



# City of Chicago



SO2018-6128

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/25/2018
<b>Sponsor(s):</b>	Taliaferro (29) Mitts (37)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-I at 5700 W Homer St
<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. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Manufacturing-Business-Residential Planned Development No. 1013, as amended District symbols and indications as shown on Map No. 5-I in the area bounded by:

the south line of West Homer Street; a line 170.94 feet west of and parallel to North Central Avenue; a line 117.01 feet south of and parallel to West Homer Street; a line 441.36 west of and parallel to North Central Avenue; a line 51.01 feet south of and parallel to West Homer Street; and a line 566.90 feet west of and parallel to North Central Avenue,

to those of a M1-2 Limited Manufacturing/Business Park District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Manufacturing-Business-Residential Planned Development No. 1013, as amended District symbols and indications as shown on Map No. 5-I in the area bounded by:

the south line of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad); a line 361.55 feet west of and parallel to North Laramie Avenue; a line 702.16 feet north of and parallel to West Bloomingdale Avenue; North Laramie Avenue; a line 384.16 feet north of and parallel to West Bloomingdale Avenue; the alley next west of and parallel to North Laramie Avenue; a line 256.19 feet north of and parallel to West Bloomingdale Avenue; North Latrobe Avenue; a line 316.20 feet north of and parallel to West Bloomingdale Avenue; the alley next east of and parallel to North Lockwood Avenue; a line 384.16 feet north of and parallel to West Bloomingdale Avenue; a line 740.34 feet west of and parallel to North Laramie Avenue; the alley next south of and parallel to West Galewood Avenue; the east line of the North Long Avenue right-of-way; the alley next north of and parallel to West Cortland Street; a line 683.84 feet east of and parallel to North Central Avenue; a line 115 feet north of and a parallel to the alley next north of and parallel to West Cortland Street or the line thereof if extended where no alley exists; North Central Avenue; a line 858.7 feet north of and parallel to North Bloomingdale Avenue; a line 566.90 feet west of and parallel to North Central Avenue; a line 722.14 feet north of and parallel to North Bloomingdale Avenue; the east line of the North Monitor Avenue right-of-way or the line thereof if extended where no street exists; a line 60 feet north of and parallel to the alley next north of and parallel to West Cortland Street; and a line 371.50 feet west of and parallel to the east line of the North Monitor Avenue right-of-way thereof if extended where no street exists,

to those of Manufacturing-Business-Residential Planned Development No. 1013, as amended.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 5700 West Homer Street

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Ald. Chris Taliaferro, 29<sup>th</sup> Ward

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Ald. Emma Mitts, 37<sup>th</sup> Ward

Plan of Development Statements referred to in this ordinance read as follows:

- *Manufacturing-Business-Residential Planned Development Number 1013, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Manufacturing-Business-Residential Planned Development Number 1013, as amended (the "Planned Development") consists of approximately two million, one hundred nineteen seven hundred fifteen 2,119,715 square feet (48.66 acres) (the "Property") net site area which is owned and/or controlled by the Grand Central Center for Business, L.L.C. (the "Owner"), and which is depicted on the attached Planned Development Boundary and Property Line Map. The Property is divided into three (3) subareas as shown on the Subarea Map. (See footnote Number 1).
2. 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 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.

3. 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.

Single designated control for the purposes of this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessees of the Property, subject however to the following exceptions and conditions: (a) any change or modification to this Planned Development (including administrative changes pursuant to paragraph 12, below) applicable to or in a given subarea need only be made or authorized by the owners and/or ground lessees of such subarea, provided such change or modification does not alter the improvements permitted to be constructed in other subareas, and the corresponding documentation submitted for such change or modification shall only be required to include information related to the subject subarea; (b) with respect to Subarea C, no amendment may be sought without written approval of the master homeowners association created to manage and govern Subarea C (the individual unit owners and/or homeowners therein and/or 'sub-associations' shall not have the right to seek any such amendments) unless the rights to do so have been retained by the Owner and its successors in a private agreement or agreements recorded against the Property.

Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral from any indebtedness) and solely with respect to the portion of the Property so transferred, the term owner shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder with respect to the portion of the Property so transferred.

4. This plan of development consists of these seventeen (17) statements and the following described exhibits, prepared by Eckenhoff Saunders Architects and dated August 16, 2018 (collectively, the "Plans"), all of which are incorporated herein and made a part hereof by this reference:

- Exhibit 1 – Site Plan Subarea A
- Exhibit 2 – Landscape Plan Subarea A
- Exhibit 3– Landscape NW Terrace
- Exhibit 4 – Landscape NE Terrace
- Exhibit 5 – Green Roof Addition
- Exhibits 6,7,8 – Elevations Subarea A
- Exhibit 9 – Existing Zoning Map Subarea A
- Exhibit 10 – Existing Zoning Map Subarea B & C
- Exhibit 11 – Existing Land Use Map
- Exhibit 12 – New PD Boundary Map Subarea A
- Exhibit 13 – New PD Boundary Map Subarea B & C
- Exhibit 14 – Site Plan Subarea B
- Exhibit 15 – Site Plan Subarea C
- Exhibit 16 – Entire Site
- Exhibits 17,18 – Net Development Area
- Exhibit 19 – Landscape Plan Subarea B
- Exhibit 20 – Landscape Planting Details
- Exhibits 21,22 – Public Way Dedication Plan
- Exhibits 23-29 – Building Elevations Subarea C
- Exhibit 30 – Building Elevations Subarea B
- Exhibit 31- Building Elevations Subarea A – Existing Building

Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses shall be permitted within the area delineated herein as a Manufacturing-Business-Residential Planned Development:
  - Subarea A: All uses permitted in the M1-2 Limited Manufacturing/ Business Park District, including: business support services including exterior storage and outdoor work areas; business/trade schools; employment services: business offices; contractors/construction storage; warehousing; accessory parking and loading with related and accessory uses.
  - Subarea B: All uses permitted in the B3-1 Community Shopping District, including any entertainment and spectator sports (large venue) or multi-screen movie theaters; food services; restaurants (both limited and general), accessory parking, loading, and related and accessory uses.
  - Subarea C: A total of one hundred ninety-two (192) dwelling units, consisting without limitation of townhouses, detached single-family houses, detached two (2) flat multi-unit buildings, and accessory parking; open space/green space as shown on the Plans; other accessory uses; and temporary buildings for sales and construction purposes. (See footnotes (1) and (4).

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago 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 purpose 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 2,119,715 square feet and a base FAR of 0.31.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. 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.

The owners or their successors or assignees shall construct and provide ongoing maintenance to the proposed green spaces/open spaces totaling approximately one hundred thousand (100,000) square feet (two and twenty-nine hundredths (2.29) acres) to be located within Subarea C. The square footage of these green spaces/open spaces shall be counted in determining compliance with any open space requirements within this Planned Development and shall be included in the determination of the required Open Space Impact Fee for Subarea C of this Planned Development. All such green spaces/open spaces shall be open to the public.

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 13-32-085, or any other provision of the Municipal Code of Chicago.
12. Prior to the issuance by D.P.D. of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for development or redevelopment of any development parcel within the Planned Development that does not substantially conform to, or is not defined in, the Plans, a site plan ("Development Parcel Site Plan") for the proposed development, including parking areas, shall be submitted to the Commissioner for approval. No Part II Approval shall be granted until the Development Parcel Site Plan has been approved by the Commissioner. Following approval of a Development Parcel Site Plan by the Commissioner, the approved plans

shall be kept on permanent file with D.P.D. and shall be deemed to be an integral part of this Planned Development. A Development Parcel Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (1) the boundaries of the development parcel(s);
- (2) the site plans for the improvements;
- (3) in Subareas A and B, the location and dimensions of all loading berths curb cuts and parking spaces;
- (4) a landscaping plan, including adjacent parkways;
- (5) the location of any adjacent public improvements;
- (6) in Subareas A and B, a sign plan which includes, but is not limited to, the size, location and type of signs proposed;
- (7) preliminary building sections and elevations of the improvements with a preliminary building materials lists;
- (8) statistical information applicable to the development parcel limited to the following:
  - (a) floor area and floor area ratio;
  - (b) uses to be established;
  - (c) building heights; and
  - (d) all setbacks, required and provided.
- (9) in Subareas A and B, storm water management requirements, if applicable.

A Development Parcel Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. Review and approval of the Development Parcel Site Plan for the development parcels by the Commissioner is intended to assure that specific development proposals conform to the approved Plan of Development.

13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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. Such minor changes may include: changes to the Site Plan; a reallocation of dwelling units and/or floor area (including retail commercial floor area) from one subarea to another subarea, or from one development parcel to another development parcel within a subarea so long as the maximum dwelling unit count, F.A.R., or maximum retail/ commercial area, as applicable, for the Planned Development is not exceeded; a decrease in the number of dwelling units in Subarea



C or an increase in the number of dwelling units in Subarea C, so long as such increase complies with Section 17-13-0611-A of the Chicago Zoning Ordinance; changes in use of the Property from one subarea to another subarea, or from one development parcel to another development parcel; an increase in the maximum percent of land covered for the total net site area; an increase in the maximum building heights of residential buildings in Subarea C; and other changes to the Plans or plan of development. Finally, it is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and/or relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto.

14. The owners acknowledge that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of energy resources. The owners shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The owners of Subarea A shall provide a vegetated ("green") roof totaling ten percent (10%) and of Subarea B shall provide a vegetated ("green") roof totaling fifty percent (50%) of the net roof area of any new building having floor area in excess of ten thousand (10,000) gross square feet. The term "net roof area" shall be defined as the area of the roof minus any required perimeter setbacks, rooftop structures and roof mounted equipment. (For Subarea C "green roof" requirements, see Footnote 3)

All construction for Subarea A will need to comply with the Chicago Sustainability Policy. 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 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.
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 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 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.

17. If no development has commenced within six (6) years following adoption of this Planned Development, then this Planned Development shall expire and the zoning of the Property shall automatically convert to that of the M1-2 Limited Manufacturing/Business Park District for Subarea A, to that of the B3-1 Community Shopping District for Subarea B, and to that of the RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District classification for Subarea C. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner determines that good cause for an extension is shown.

Bulk Regulations and Data Table and Footnotes referred to in these Plan of Development Statements read as follows:

- *Manufacturing-Business-Residential Planned Development  
Number 1013, As Amended.*

*Plan Of Development Bulk Regulations And Data Table.*

Gross Site Area:	2,228,240 square feet (52.53 acres)
Public Right-of-Way Area:	168,525 square feet (3.90 acres)
Net Site Area:	2,119,715 (48.66 acres)
Net Site Area (by subareas):	
Subarea A:	1,007,147 (23.12 acres)
Subarea B:	437,658 square feet (10.04 acres)
Subarea C:	674,919 square feet (15.49 acres)
Maximum Floor Area Ratio:	0.31
Subarea A:	0.18
Subarea B:	0.20
Subarea C:	0.59
Maximum Number of Residential Units permitted (in subarea C, only):	192 units
Permitted Uses:	Manufacturing, Business and Residential Uses and related uses as listed in Statement Number 5
Minimum Number of Off-Street Parking Spaces to be provided:	
Subarea A:	459 parking spaces
Subarea B:	850 parking spaces
Subarea C:	1 parking space for each dwelling unit, plus 79 guest spaces
Minimum Number of Bicycle Parking Spaces to be provided:	
Subarea A:	46 spaces
Minimum Green/Open Spaces to be provided in Subarea C:	100,000 square feet (2.29) acres)

Minimum Number of Off-Street Loading Spaces	2 spaces
Subarea A:	1 space at 10 feet by 25 feet
Subarea B:	1 space at 10 feet by 25 feet
Subarea C:	0 spaces

## Maximum Building Height:

Subarea A	56 feet
Subarea B:	50 feet
Subarea C:	38 feet

## Maximum Site Coverage for the entire Planned Development:

	20%
Subarea A:	18%
Subarea B:	20%
Subarea C:	25.5% (excludes accessory buildings)

## Minimum Setbacks:

Subarea A:	
Front (East) Setback:	610 feet
Side (North) Setback:	60 feet
Side (South) Setback:	225 ft.
Rear (West) Setback:	270 ft.

## Subarea B:

Front Setback:	50 feet
Side Setbacks:	5 feet
Rear Setback:	5 feet

## Subarea C:

### "A" Units:

Front Setback:	12 feet (may include porches)
Side Setbacks:	2 feet
Rear Setback:	39 feet

"B" Units:

Front Setback:	12 feet (may include porches)
Side Setbacks:	3 feet
Rear Setback:	42 feet

"C" Units:

Front Setback:	12 feet (may include porches)
Side Setbacks:	2.5 feet
Rear Setback:	36 feet

"E and F Units"

Front Setback:	9 feet
Side Setbacks:	0 feet
Rear Setback:	0 feet

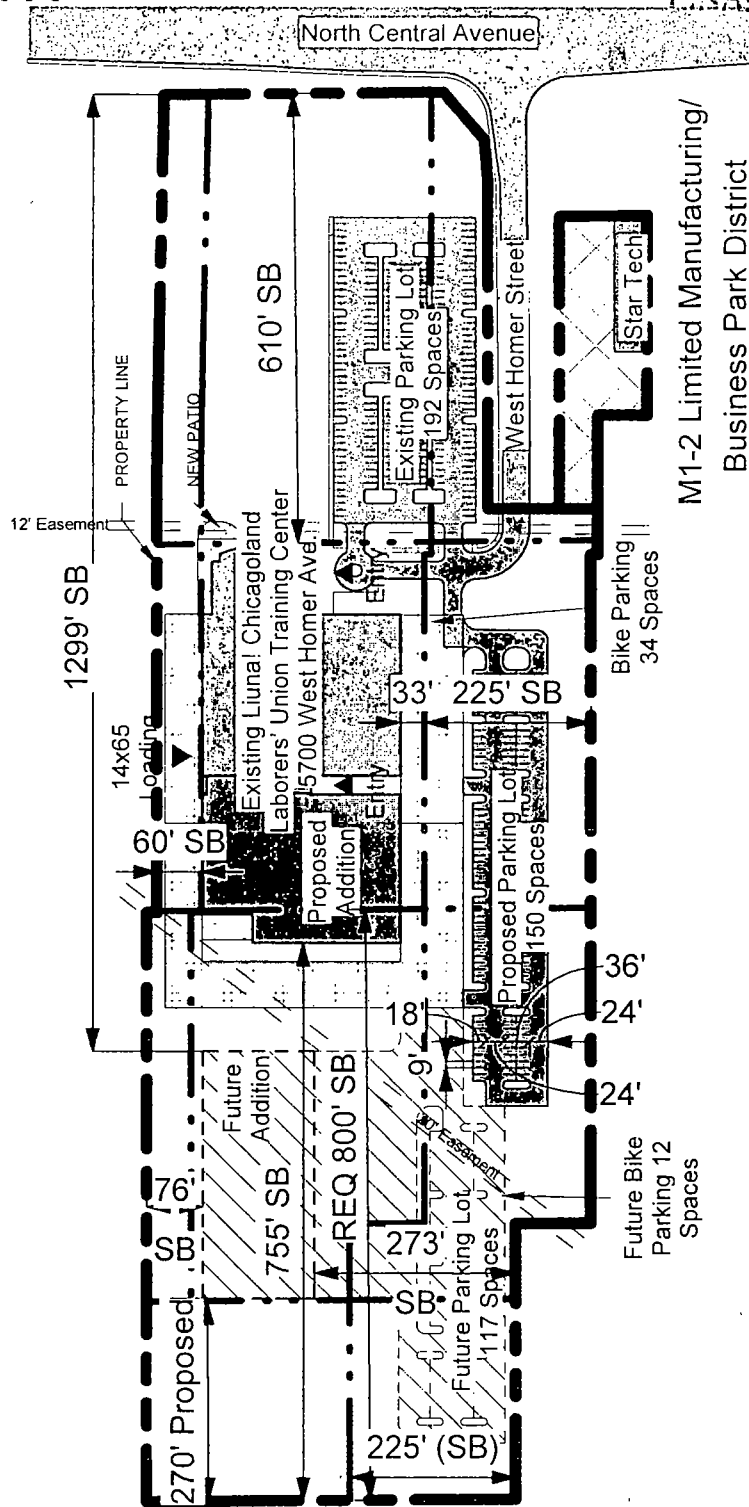
Setbacks and yard requirements may be adjusted where necessary to permit conformance to the pattern of, or architectural arrangement of structures, when necessary because of technical reasons subject to the approval of the Commissioner of the Department of Planning and Development.

*Notes:*

1. All streets and alleys located in Subarea C will be "Private" and are included within the net site area as identified in Statement Number 1 of the Plan of Development and the Bulk Regulations and Data Table.
2. The access ramps located in Subareas A and B are included in the area of the public rights-of-way for purposes of net site area calculations as identified on the Bulk Regulations and Data Table and Statement Number 1.
3. In Subarea C, any townhouse building containing four (4) or more contiguous units without individual roof access shall have a vegetated ("green") roof total in twenty-five percent (25%) of the net roof area. The term "net roof area" shall be defined as the total area of the roof minus any required perimeter setbacks, roof structures and roof-mounted equipment.
4. All setbacks in Subarea C shall be compatible with the attached Bulk Regulations and Data Table (Minimum Setbacks). These setbacks may be adjusted by the Commissioner of Planning and Development.

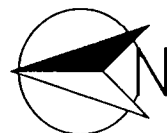
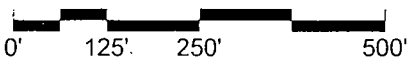
# Site Plan Subarea A

FINAL FOR PUBLICATION



## 1 Site Plan Subarea A

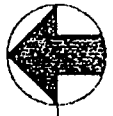
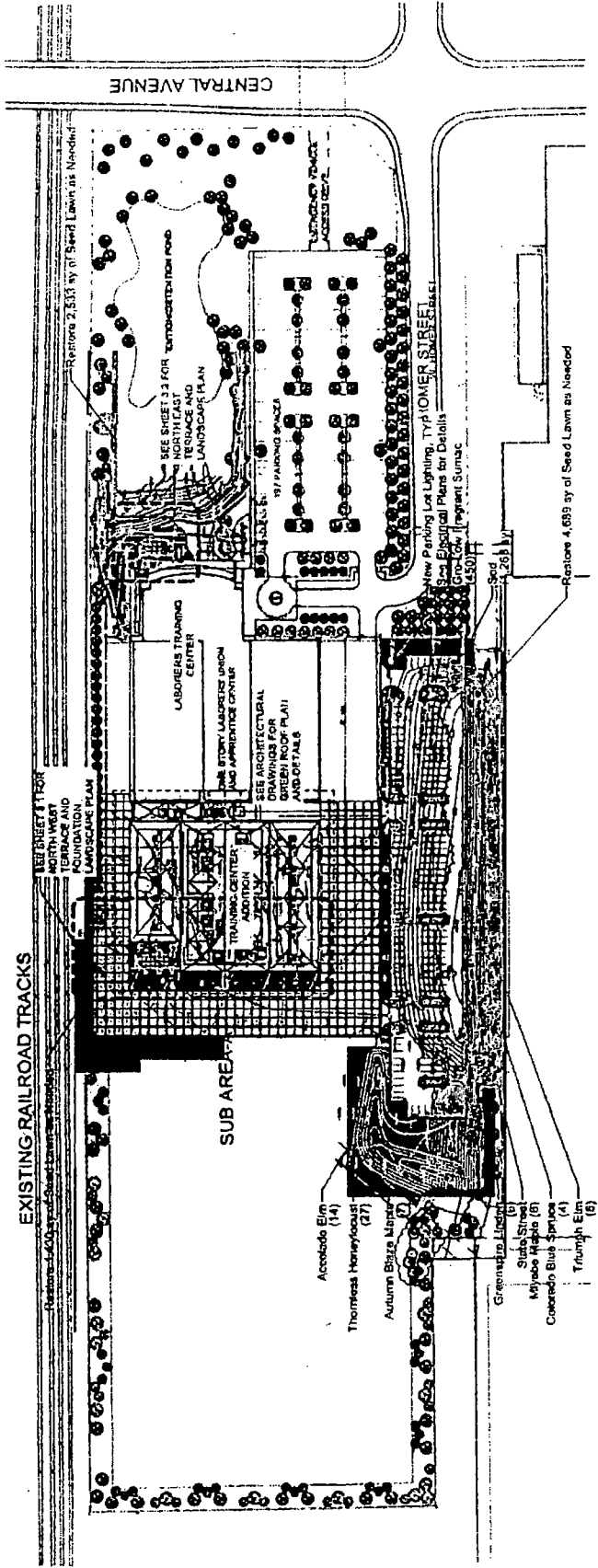
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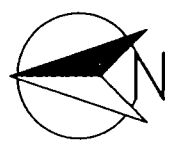
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ECKENHOFF SAUNDERS ARCHITECTS

APPLICANT: LIUNA Chicagoland Laborer's District  
Council Training and Apprenticeship Fund  
ADDRESS: 5700 W Homer St.  
DATE: August 16, 2018  
REVISED:



1 LANDSCAPE PLAN  
NTS



PAVED AREA TOTAL = 62,322 sf  
INTERNAL LANDSCAPE AREA TOTAL = 8,901 sf

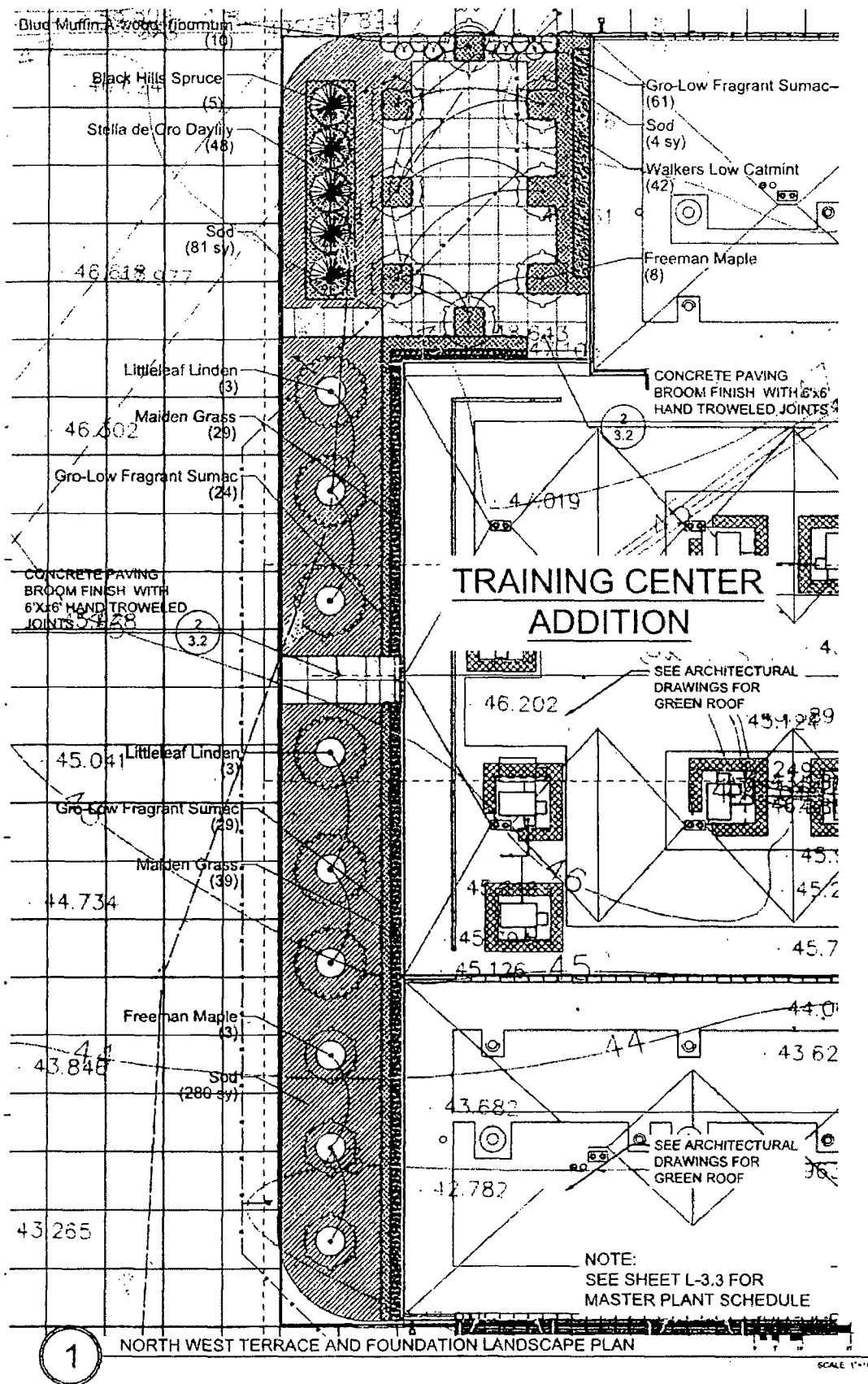
REQUIRED INTERNAL LANDSCAPE AREA OF PARKING LOT = 6,232.2 sf (10% OF TOTAL AREA)  
PROVIDED INTERNAL LANDSCAPE AREA OF PARKING LOT = 6,901 sf (11.1% OF TOTAL AREA)

REQUIRED TREE PLANTINGS = 50 TREES  
PROVIDED TREES FOR INTERNAL LANDSCAPE = 22 TREES  
PROVIDED TREES FOR SOUTHERN BERM = 28 TREES  
TOTAL PROVIDED = 50 TREES

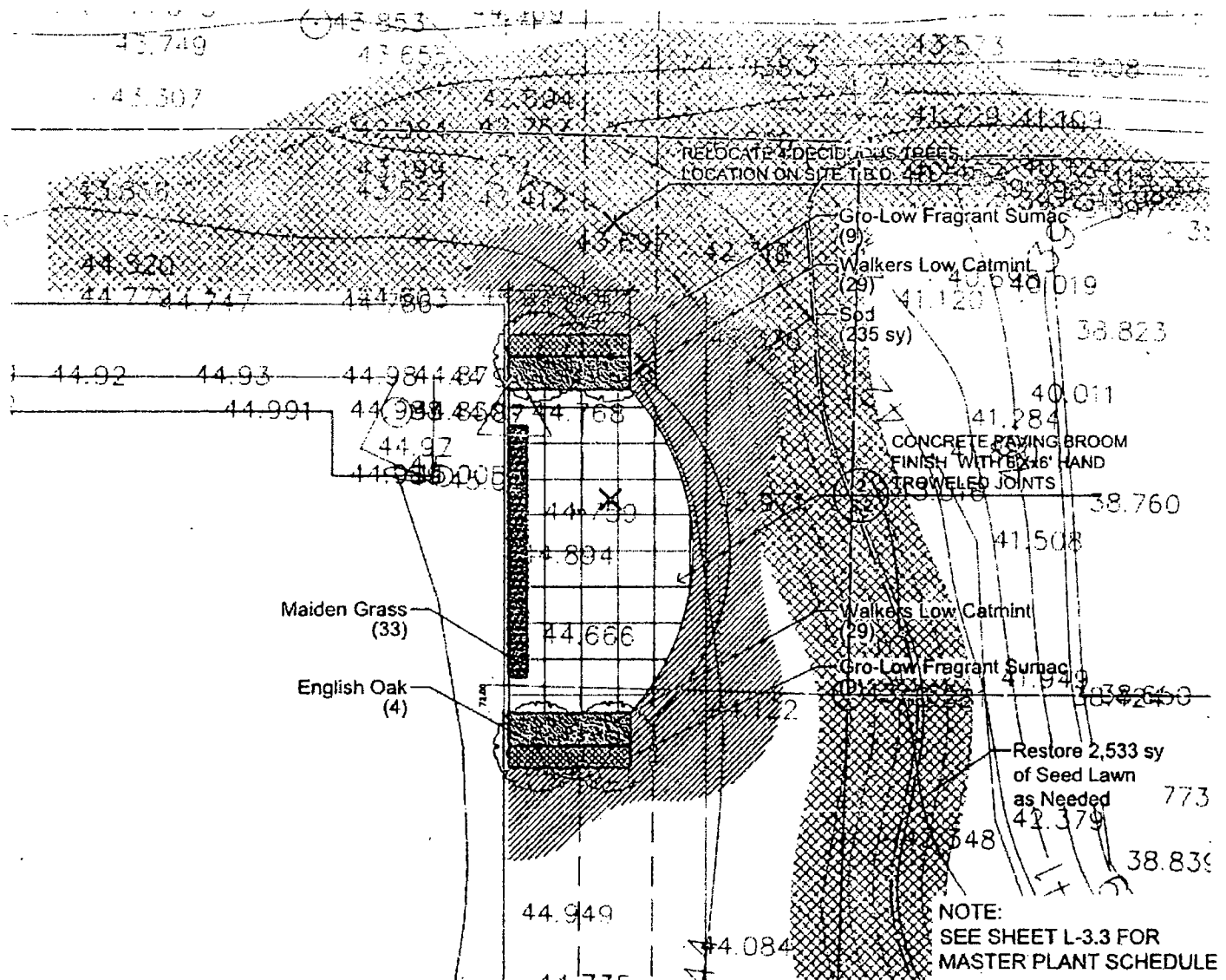
PARKING LOT = 59,446 sf  
INTERNAL LANDSCAPE AREA TOTAL = 7,808 sf  
PARKING LOT ISLANDS = 3,369 sf  
EXCESS PERIMETER LANDSCAPE = 4,439 sf

REQUIRED INTERNAL LANDSCAPE AREA OF PARKING LOT = 5,944.6 sf (10% OF TOTAL AREA)  
PROVIDED INTERNAL LANDSCAPE AREA OF PARKING LOT = 7,808 sf (13.1% OF TOTAL AREA)

REQUIRED TREE PLANTINGS = 48 TREES  
PROVIDED TREES IN PARKING LOT ISLANDS = 21 TREES  
PROVIDED TREES IN EXCESS PERIMETER LANDSCAPE = 27 TREES  
TOTAL PROVIDED = 48 TREES



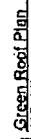


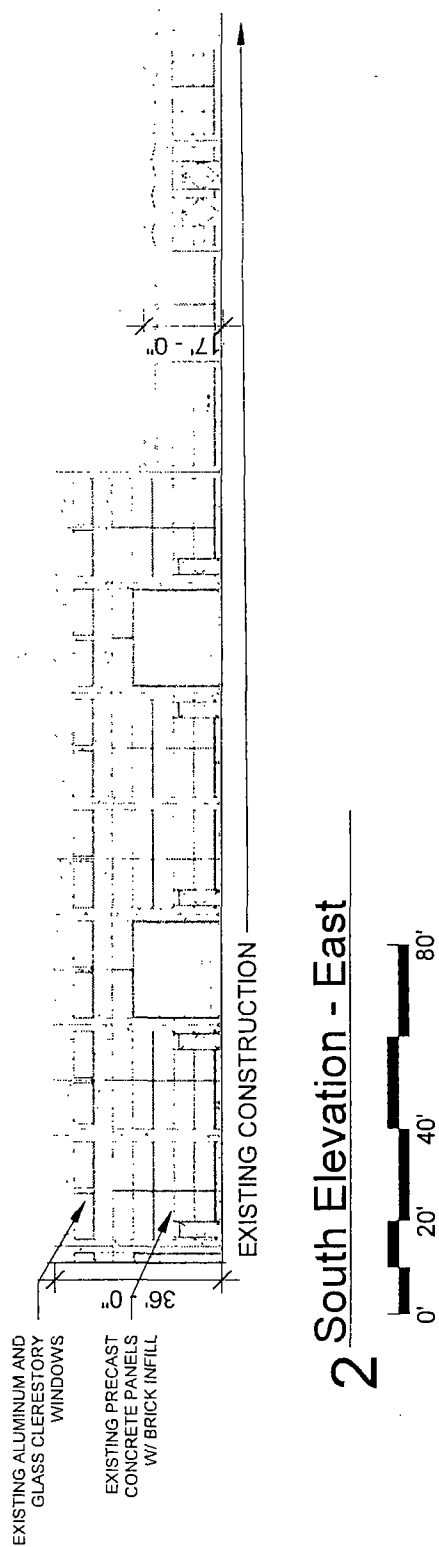
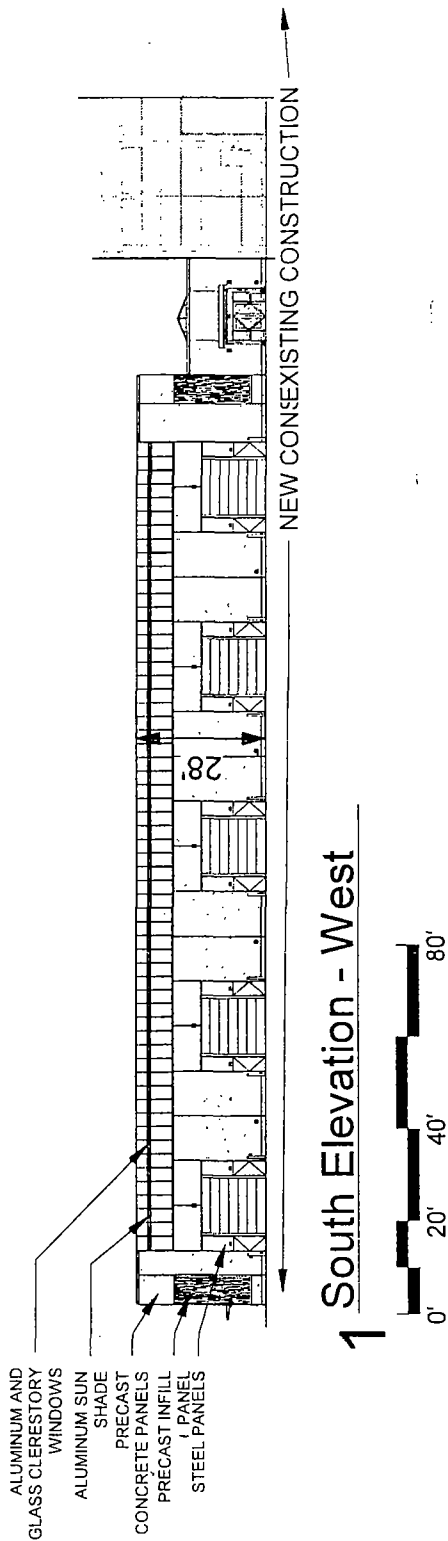


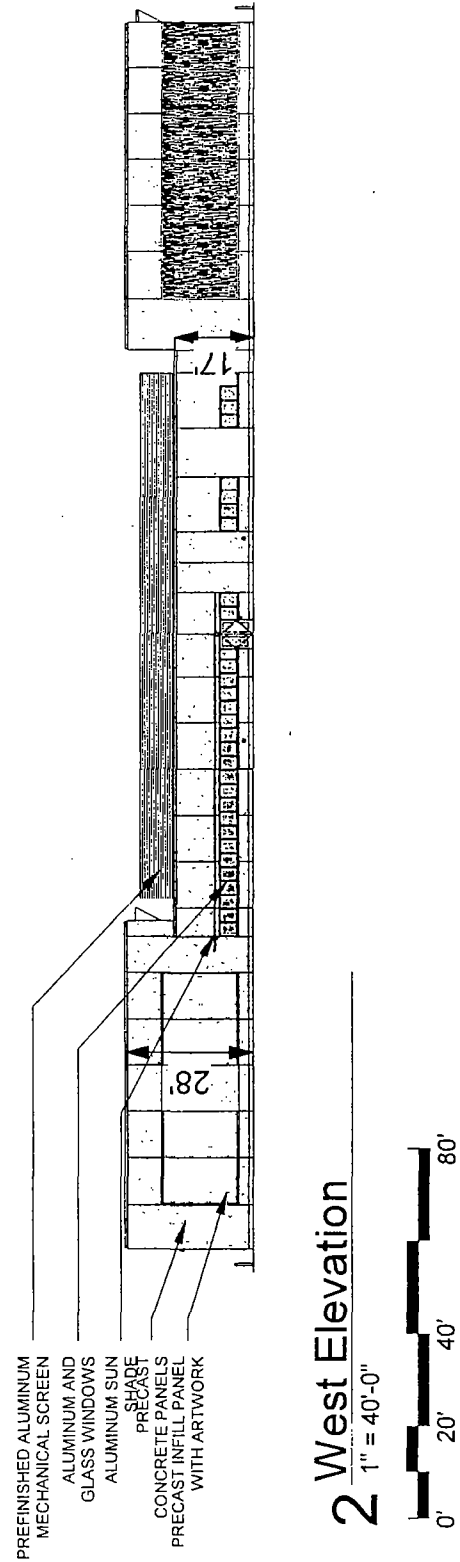
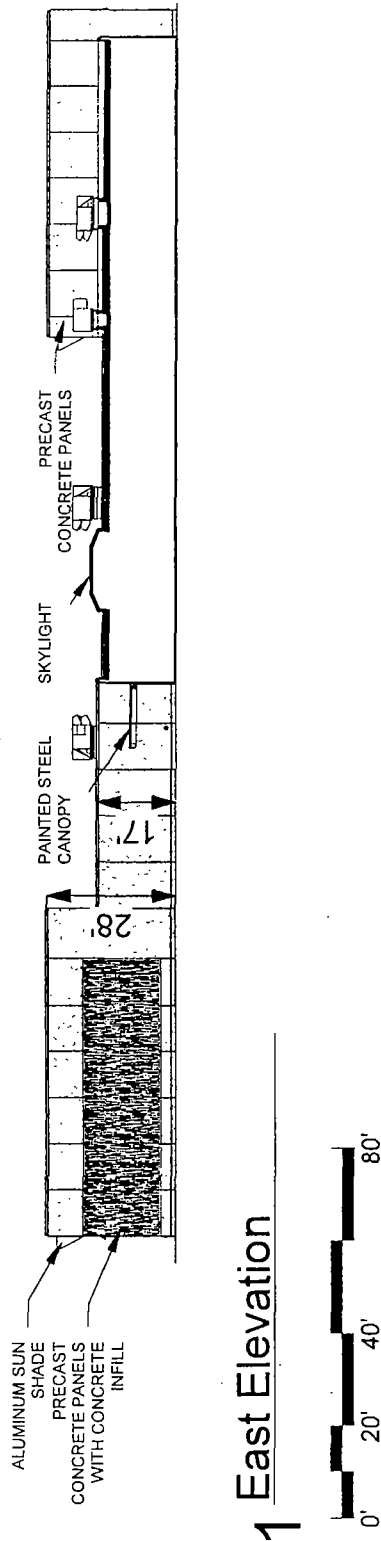
1 LANDSCAPE PLAN

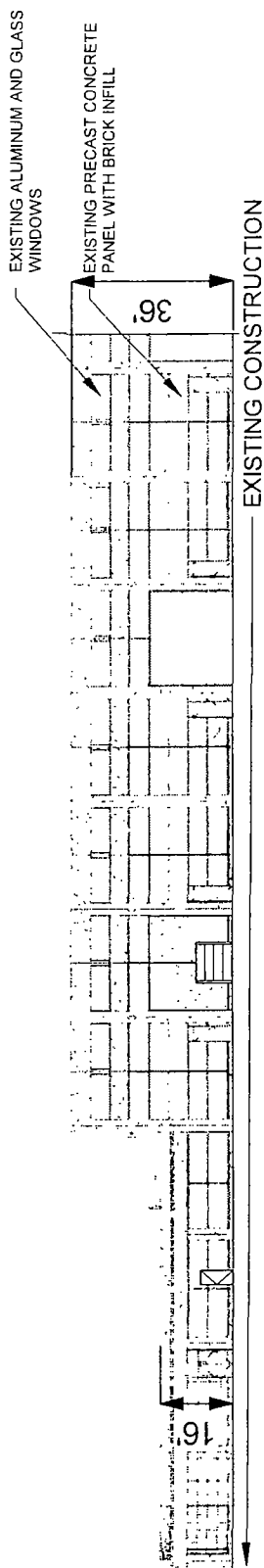


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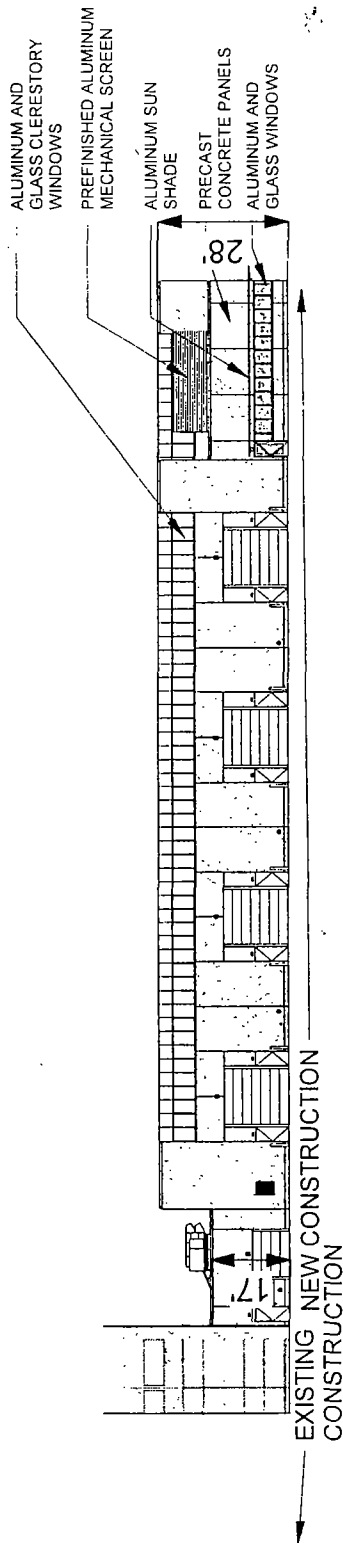
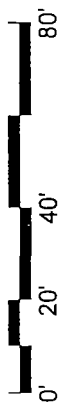




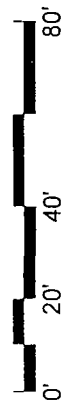




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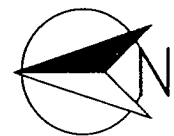
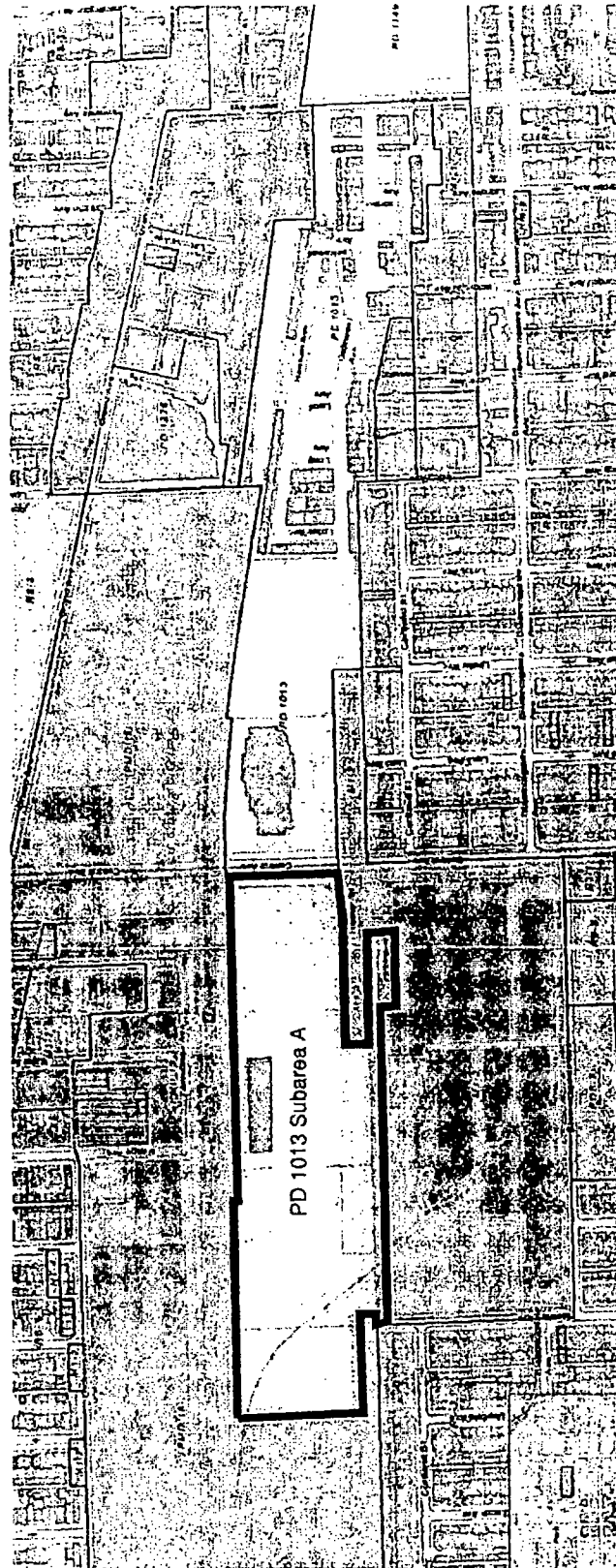


2 North Elevation - West



# Existing Zoning Map Subarea A

FINAL FOR PUBLICATION



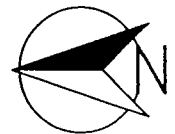
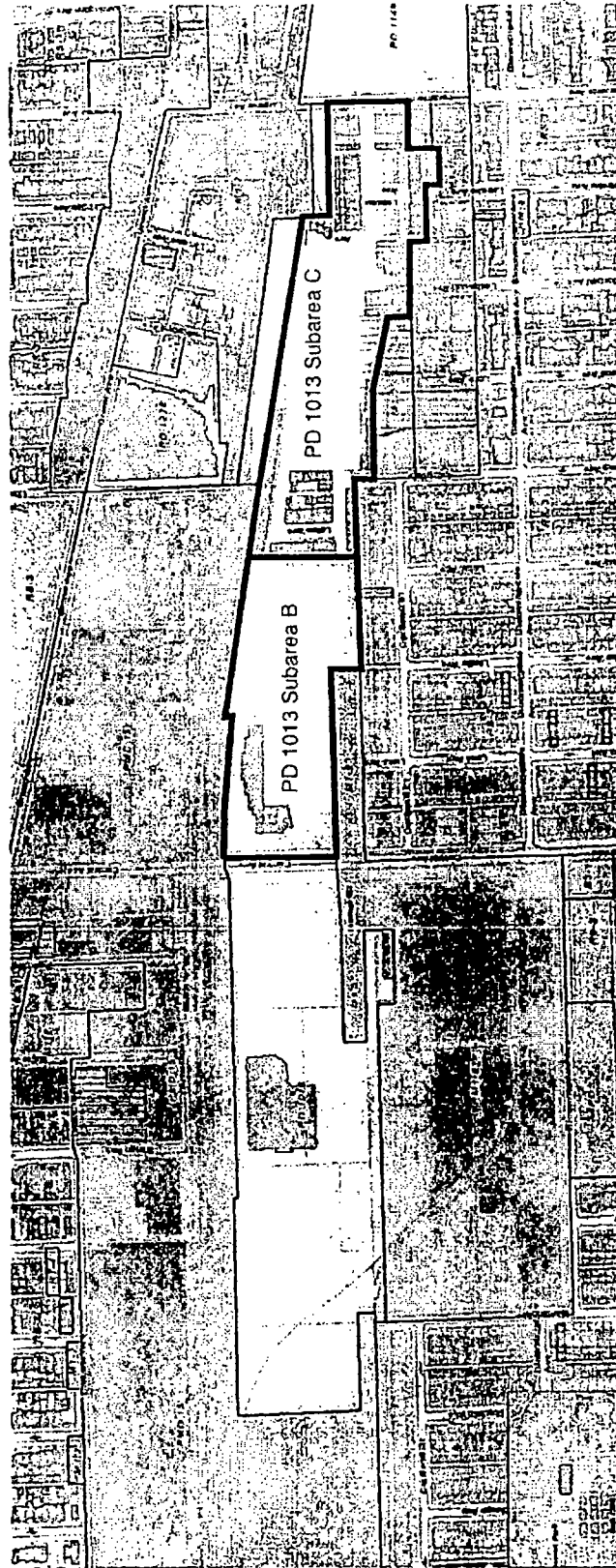
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ECKENHOFF SAUNDERS ARCHITECTS

APPLICANT: LiUNA Chicagoland Laborer's District  
Council Training and Apprentice Fund  
ADDRESS: 5700 W Homer St.  
DATE: August 16, 2018  
REVISED:

# Existing Zoning Map Subarea B & C

FINAL FOR PUBLICATION



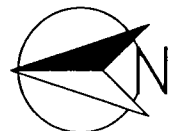
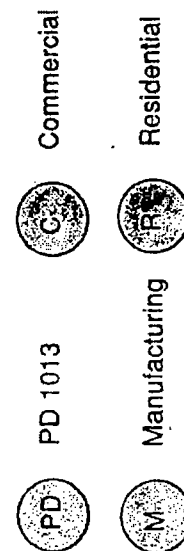
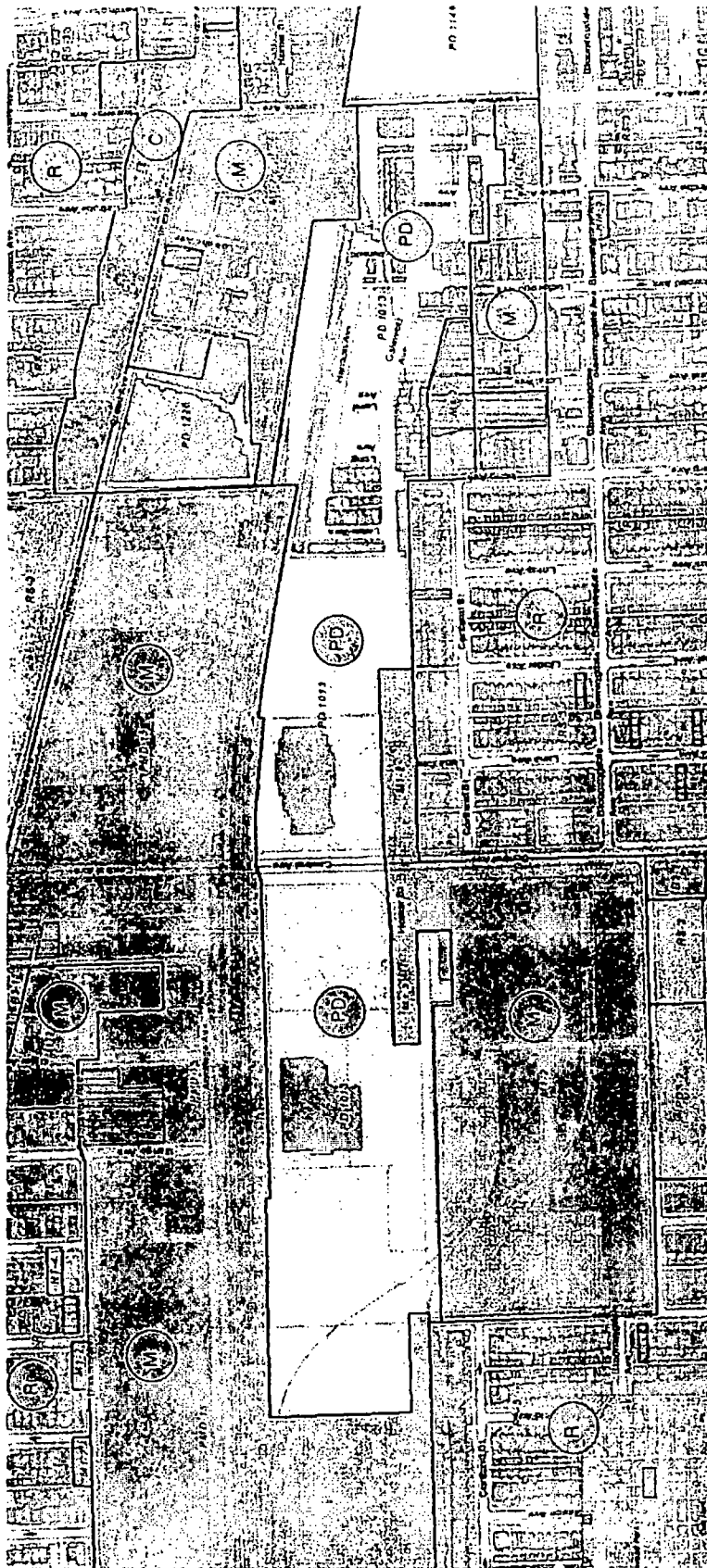
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ECKENHOFF SAUNDERS ARCHITECTS

APPLICANT: LiUNA Chicagoland Laborer's District  
Council Training and Apprenticeship Fund  
ADDRESS: 5700 W Homer St.  
DATE: August 16, 2018  
REVISED:

# Existing Land Use Map

FINAL FOR PUBLICATION



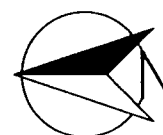
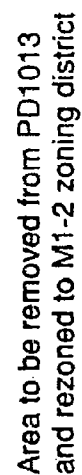
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ECKENHOFF SAUNDERS ARCHITECTS

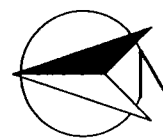
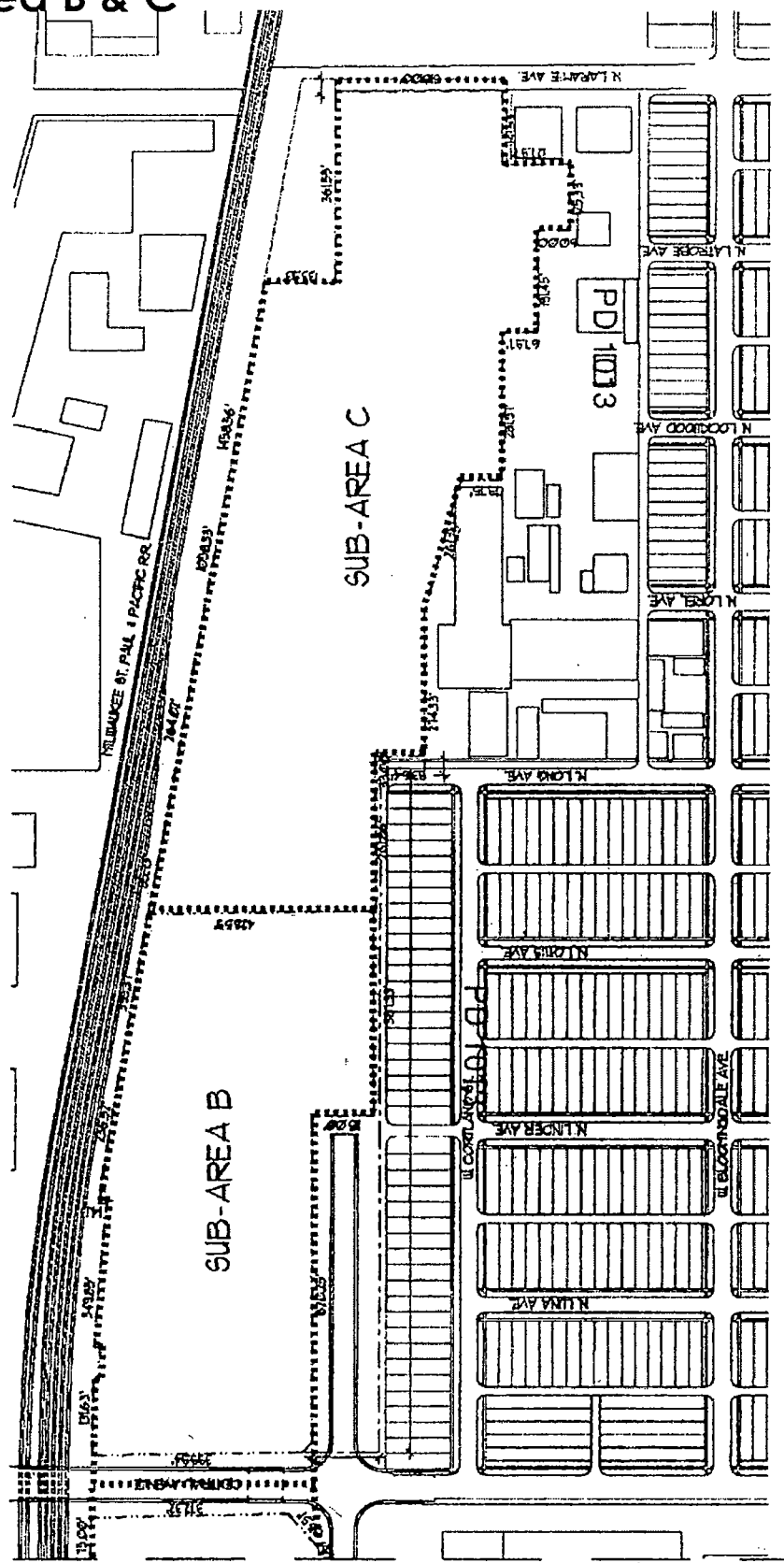
APPLICANT: LiUNA Chicagoland Laborer's District  
Council Training and Apprenticeship Fund  
ADDRESS: 5700 W Homer St.  
DATE: August 16, 2018  
REVISED:



FINAL FOR PUBLICATION



FINAL FOR PUBLICATION



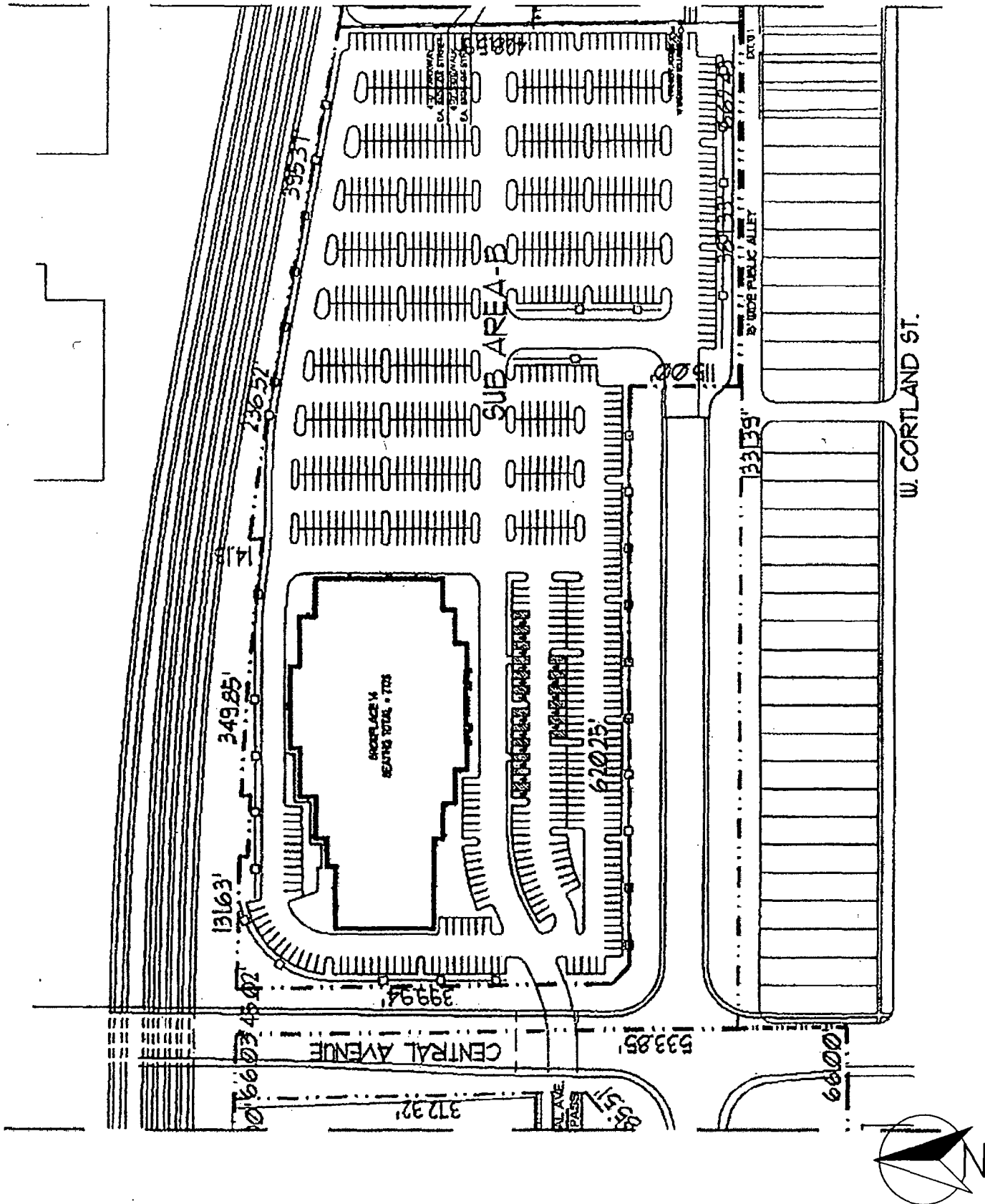
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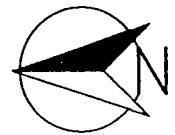
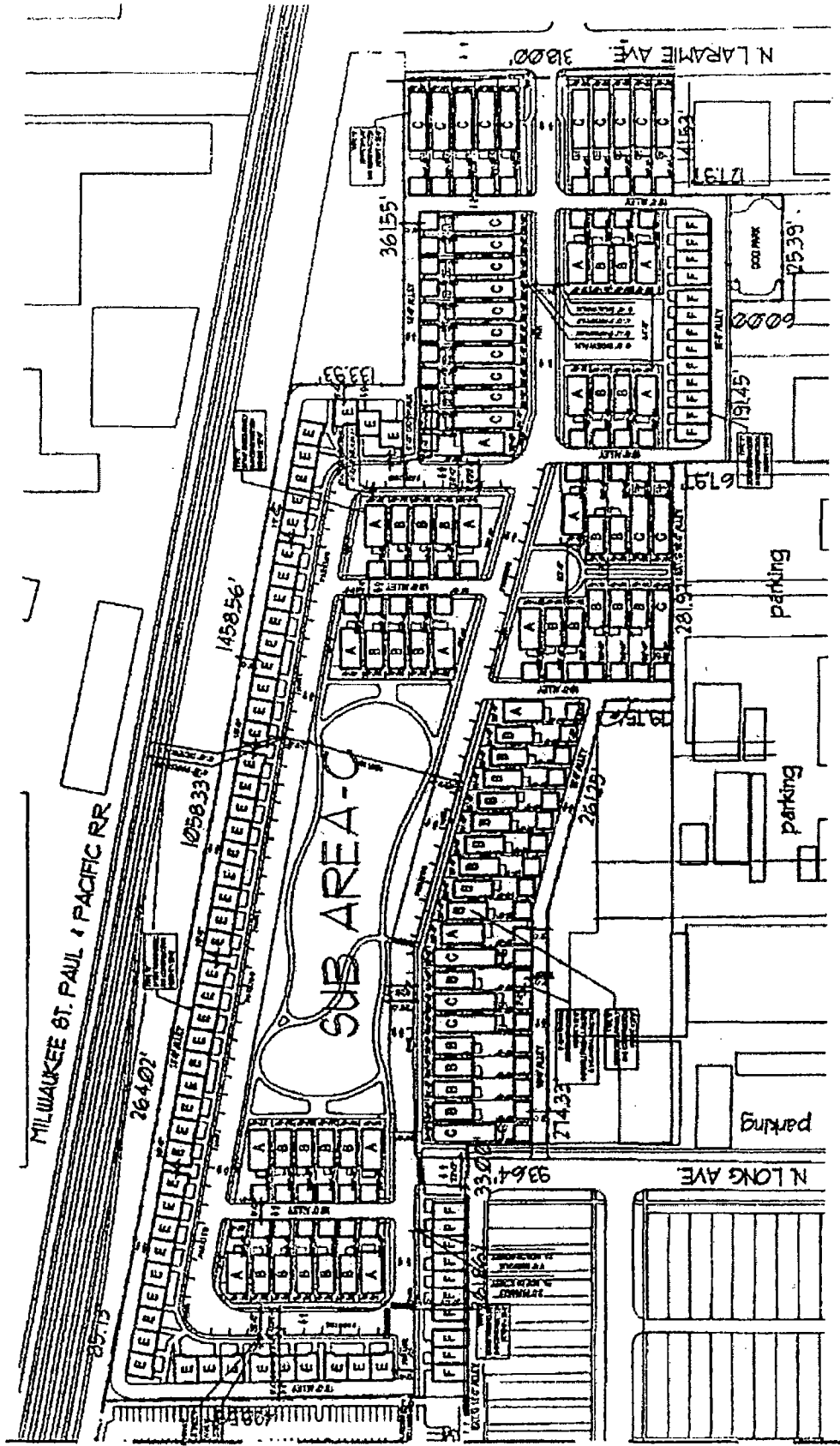
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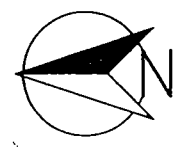
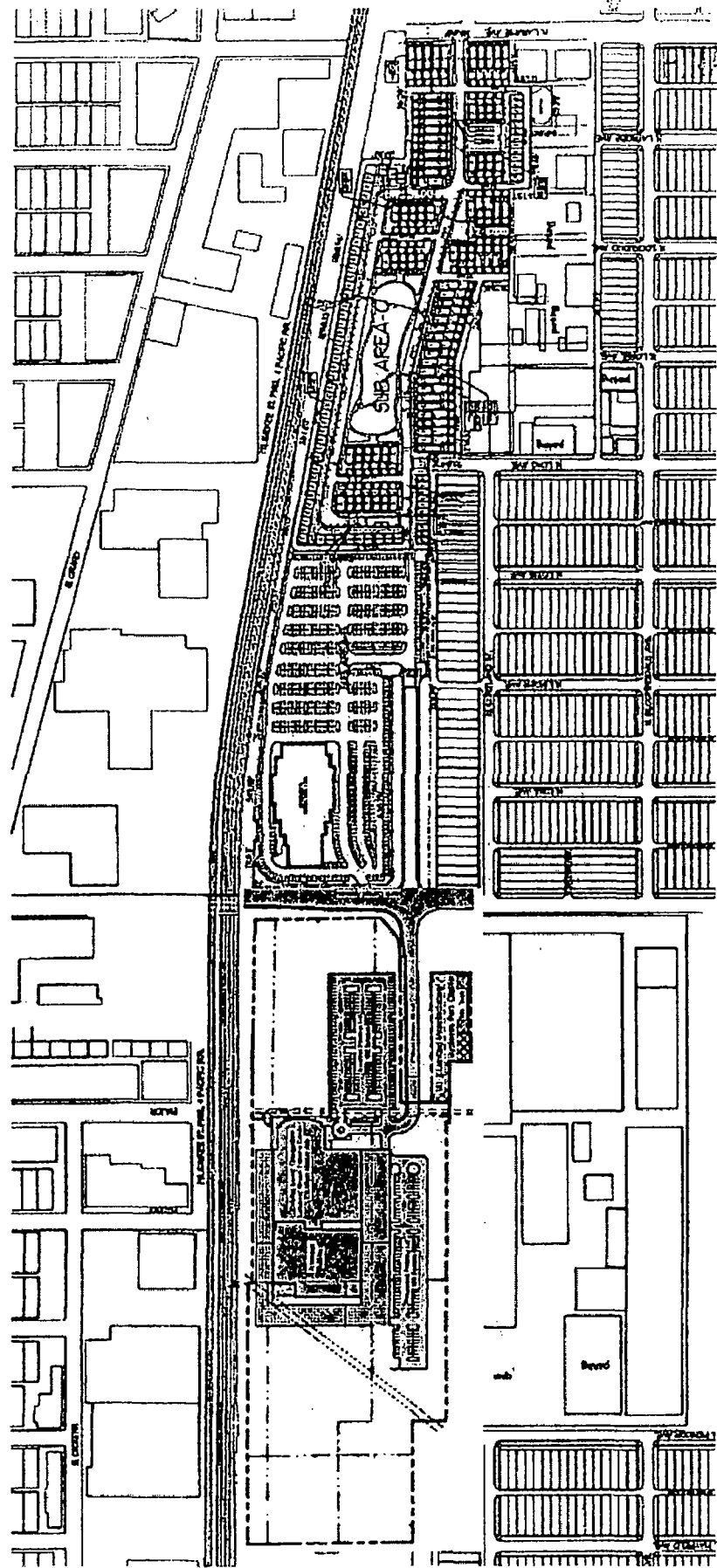
LiUNA Chicagoland Laborer's District  
Council Training and Apprentice Fund  
5700 W Homer St.  
August 16, 2018

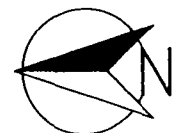
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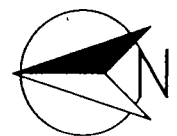
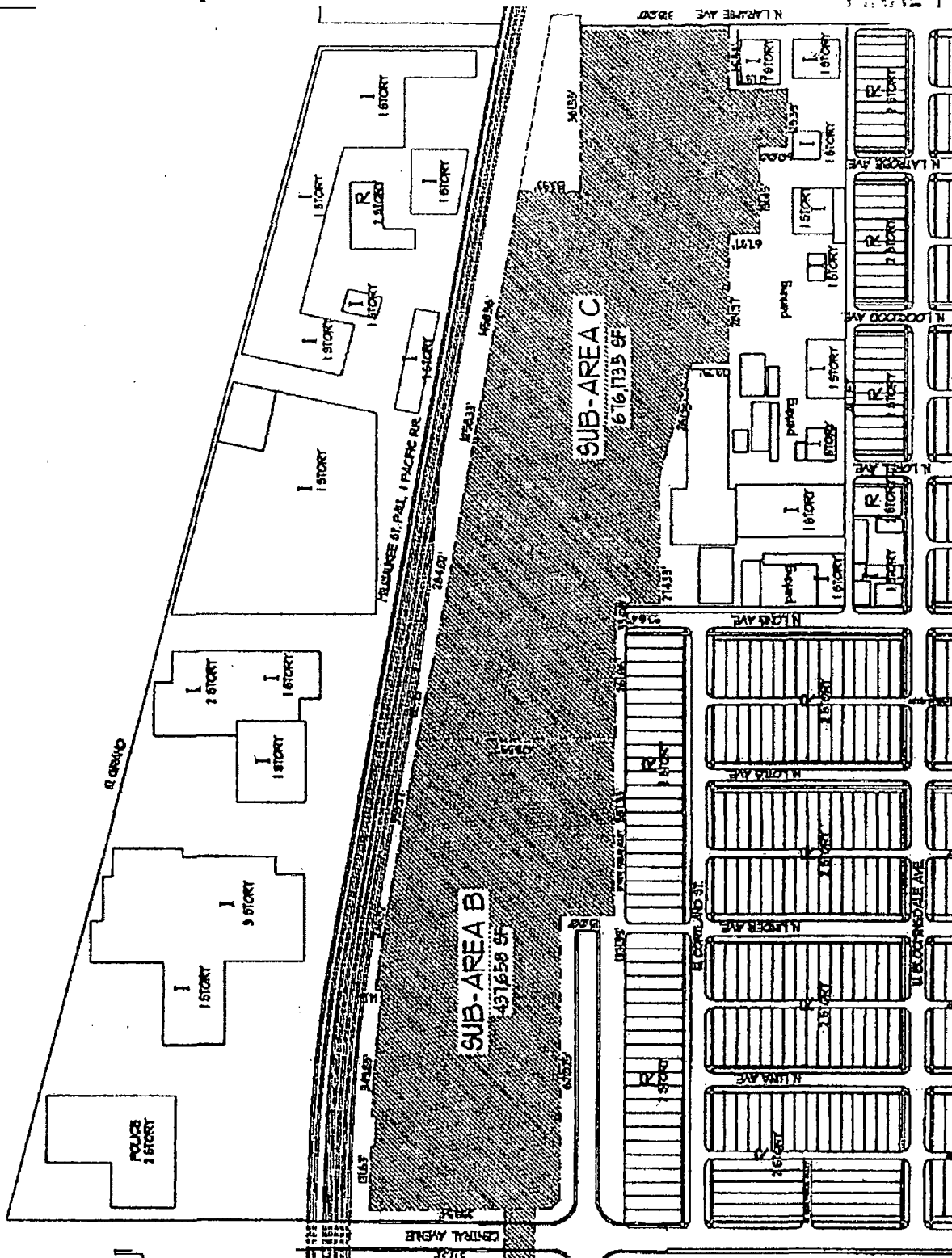
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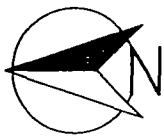
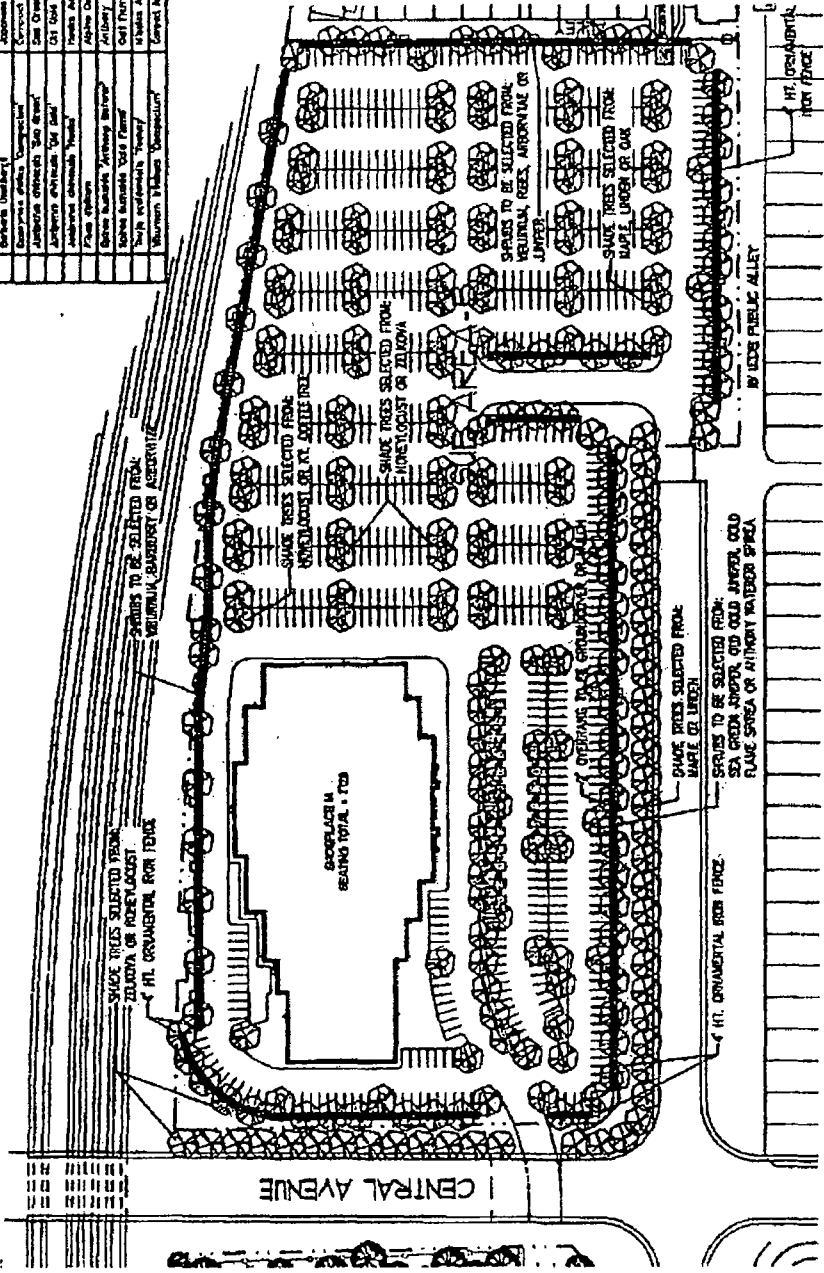






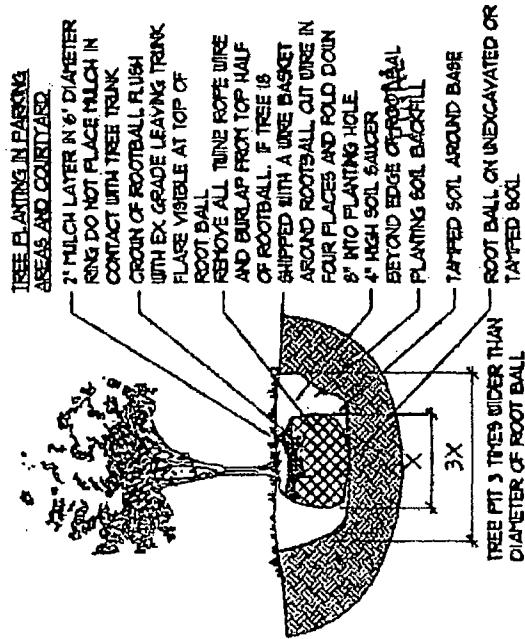
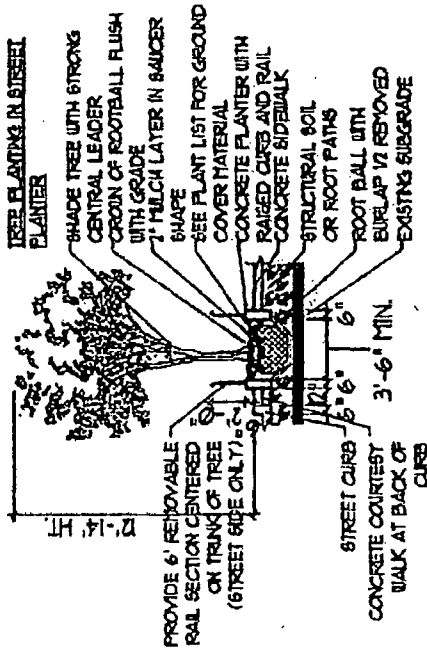


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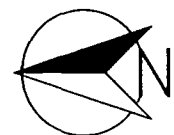


PLANT LIST				SIZE & SPACING
CITY	KEY	BOTANICAL NAME	COMMON NAME	
700		GLIBTISA TRIACANTHOS	HONEY LOCUST SKYLINE	
PLANT QUANTITY CALCULATION				
			OTHER AREA NEW TREES	
			TOTAL NEW TREES	700
LANDSCAPING NOTES				
TREES:				
- TRUNK SHALL BE FREE OF BRANCHES TO A MINIMUM HEIGHT OF 8'-0"				
- TREES TO BE BALLED AND BURLAPPED 2-1/2" CALIPER TREES SHALL BE 14'-0" IN HEIGHT WITH A MAXIMUM HEIGHT OF 16'-0".				
- 4" CALIPER TREES SHALL HAVE A MINIMUM 28" DIAMETER X 18" DEEP ROOTBALL.				
GREEN ROOF:				
- SUB-AREA A: GREEN ROOF SHALL BE PROVIDED TOTALING 10% (TEN PERCENT) OF THE NET ROOF AREA. WE LEED CERTIFIED BUILDING				
- SUB-AREA B: GREEN ROOF SHALL BE PROVIDED TOTALING 50% (FIFTY PERCENT) OF THE NET ROOF AREA				
- SUB-AREA C: TOWNHOUSE BUILDINGS CONTAINING 4 (FOUR) OR MORE CONTIGUOUS UNITS WITHOUT ROOF ACCESS SHALL HAVE A GREEN ROOF TOTALING 25% OF THE NET ROOF AREA				
SUB AREA A = 180				
SUB AREA B = 185				
SUB AREA C = 180				
SUB AREA D = 155				
TOTAL LANDSCAPE = 700				

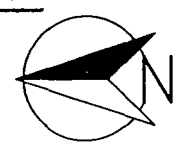


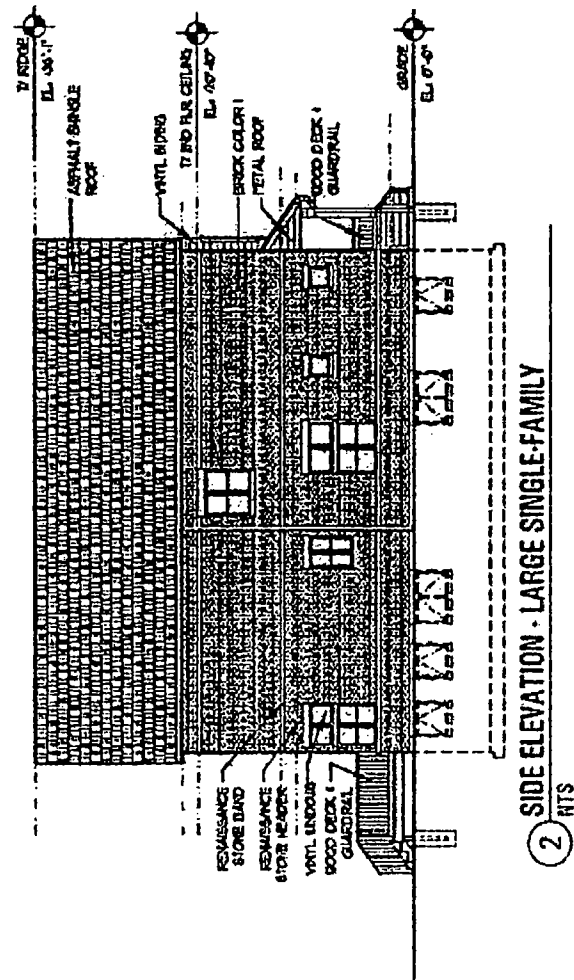
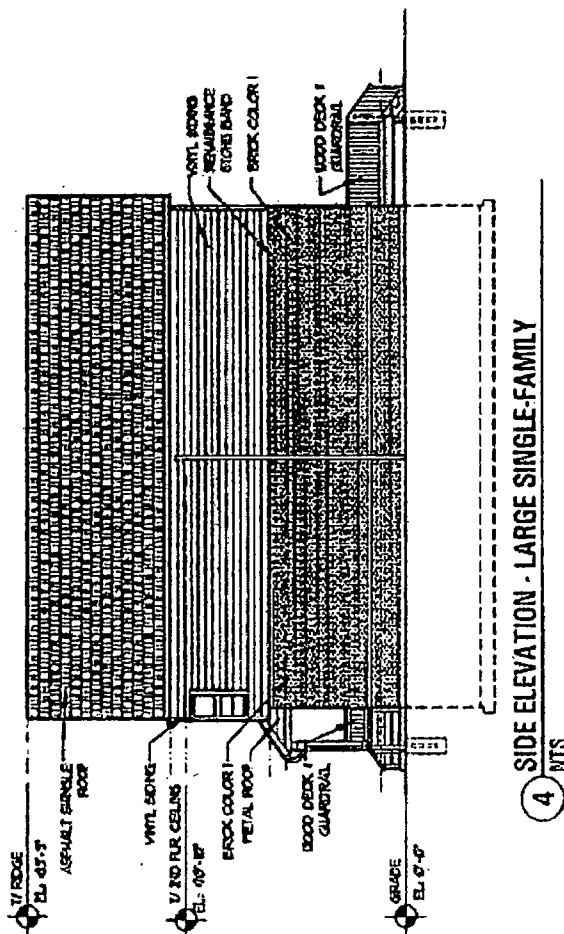
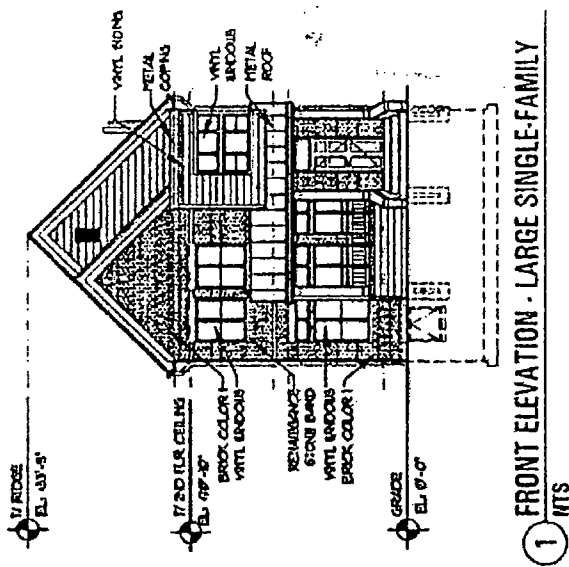
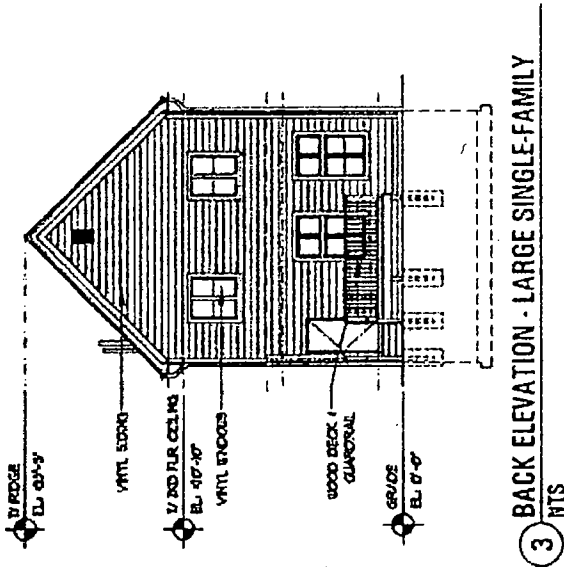
1 LANDSCAPE PLANTING DETAILS  
FTS

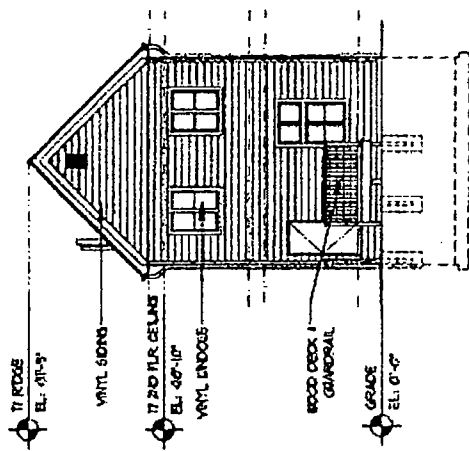
FINAL FOR PUBLICATION



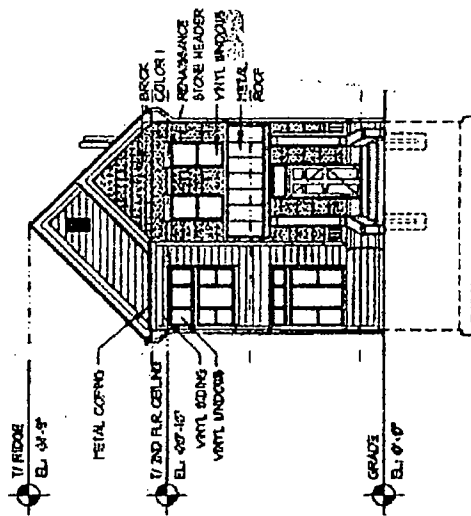
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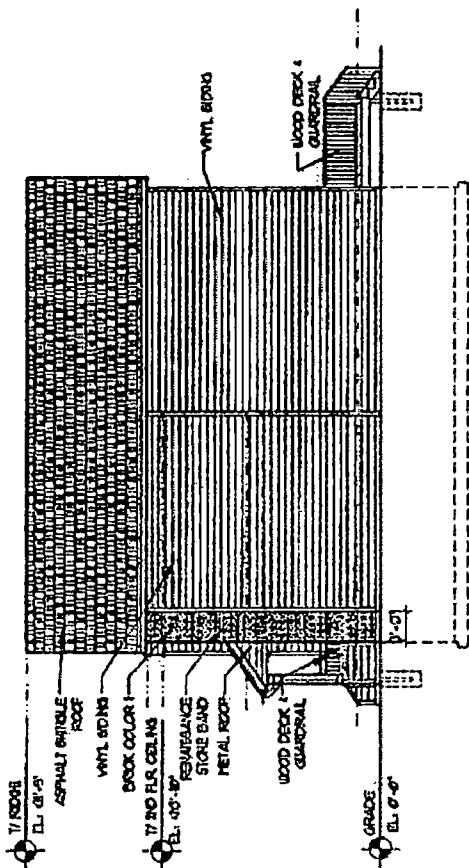




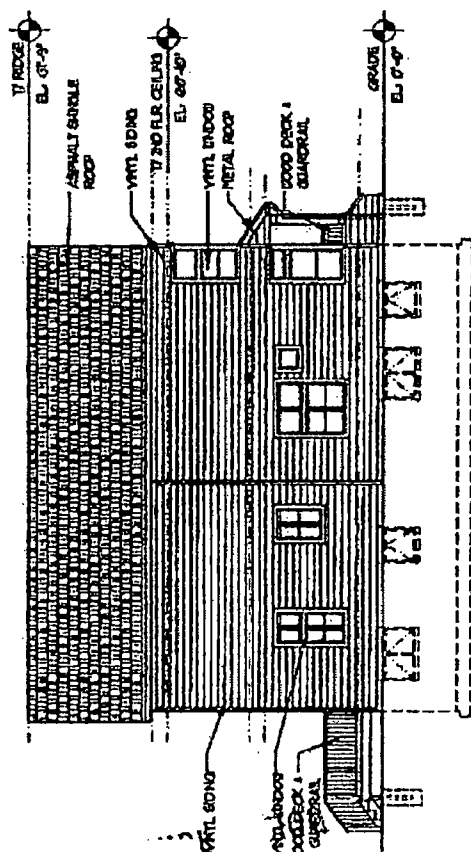
3 BACK ELEVATION - SMALL SINGLE-FAMILY  
NTS



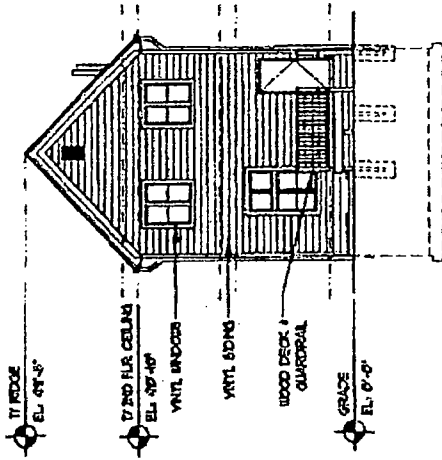
1 FRONT ELEVATION - SMALL SINGLE-FAMILY  
NTS



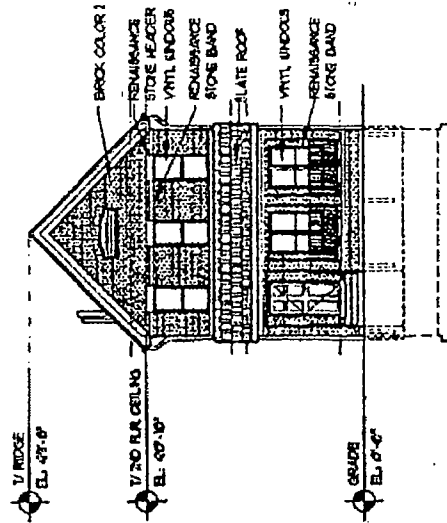
4 SIDE ELEVATION - SMALL SINGLE-FAMILY  
NTS



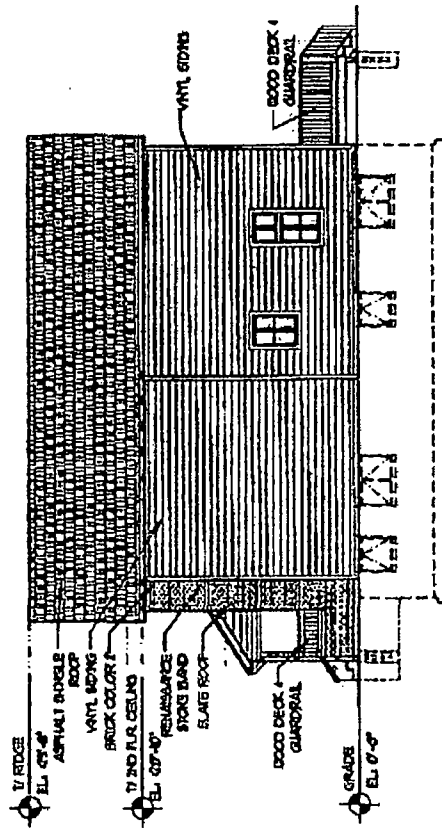
2 SIDE ELEVATION - SMALL SINGLE-FAMILY  
NTS



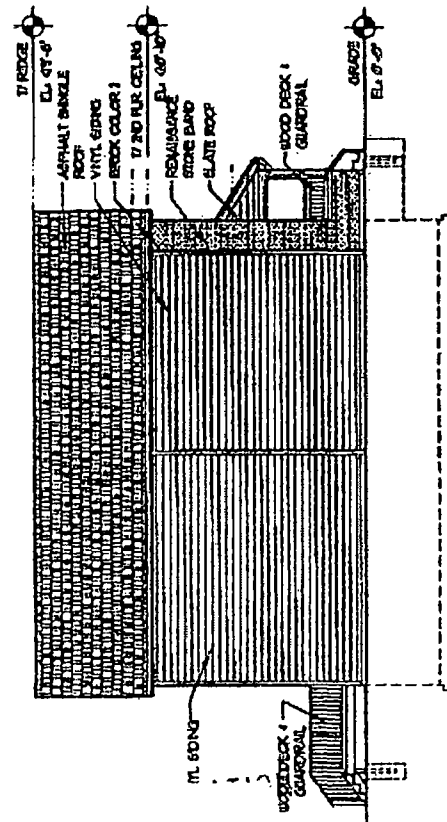
3 BACK ELEVATION - SMALL SINGLE-FAMILY  
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1 FRONT ELEVATION - SMALL SINGLE-FAMILY  
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4 SIDE ELEVATION - SMALL SINGLE-FAMILY  
NTS

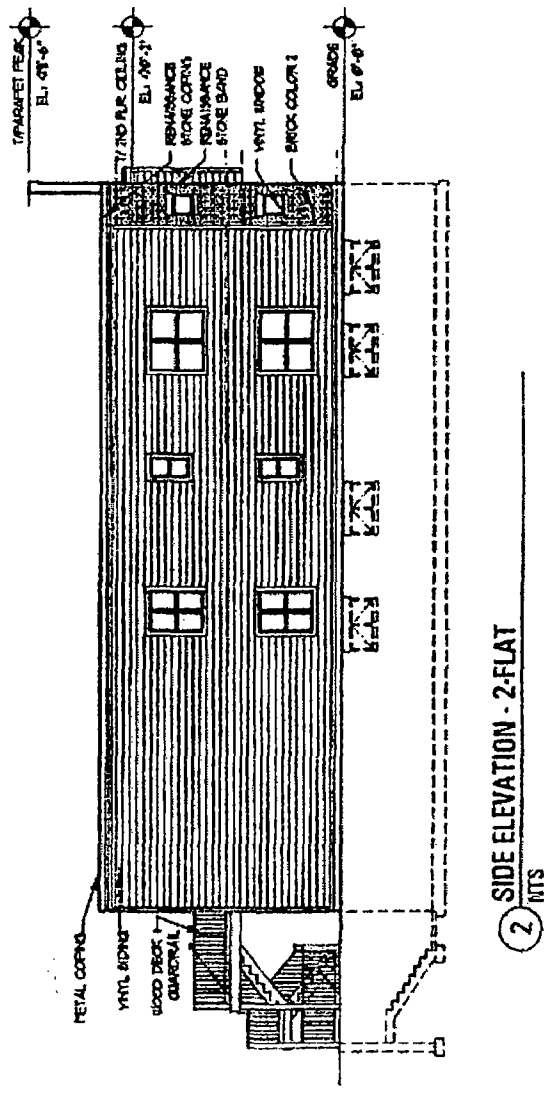
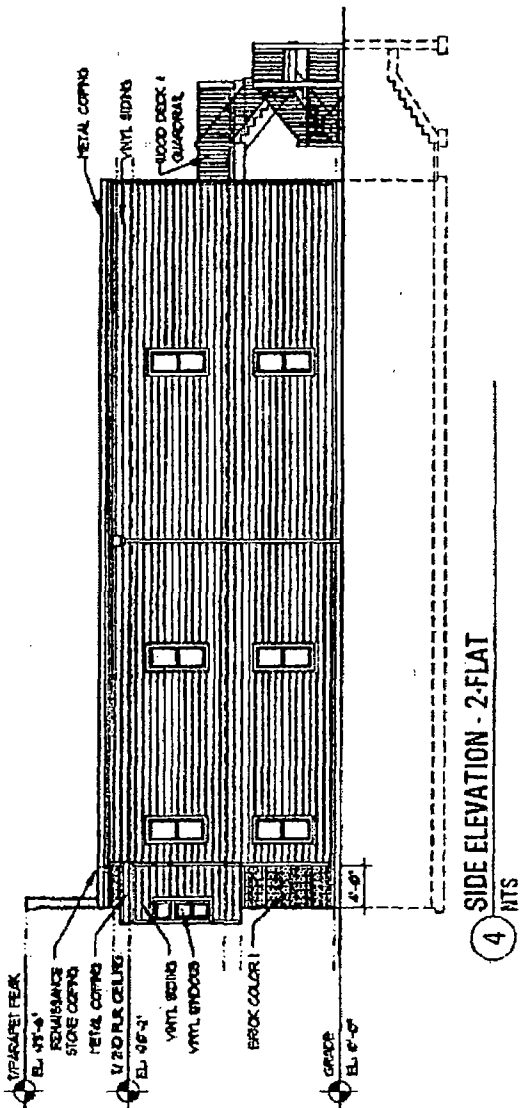
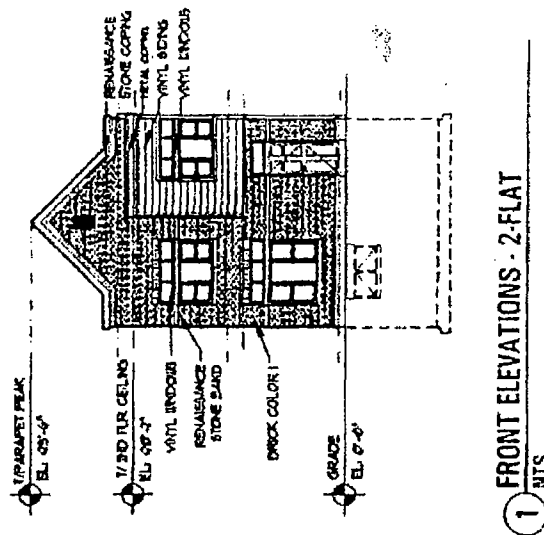
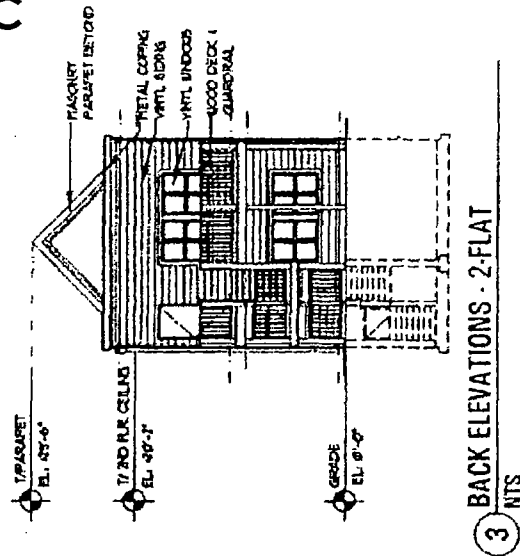


2 SIDE ELEVATION - SMALL SINGLE-FAMILY  
NTS

# Building Elevations Subarea

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C



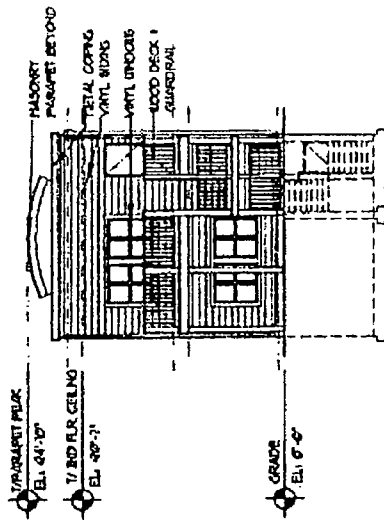
ECKENHOFF SAUNDERS ARCHITECTS

APPLICANT: LiUNA Chicagoland Laborer's District  
Council Training and Apprentices Fund  
ADDRESS: 5700 W Homer St.  
DATE: August 16, 2018  
REVISED:

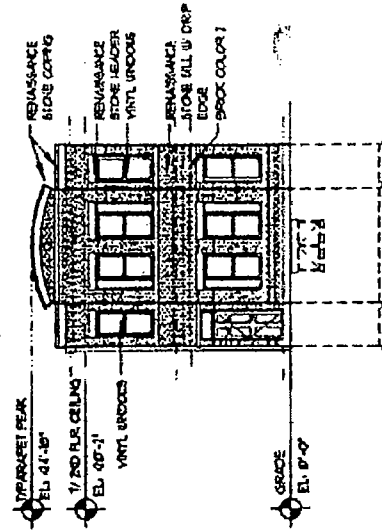
# Building Elevations Subarea

C

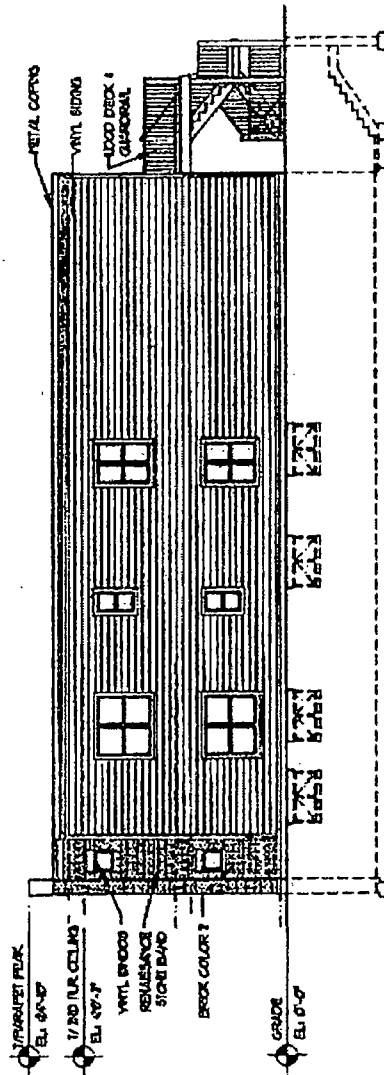
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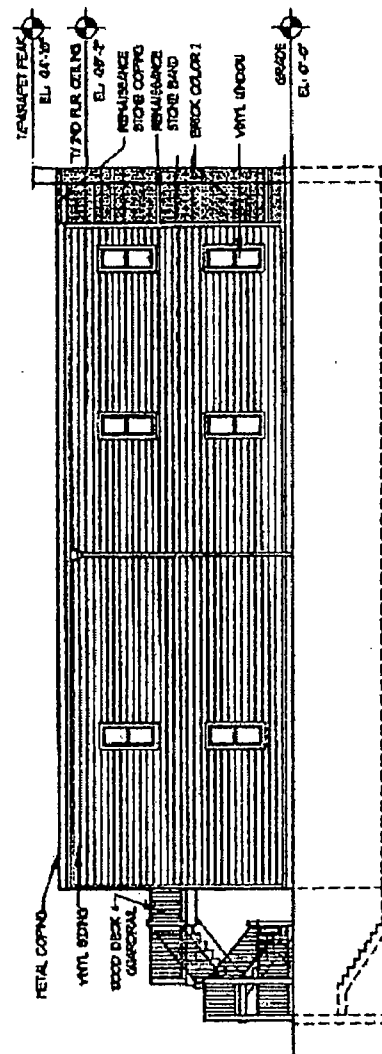
3 BACK ELEVATIONS - 2-FLAT  
NTS



1 FRONT ELEVATIONS - 2-FLAT  
NTS

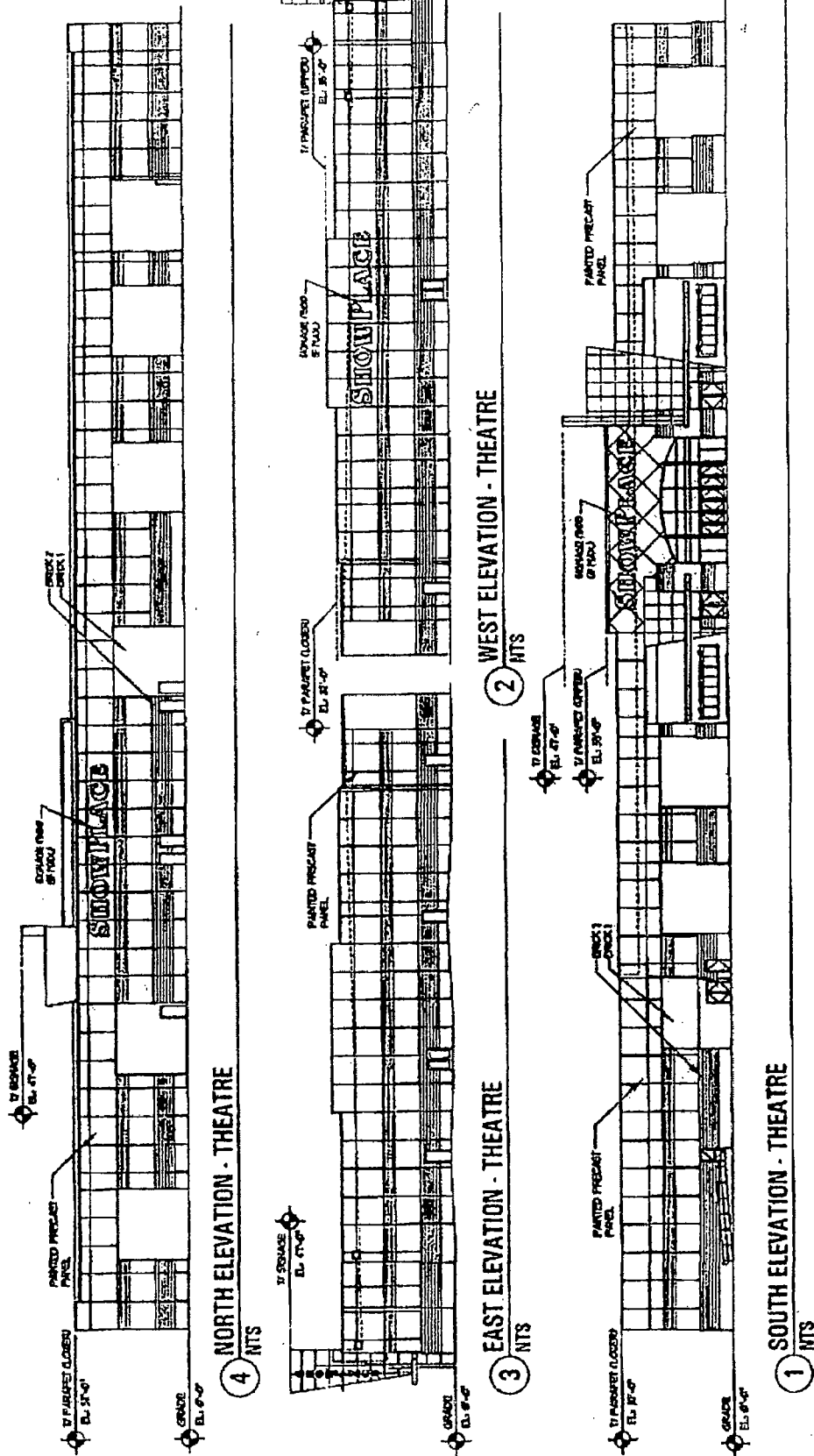


4 SIDE ELEVATION - 2-FLAT  
NTS



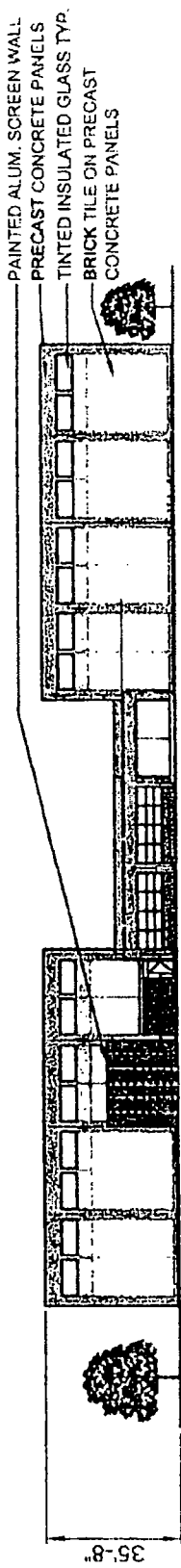
2 SIDE ELEVATION - 2-FLAT  
NTS



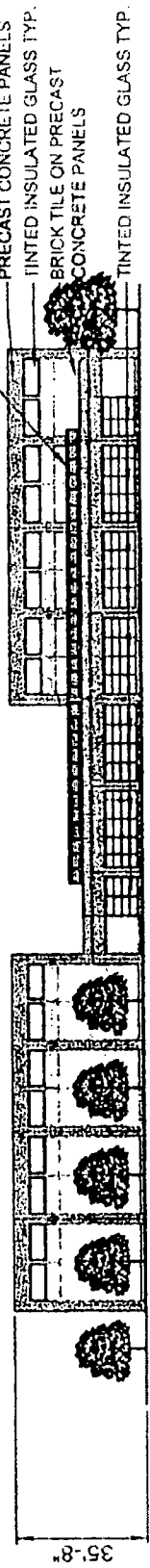


# Building Elevations Subarea A - Existing Building

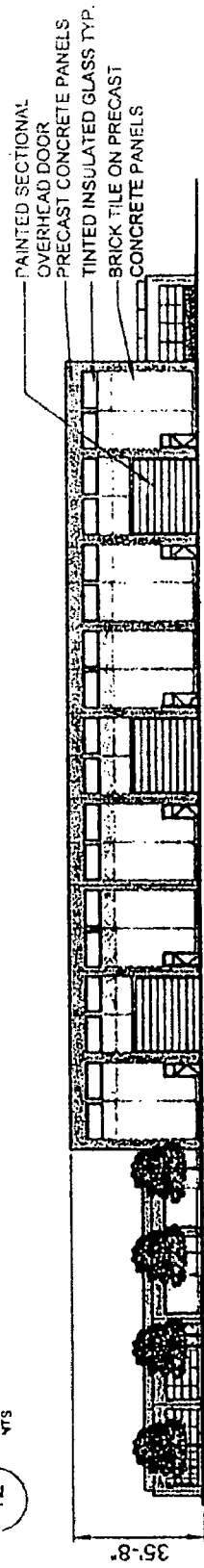
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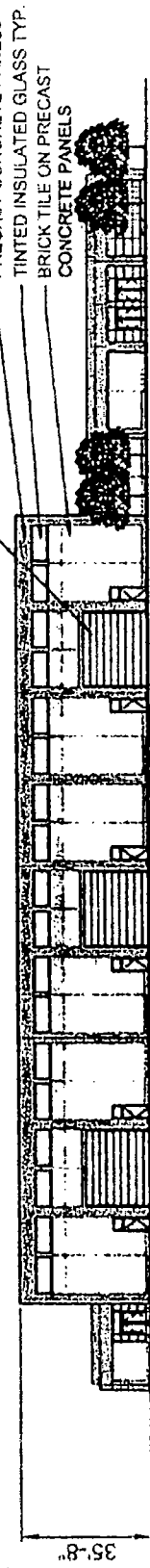
13 WEST ELEVATION - TRAINING FACILITY  
N/S



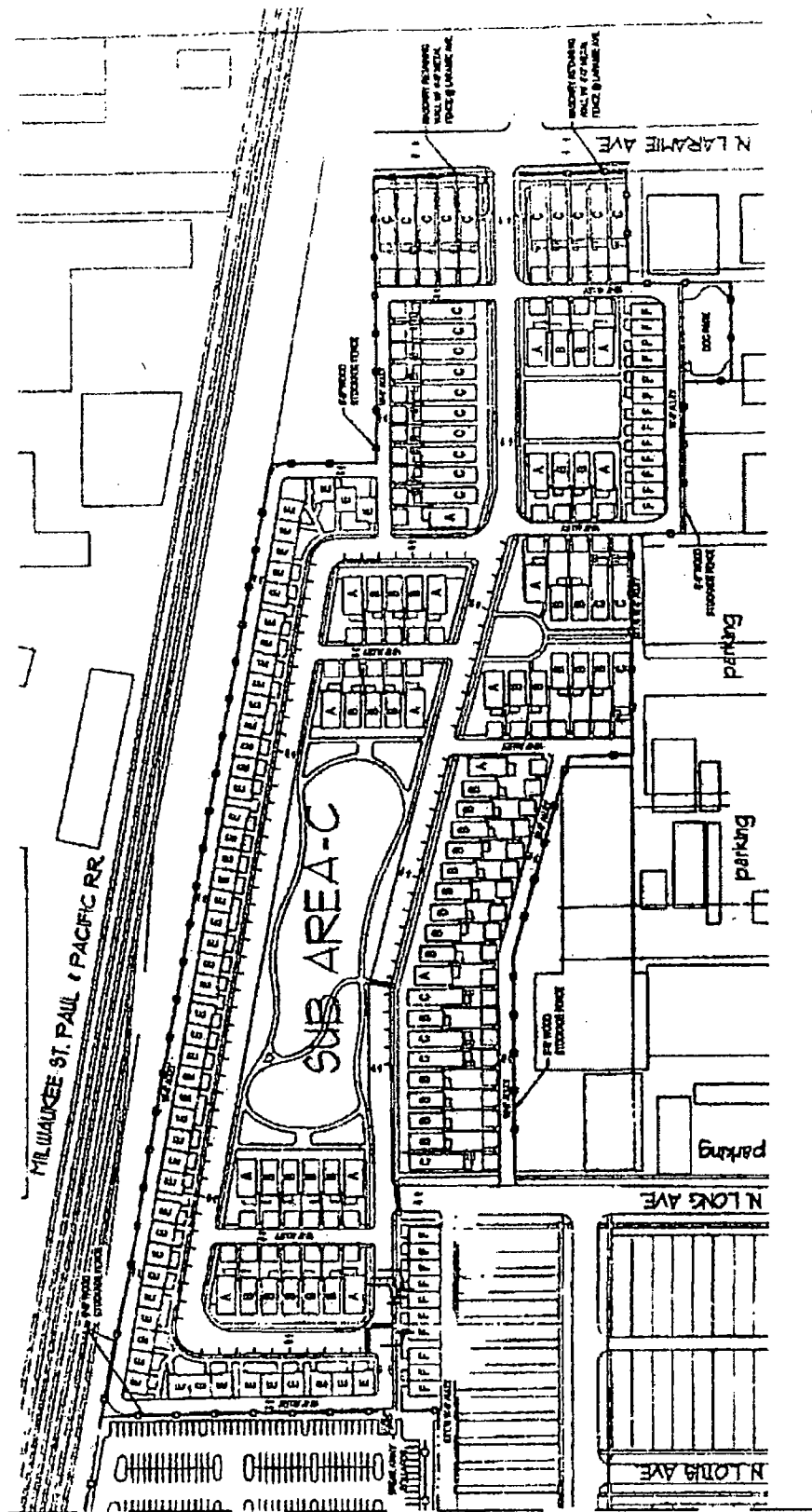
12 EAST ELEVATION - TRAINING FACILITY  
N/S



11 NORTH ELEVATION - TRAINING FACILITY  
N/S



10 SOUTH ELEVATION - TRAINING FACILITY  
N/S



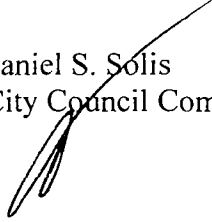
1 NTS  
FENCING PLAN - SUB-AREA C



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

MEMORANDUM

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

From:   
David Reifman  
Commissioner  
Department of Planning and Development

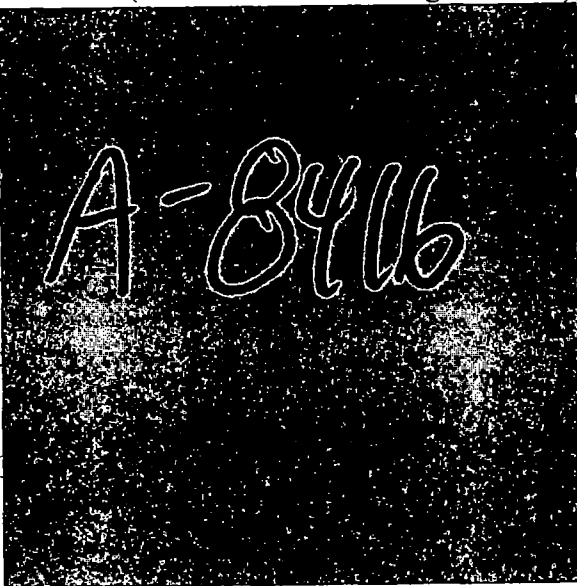
Date: August 16, 2018

Re: Proposed Amendment to Planned Development 1013 (5700 W. Homer St.)

On August 16, 2018, the Chicago Plan Commission recommended approval of a proposed amendment to Planned Development 1013 submitted by Alderman Taliaferro and Alderman Mitts. The project involves rezoning the property located at 1852 N. Central Avenue in Sub Area A and to M1-2 (Limited Manufacturing/Business); constructing a 53,000 square foot addition to the L (Limited Manufacturing/Business) North America) Chicagoland Laborer's District Council Center; and allowing for a future 50,000 square foot addition to the proposed ordinance, planned development statement would very much appreciate your assistance in having the Council Committee on Zoning.

Also, the Plan Commission which includes the Department of Planning and Development and the Department of Zoning and Land Use recommendation and a statement in this regard, please do not hesitate to contact the Department of Planning and Development.

Cc: PL



TO: CLERK