**BUSINESS PLANNED DEVELOPMENT NO. 272, AS AMENDED**
**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Business Planned Development Number 272, as amended ("Planned Development") consists of approximately 383,834 square feet of net site area together with certain portions of adjacent rights-of-way, which are depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). LXG Kedzie Retail LLC is the "Applicant" for this Planned Development pursuant to authorization from the owner of the Property.

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.

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 ("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 Planned Development.

   Ingress or egress shall be pursuant to the Planned Development 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 the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

   Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between CDOT'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 CDOT'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 CDOT and DPD 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 CDOT'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 CDOT.

4. This Planned Development consists of these 16 Statements; a Bulk Regulations and Data Table; and the following exhibits and plans attached here to prepared by Group A Architecture and dated September 17, 2026 (the "Plans"): an Existing Zoning Map; an Existing Land Use Map; a PD Boundary, Subarea, and Property Line Map; a PD Overall Site Plan; a PD Landscape Plan; a Floor Plan; and Building Elevations (West, East, North, South, Outlot). Full-sized copies of the Plans are on file with DPD. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code, as applicable, 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 are permitted in the area delineated herein as a Planned Development:

   Subarea A: Retail Sales, General; Restaurant, Limited; Restaurant, General; Outdoor patio (at grade level); Limited Manufacturing (catering/shared kitchen); Cultural Exhibits and Libraries; Postal Service; Public Safety Services; Utilities and Services, Minor; Animal Services (Sales and Grooming); Animal Services (Veterinary); Artist Work or Sales Space; Building Maintenance Services; Business Equipment Sales and Service; Business Support Services; Employment Agencies; Communication Service Establishments; Financial Services; Automated Teller Machine Facility; Food and Beverage Retail Sales; Bank, Savings Bank, Savings and Loan Association, Currency Exchange, and Credit Union; Medical Service; Office; Personal Service; Repair or Laundry Service, Consumer; Dry cleaning drop-off or pick-up; Coin-operated laundromat; Manufacturing, Production and Industrial Services, General (laundry/dry cleaning plant, maximum 2 employees); and accessory and incidental uses.

   Subarea B: Retail Sales, General; Restaurant, Limited; Restaurant, General; Outdoor patio (at grade level); Cultural Exhibits and Libraries; Postal Service; Public Safety Services; Utilities and Services, Minor; Animal Services (Sales and Grooming); Animal Services (Veterinary); Artist Work or Sales Space; Building Maintenance Services; Business Equipment Sales and Service; Business Support Services; Employment Agencies; Communication Service Establishments; Financial Services; Automated Teller Machine Facility; Food and Beverage Retail Sales; Bank, Savings Bank, Savings and Loan Association, Currency Exchange, and Credit Union; Medical Service; Office; Personal Service; Repair or Laundry Service, Consumer; Dry cleaning drop-off or pick-up; Coin-operated laundromat; and accessory and incidental uses.

   Drive-Through Facility is permitted for Subarea B only upon (i) administrative review and approval by the Chicago Department of Transportation of the site plan for the proposed Drive-Through Facility and (ii) site plan approval subject to Section 17-13-800 of the Zoning Ordinance.

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 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 383,834 square feet and an FAR of 0.5.

9. Pursuant to Section 17-13-0610, 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, including Section 17-13-0800. 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 13-32-085, or any other provision of the Municipal Code of Chicago.

12. 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.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE

participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting 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.

16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to the B3-1 Community Shopping District.

BUSINESS PLANNED DEVELOPMENT NO. 272, AS AMENDED
BULK REGULATIONS AND DATA TABLE

| | |
|---|---|
| Gross Site Area (sf): | 412,754 |
| Area of Public Rights-of-Way (sf): | 28,920 |
| Net Site Area (sf): | 383,834 |
| Subarea A (sf): | 364,922 |
| Subarea B (sf): | 18,912 |
| Maximum Floor Area Ratio: | 0.5 |
| Minimum Off-Street Parking Spaces: | 460 |
| Subarea A: | 436 |
| Subarea B: | 24 |
| Minimum Off-Street Loading Spaces: | 5 |
| Subarea A: | 5 |
| Subarea B: | 0 |
| Minimum Bicycle Parking Spaces: | 50 |
| Subarea A: | 46 |
| Subarea B: | 4 |
| Maximum Building Height: | 14 feet |
| Subarea A: | 14 feet |
| Subarea B: | 12 feet |
| Minimum Setbacks: | In accordance with plans |

**FINAL FOR PUBLICATION**



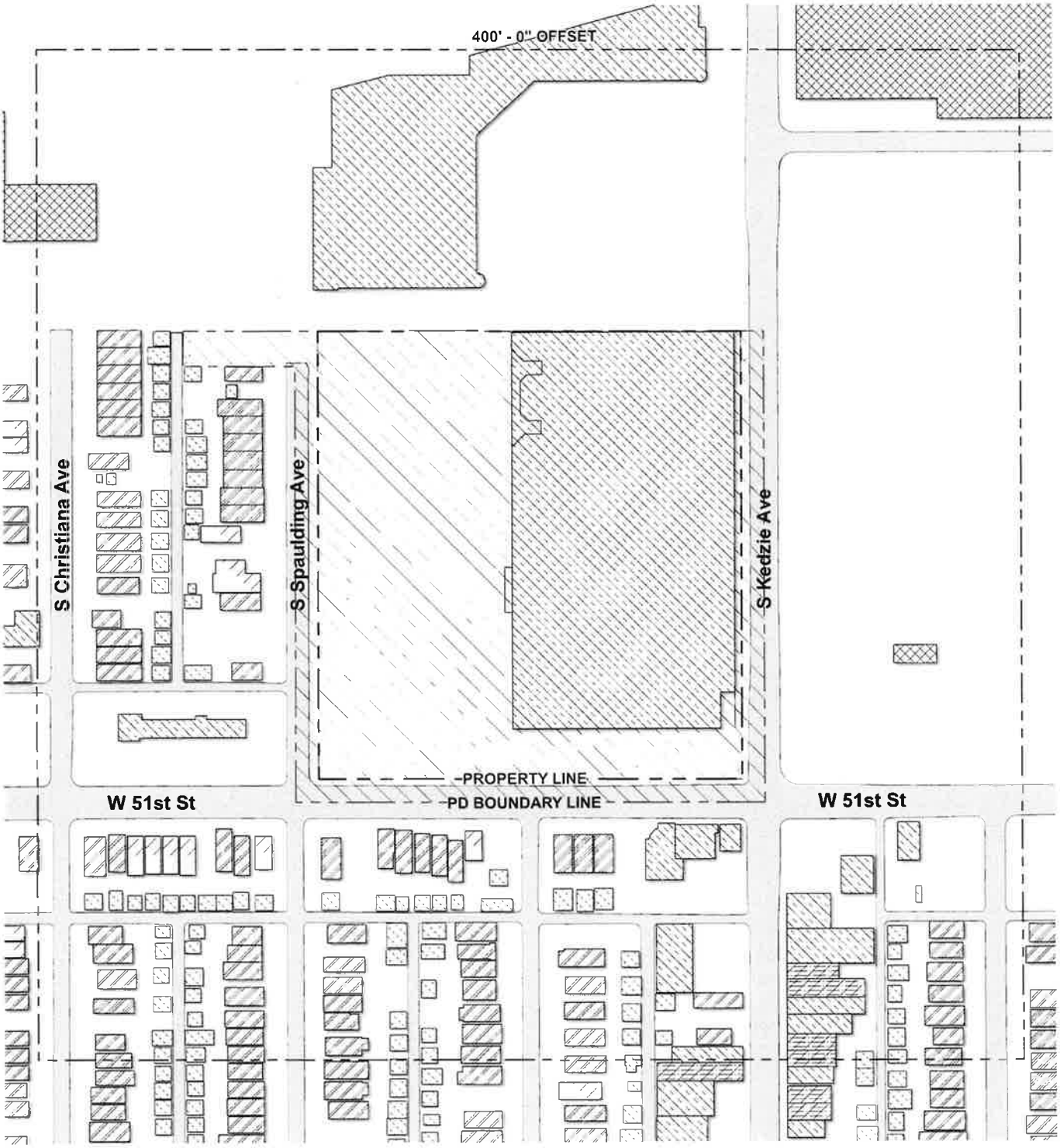

PLANNED DEVELOPMENT 272

# EXISTING ZONING MAP

SCALE: NOT TO SCALE

Applicant: LXG Kedzie Retail LLC
Address: 5050 S. Kedzie
City Council Introduction Date: May 20, 2026
Plan Commission Date: September 17, 2026

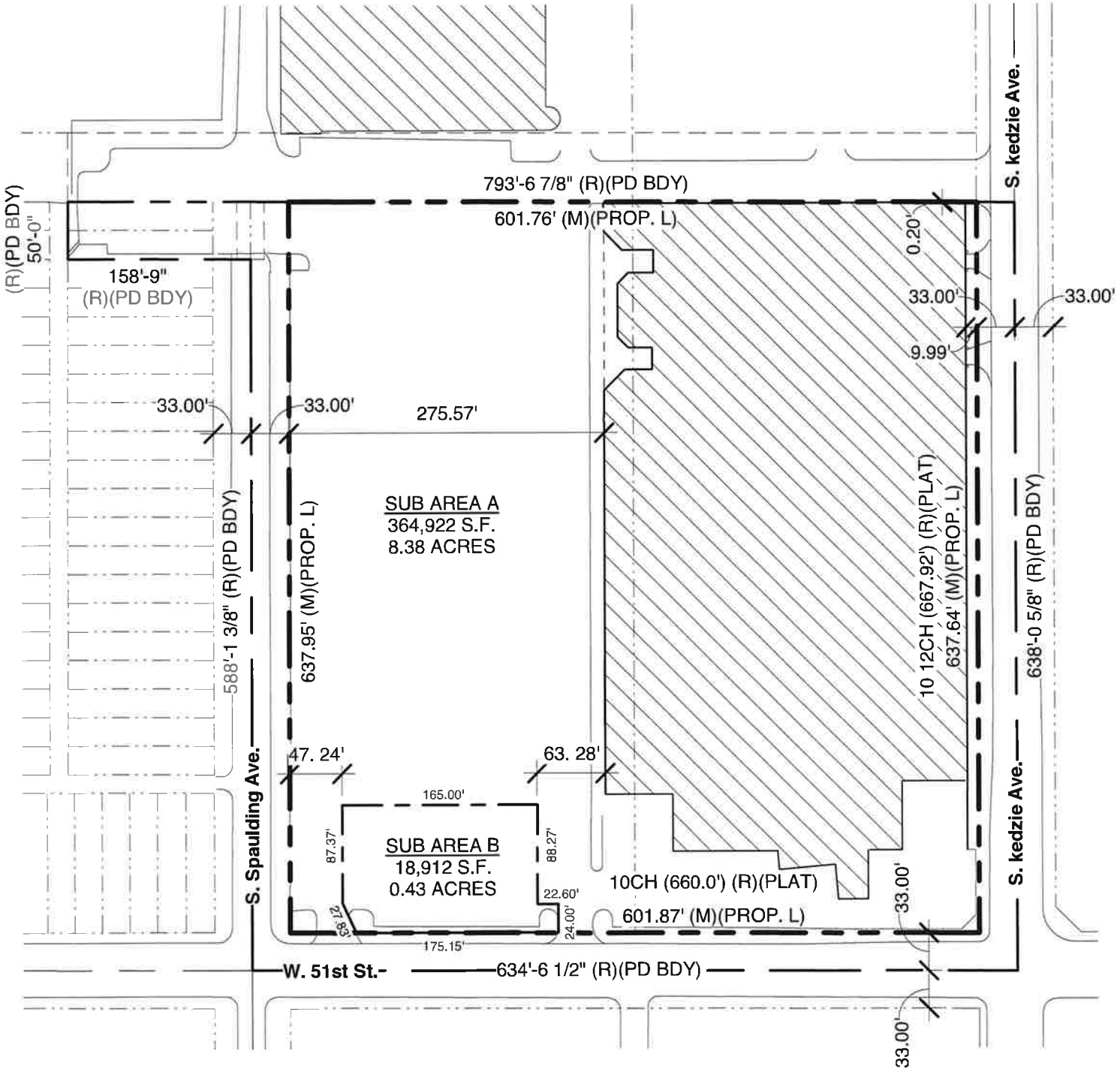
FINAL FOR PUBLICATION




# EXISTING LAND USE MAP

SCALE: 1" = 200' - 0"

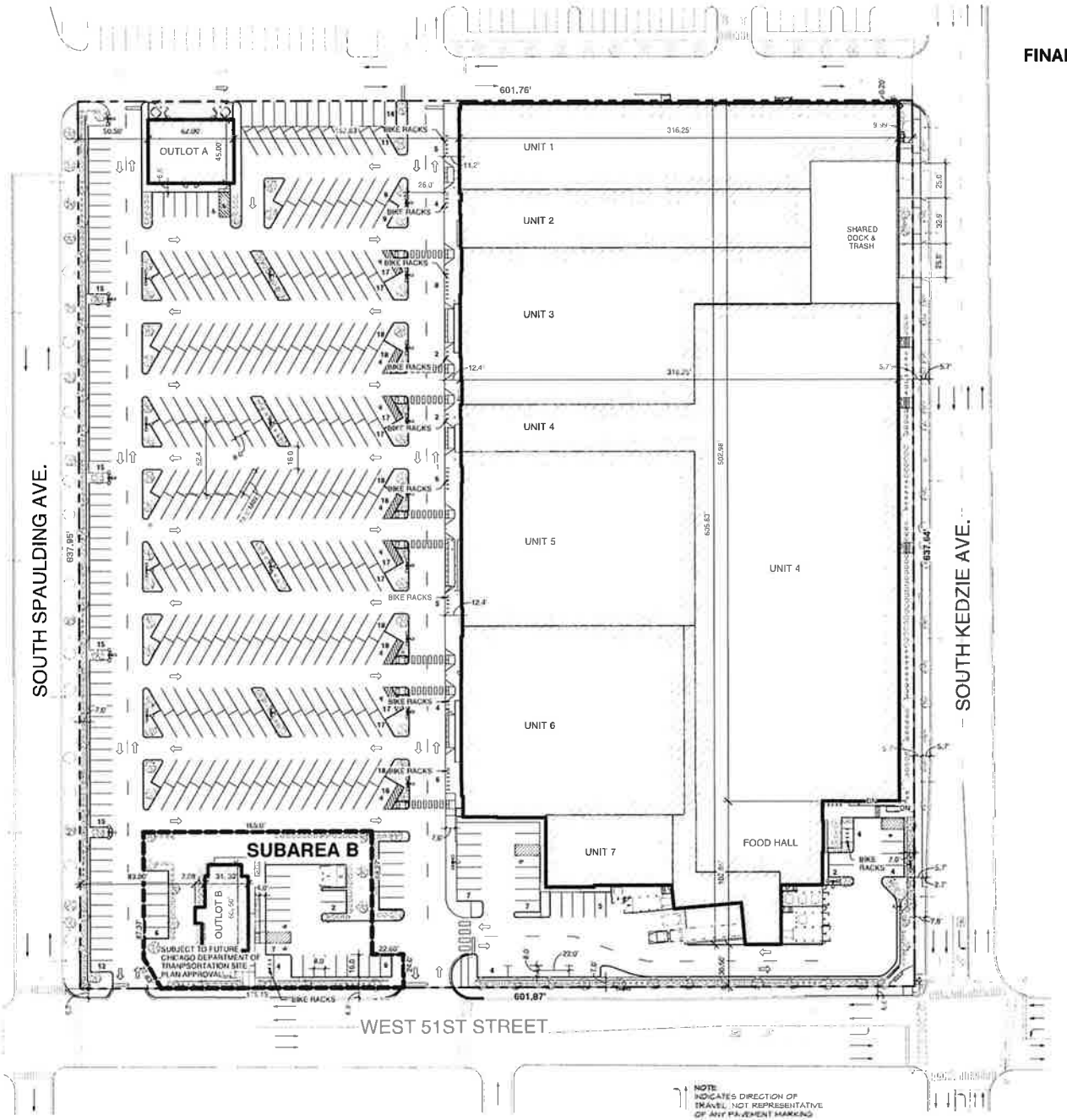
Applicant: LXG Kedzie Retail LLC
Address: 5050 S. Kedzie
City Council Introduction Date: May 20, 2026
Plan Commission Date: September 17, 2026




## PD BOUNDARY, SUBAREA, AND PROPERTY LINE MAP SCALE: NOT TO SCALE

Applicant: LXG Kedzie Retail LLC
Address: 5050 S. Kedzie
City Council Introduction Date: May 20, 2026
Plan Commission Date: September 17, 2026

**FINAL FOR PUBLICATION**

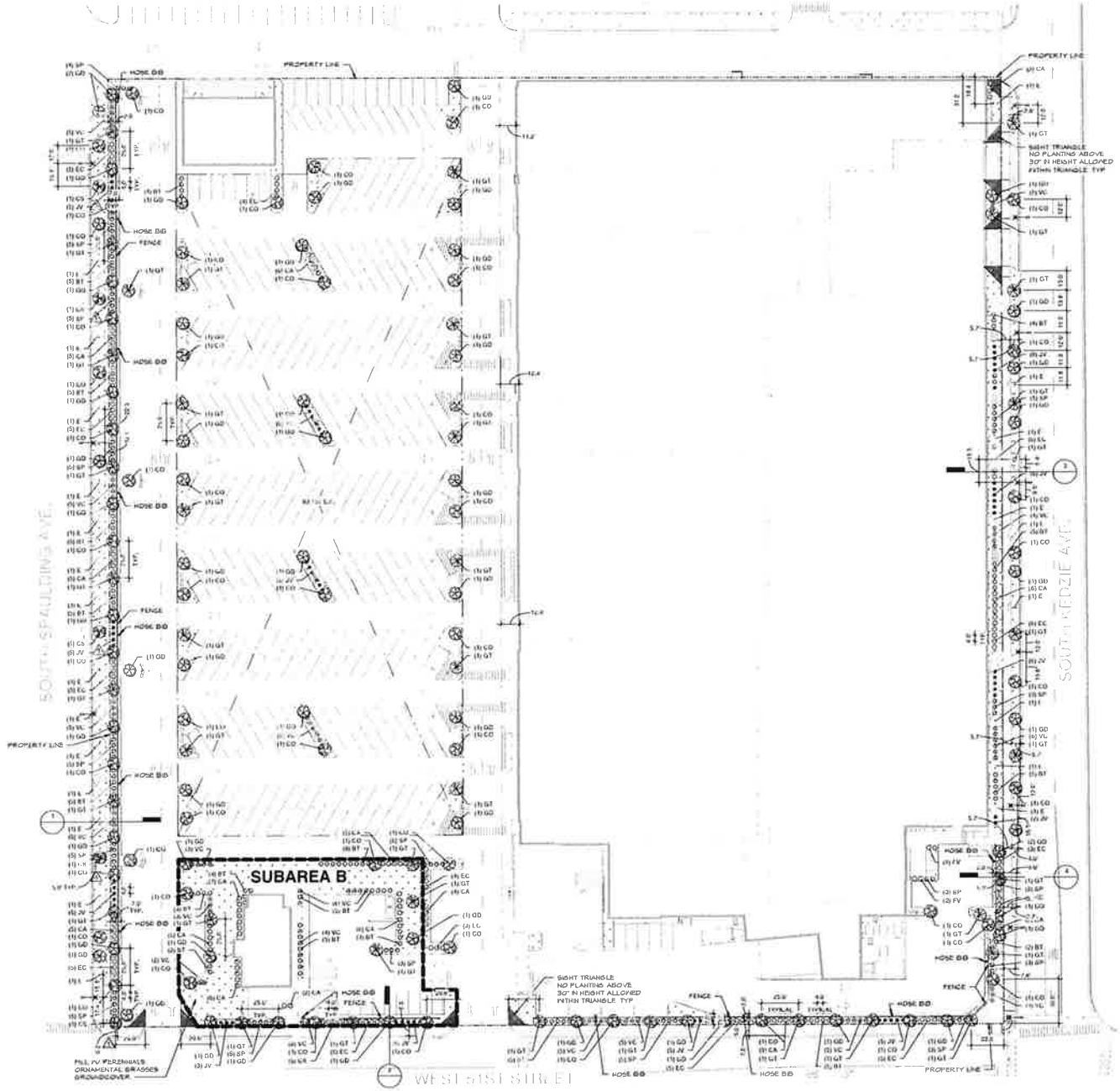



Applicant: LXG Kedzie Retail LLC
Address: 5050 S. Kedzie
City Council Introduction Date: May 20, 2026
Plan Commission Date: September 17, 2026

# PD OVERALL SITE PLAN

SCALE: NOT TO SCALE

FINAL FOR PUBLICATION

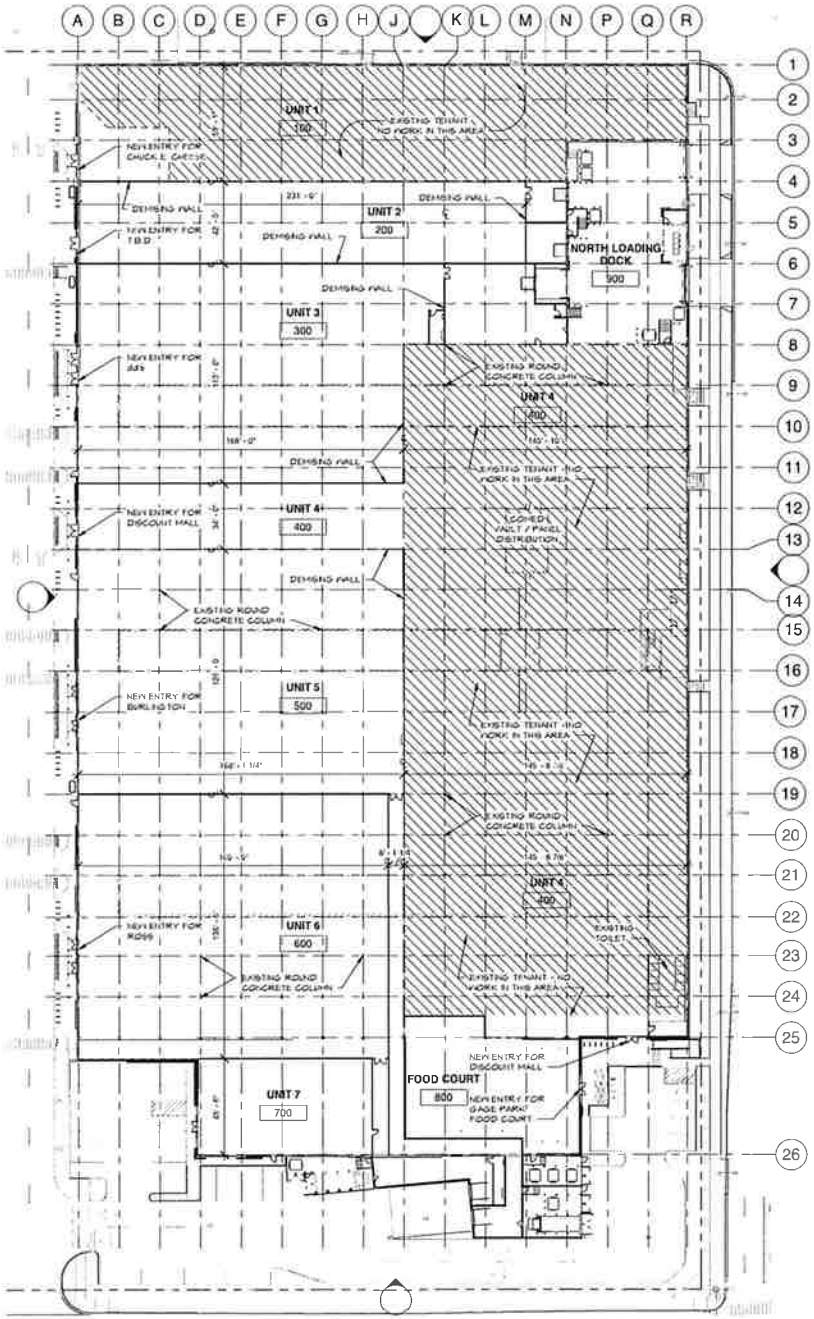



Applicant: LXG Kedzie Retail LLC
Address: 5050 S. Kedzie
City Council Introduction Date: May 20, 2026
Plan Commission Date: September 17, 2026

# PD LANDSCAPE PLAN

SCALE: NOT TO SCALE

FINAL FOR PUBLICATION

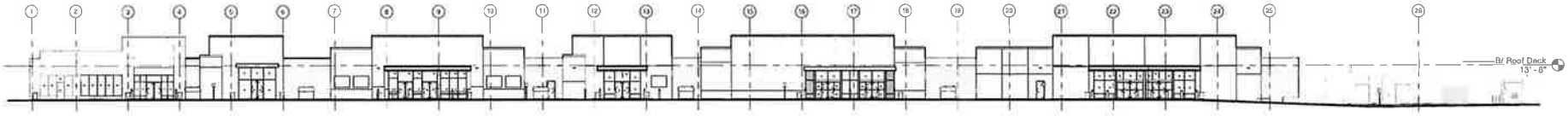



Applicant: LXG Kedzie Retail LLC
Address: 5050 S. Kedzie
City Council Introduction Date: May 20, 2026
Plan Commission Date: September 17, 2026

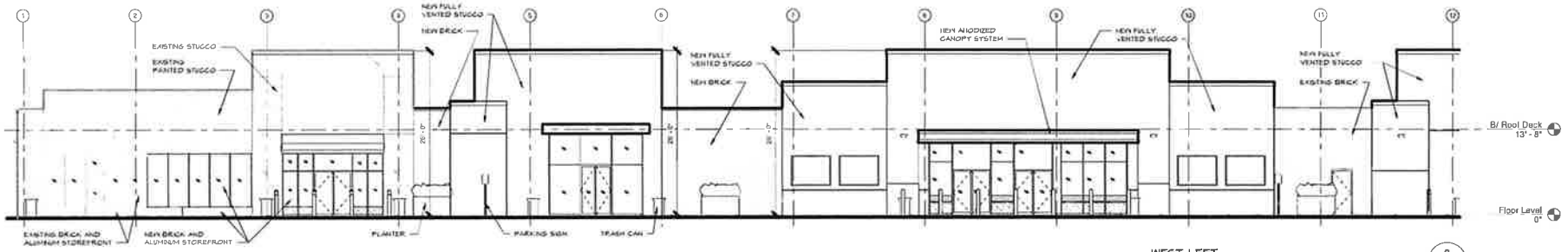
# FLOOR PLAN

SCALE: NOT TO SCALE

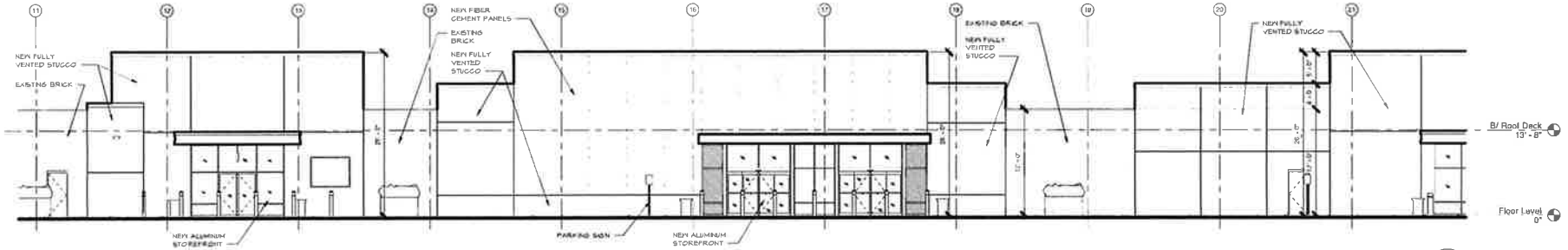
**FINAL FOR PUBLICATION**



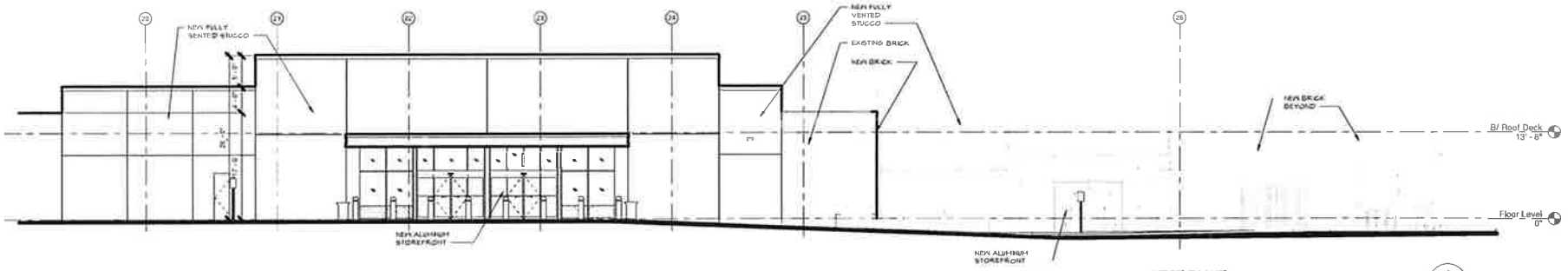

WEST ELEVATION - OVERALL 1




WEST LEFT 2




WEST MIDDLE 3



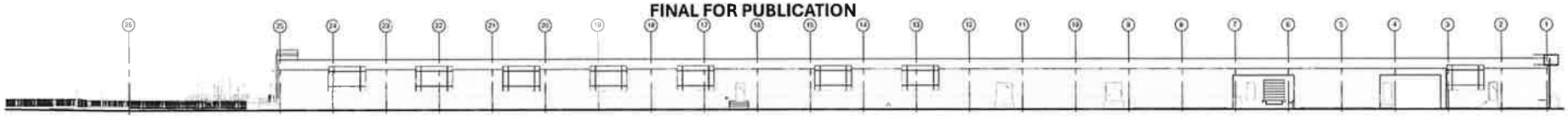

WEST RIGHT 4

Applicant: LXG Kedzie Retail LLC
Address: 5050 S. Kedzie
City Council Introduction Date: May 20, 2026
Plan Commission Date: September 17, 2026

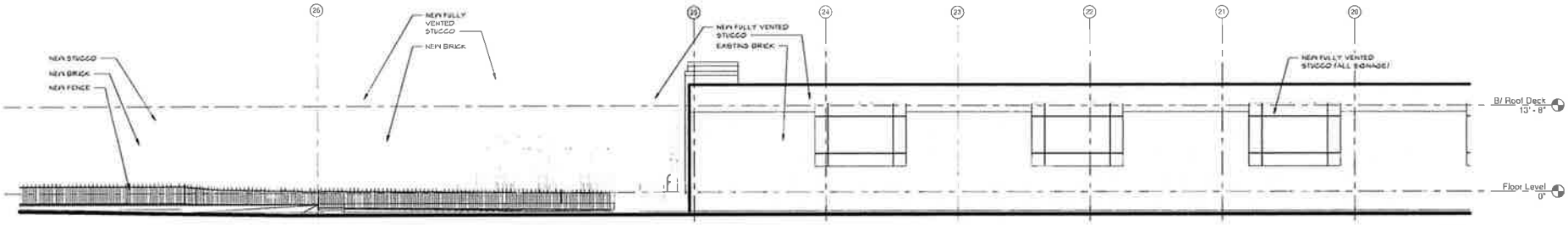
# WEST ELEVATION

SCALE: NOT TO SCALE

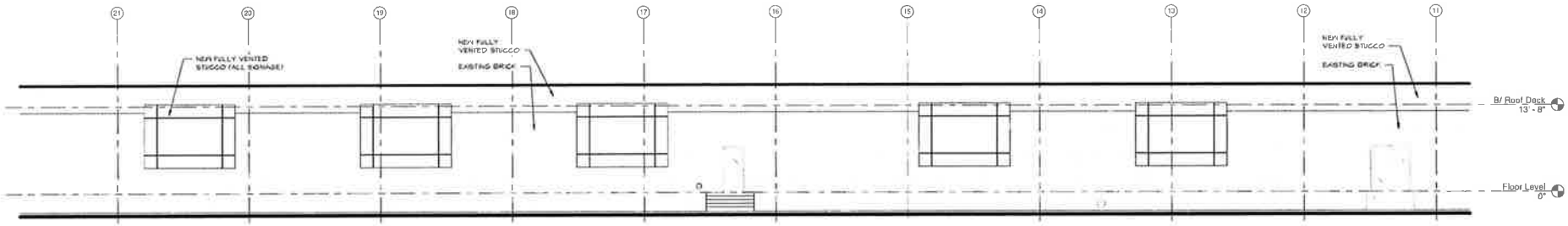
FINAL FOR PUBLICATION



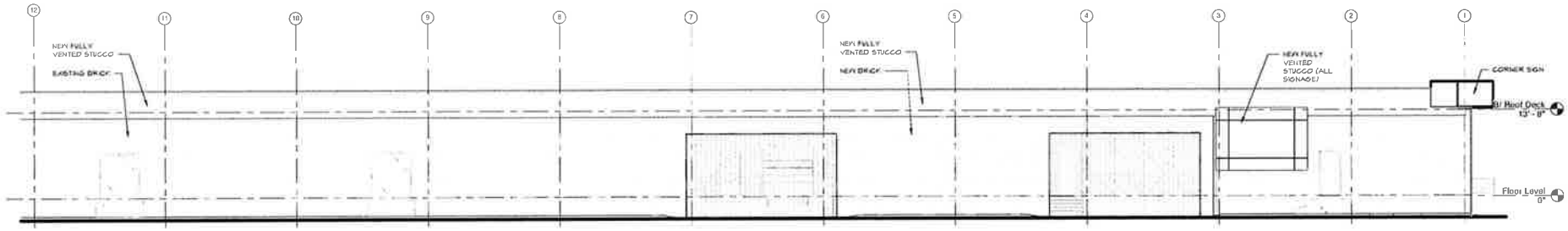
EAST ELEVATION 1




EAST LEFT 2




EAST MIDDLE 3



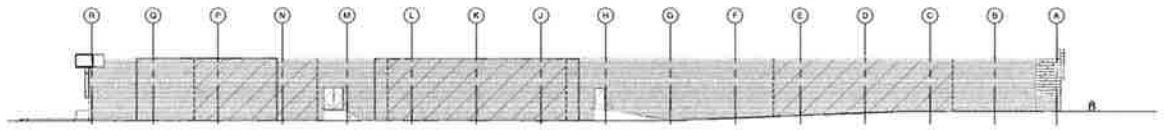

EAST RIGHT 4

Applicant: LXG Kedzie Retail LLC
Address: 5050 S. Kedzie
City Council Introduction Date: May 20, 2026
Plan Commission Date: September 17, 2026

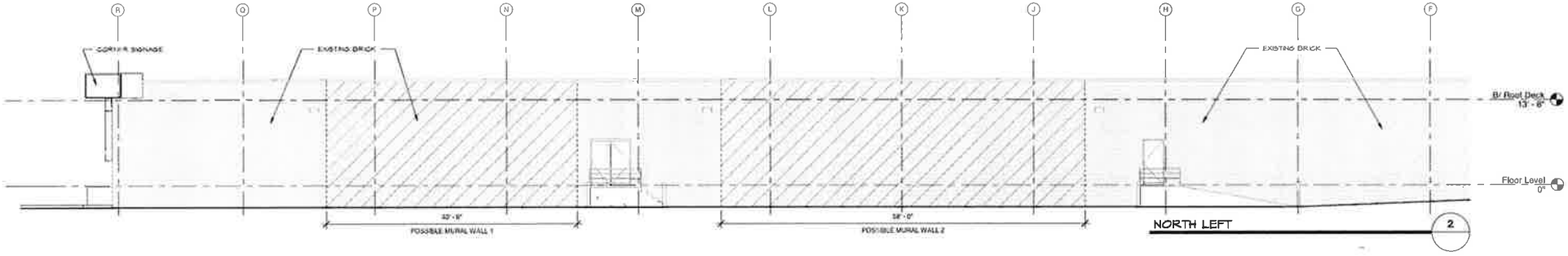
# EAST ELEVATION

SCALE: NOT TO SCALE

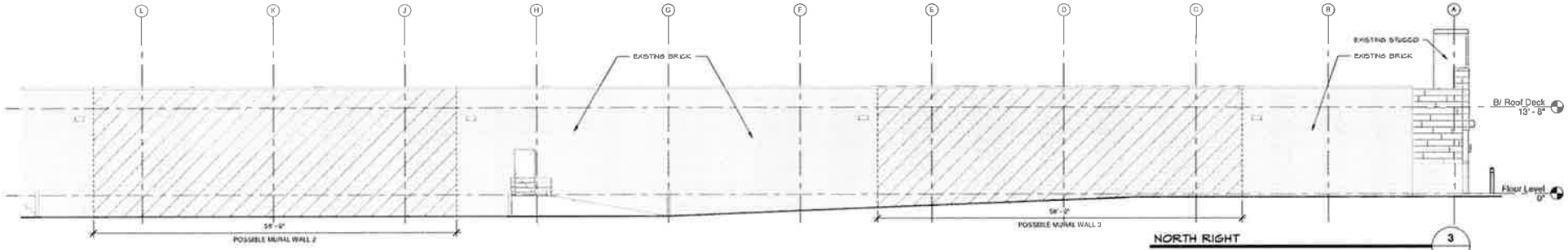
**FINAL FOR PUBLICATION**



NORTH ELEVATION 1




NORTH LEFT 2



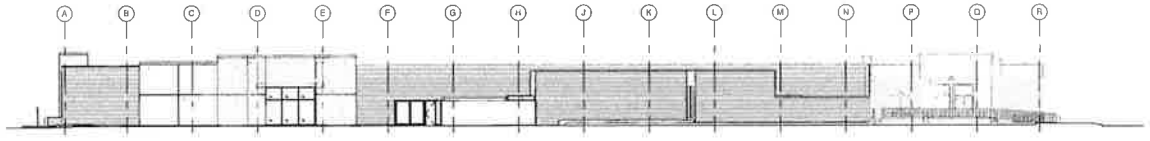

NORTH RIGHT 3

Applicant: LXG Kedzie Retail LLC
Address: 5050 S. Kedzie
City Council Introduction Date: May 20, 2026
Plan Commission Date: September 17, 2026

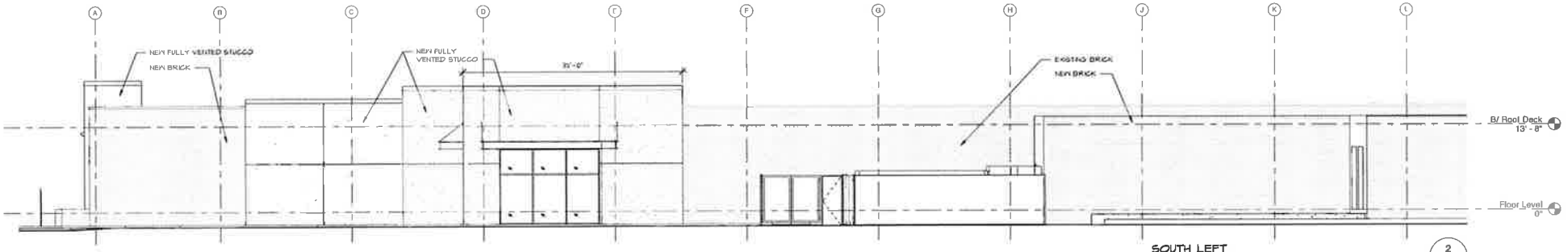
# NORTH ELEVATION

SCALE: NOT TO SCALE

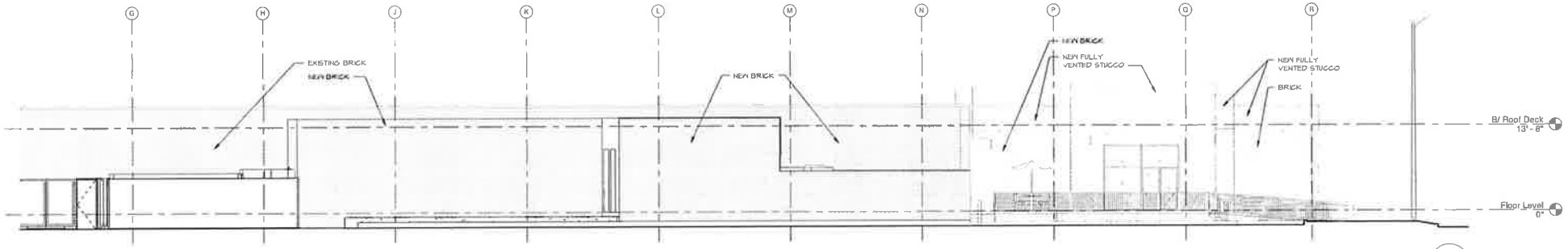
**FINAL FOR PUBLICATION**




SOUTH ELEVATION 1




SOUTH LEFT 2



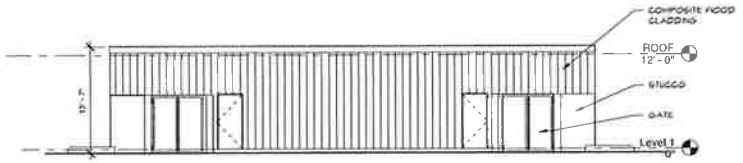

SOUTH RIGHT 3

Applicant: LXG Kedzie Retail LLC
Address: 5050 S. Kedzie
City Council Introduction Date: May 20, 2026
Plan Commission Date: September 17, 2026

# SOUTH ELEVATION

SCALE: NOT TO SCALE

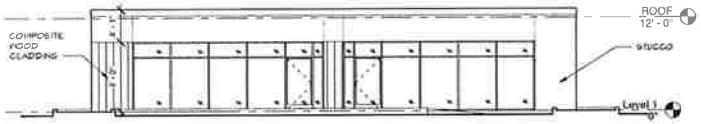
**FINAL FOR PUBLICATION**



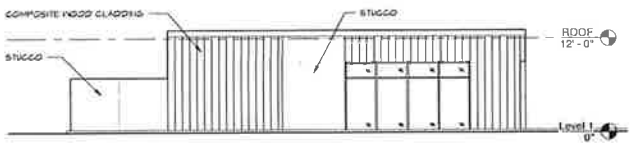

OUTLOT A - NORTH ELEVATION 1



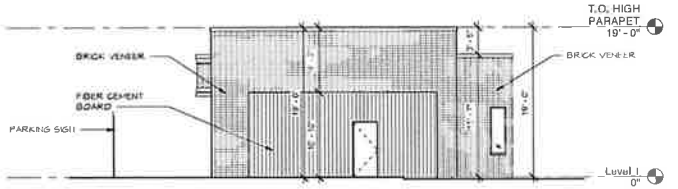

OUTLOT A - EAST ELEVATION 2



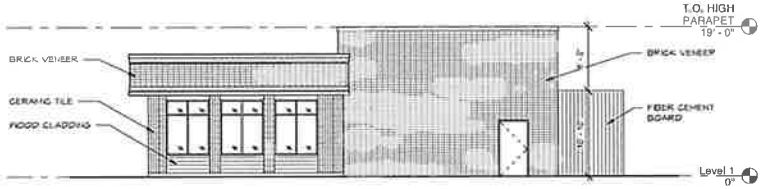

OUTLOT A - SOUTH ELEVATION 3



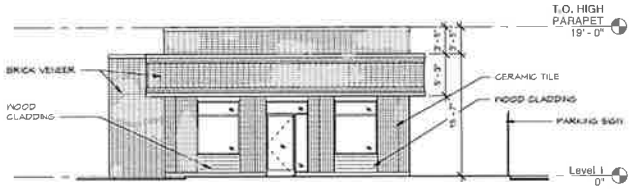

OUTLOT A - WEST ELEVATION 4



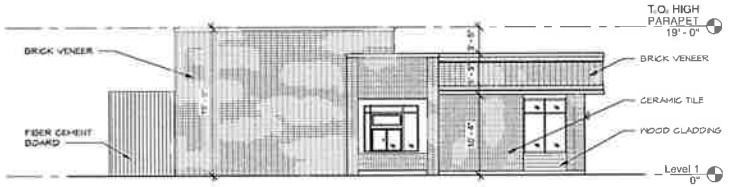

OUTLOT B - NORTH ELEVATION 5




OUTLOT B - EAST ELEVATION 6




OUTLOT B - SOUTH ELEVATION 7




OUTLOT B - WEST ELEVATION 8

Applicant: LXG Kedzie Retail LLC
Address: 5050 S. Kedzie
City Council Introduction Date: May 20, 2026
Plan Commission Date: September 17, 2026

# OUTLOT ELEVATIONS

SCALE: NOT TO SCALE