLOOR 4,400 SF
TOTAL 37,680 SF
FINISH FLOOR 12,50

NOTE:
CONTRACTOR TO SEE
SPICE DATA FOR ALL
LANDSCAPE PLAN

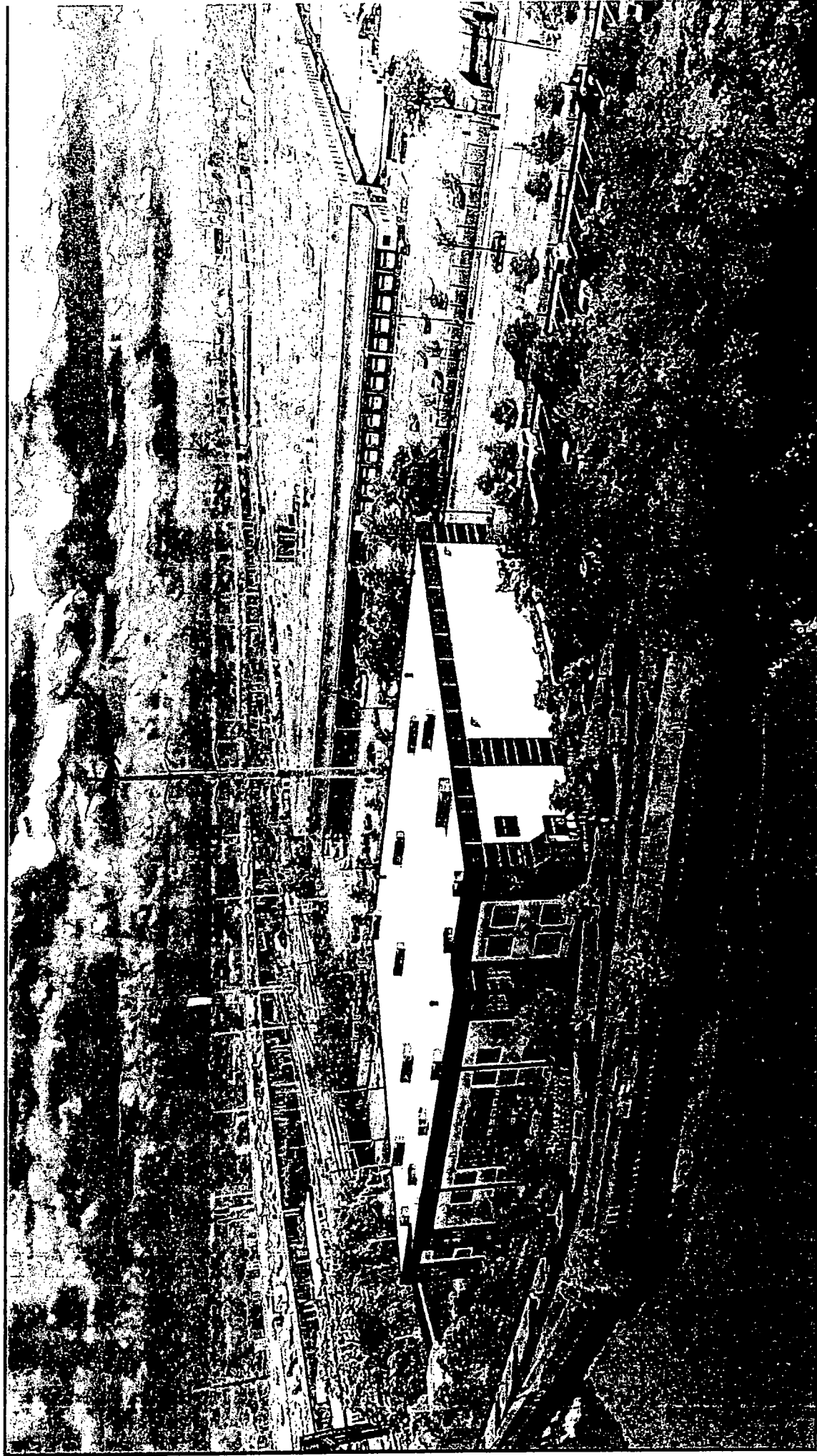
NOTE:
CONTRACTOR TO MATCH ALL
PLANT MEDIA SPECIFICATIONS AND
COORDINATE WITH ALL APPLICABLE
CODES AND ORDINANCES.
SPICE DATA WHERE APPLICABLE (TYP)

MATCH LINE A-A

SOUTH BRANCH CHICAGO RIVER
5327
5328



Final for Publication



Final for Publication