

# PD 1047

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*Reclassification Of Area Shown On Map No. 9-G.  
(Application No. 20086)  
(Common Address: 3608 -- 3610 N. Southport Ave.)*

B3-2

[O2019-5533]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the current Business Planned Development 1047 symbols and indications as shown on Map Number 9-G in the area bounded by:

a line 141.15 feet north of and parallel to West Addison Street; North Southport Avenue; a line 91.15 feet north of and parallel to West Addison Street; and the public alley next west of and parallel to North Southport Avenue,

to those of a B3-2 Community Shopping District.

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

*Reclassification Of Area Shown On Map No. 10-F.  
(As Amended)  
(Application No. 20087T1)  
(Common Address: 734 W. 47<sup>th</sup> St.)*

[SO2019-5534]

*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 B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 10-F in the area bounded by:

a line 122 feet north of and parallel to the north line of West 47<sup>th</sup> Street; South Emerald Avenue; West 47<sup>th</sup> Street; and the public alley next west of and parallel to South Emerald Avenue,

to those of a B1-3 Neighborhood Shopping District.

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

[Proposed Project Site Plan; North and East Building Elevations; Building Exterior View -- Looking West; and Existing Building attached to this ordinance printed on pages 6485 through 6488 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

2/7/2007

REPORTS OF COMMITTEES

15917  
98593

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF  
CHICAGO (CHICAGO ZONING ORDINANCE) BY  
RECLASSIFICATION OF AREA SHOWN  
ON MAP NUMBER 9-G.  
(As Amended)  
(Application Number 15917)

(Committee Meeting Held January 18, 2007)

The Committee on Zoning submitted the following report: **BPD 1047**

CHICAGO, February 7, 2007.

*To the President and Members of the City Council:*

Reporting for your Committee on Zoning, for which a meeting was held on January 18, 2007, I beg leave to recommend that Your Honorable Body Pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the appointments of the following individuals as members of the Chicago Plan Commission. They are as follows:

MA-97 to reappoint Doris B. Holleb as a member of the Chicago Plan Commission to a term effective immediately and expiring January 25, 2010;

MA-98 to reappoint Nancy A. Pacher as a member of the Chicago Plan Commission to a term effective January 26, 2007 and expiring January 25, 2012;

MA-99 to appoint D. Lyneir Richardson as a member of the Chicago Plan Commission to a term effective immediately and expiring January 25, 2010, to succeed Peter C. B. Bynoe, who has resigned;

MA-96 to reappoint Linda A. Searl as a member of the Chicago Plan Commission to a term effective immediately and expiring January 25, 2011; and

MA-100 to appoint David Weinstein as a member of the Chicago Plan Commission to a term effective immediately and expiring January 25, 2011, to succeed Allison S. Davis, whose term has expired.

I beg leave to recommend the passage of one text amendment known as TAD-386 which was corrected and amended in its amended form regarding Permitted Uses/Parks and Open Spaces.

I beg leave to recommend the passage of nine ordinances which were corrected and amended in their amended form. They are Application Numbers 16005, 16003, 15202, 15655, 15600, 15843, 15939, 15917 and A-7071.

Please let the record reflect that Alderman Thomas Allen abstained from voting on Application Number 15644 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on Application Numbers 15993, 16009, 16003, 15977, 15904, 15815, 15875 and 15644 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I move for passage of the substitute ordinance transmitted herewith.

Again, please let the record reflect that I abstain from voting on Application Numbers 15993, 16009, 16003, 15977, 15904, 15815, 15875 and 15644 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,  
*Chairman.*

On motion of Alderman Banks, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Flores, Haithcock, Preckwinkle, Hairston, Lyle, Beavers, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, T. Thomas, Coleman, L. Thomas, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 47.

*Nays* -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

*Be It Ordained by the City Council of the City of Chicago:*

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all of the current B3-2 Community Shopping District symbols and indications as shown on Map Number 9-G in the area bounded by:

West Waveland Avenue; North Southport Avenue; a line approximately 499.8 feet south of and parallel to the south line of West Waveland Avenue; and the alley next west of and parallel to North Southport Avenue,

to those of a Business Planned Development.

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

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

*Business Planned Development Number 1047.*

*Plan Of Developments Statements.*

1. The area delineated herein as Business Planned Development (the "Planned Development") consists of approximately fifty-three thousand nine hundred ninety-three (53,993) net square feet (one and twenty-three hundredths (1.23 acres) of real property generally located at the southwest corner of North Southport Avenue and West Waveland Avenue and bounded as follows:

West Waveland Avenue; North Southport Avenue; a line approximately 449.8 feet south of and parallel to the south line of West Waveland Avenue; and the public alley next west of and parallel to North Southport Avenue in Chicago, Illinois (the "Property").

Jetco Properties, Inc., a Delaware corporation (the "Applicant"), is the owner of the Property and is the applicant for this Planned Development.

2. The Applicant or its successors, assignees, lessees, designees or grantees shall obtain all applicable official reviews, approvals or permits which are

necessary to implement this Planned Development. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors, lessees, designees and assignees and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors, lessees, designees and assignees and, if different than the Applicant, the legal titleholders and any ground lessees, designees, assignees and their respective successors and assignees. Pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) is made or authorized by all the owners of 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 for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Applicant" 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.
4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; the following plans and maps prepared by Atwell-Hicks Development Consultants, all dated September 29, 2006, and revised as of December 14, 2006: Existing Zoning Map; Planned Development Boundary and Property Line Map; Land-Use Map; and Landscape Plan; and the following plans prepared by Camburas & Theodore, Ltd., all dated September 29, 2006, and revised as of December 14, 2006: Site Plan; Lower Level Parking Plan; East Elevation; West Elevation; North and South Elevations; and Roof Plan (collectively, and with the Landscape Plan, the "Plans"). Full-sized copies of the Plans are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. In any instance where a provision of the Planned Development conflicts with the Chicago

Building Code, the Chicago Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses are permitted on the Property under this Planned Development: retail food and beverage sales, including without limitation poultry packaging and retail sales of poultry; banks, savings banks, savings and loan associations and credit unions; eating and drinking establishments, temporary construction staging, temporary storage of construction materials, and temporary buildings for construction purposes; accessory and non-accessory parking; accessory uses; and all permitted uses in the B3-2 Community Shopping District.
6. All on-premise signs depicted on the Plans are approved and permitted. All other signs shall be subject to the reasonable review and approval of the Department of Planning and Development.
7. Ingress and egress for the Property shall be provided in substantial compliance with the Plans, which plan of ingress and egress has previously been approved by the Chicago Department of Transportation.
8. The height of each building and free-standing structure located upon the Property, and any appurtenances attached thereto, shall be subject to the Bulk Regulations and Data Table as well as any height limitations established by the Federal Aviation Administration.
9. The improvements on the Property, the landscaping along adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Plans described in Statement Number 4 above.
10. For purposes of floor area, floor area ratio ("F.A.R.") and building height calculations, the definitions of the Chicago Zoning Ordinance in effect as of the date hereof shall apply.
11. The requirements of the Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development (the "Commissioner") upon application and a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner shall be deemed to be a minor change in the Planned

Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance notwithstanding the limitations of such sections.

12. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. The Applicant shall use commercially reasonable efforts to design and maintain all buildings located on the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant shall provide a green roof consisting of at least fifty percent (50%) of the net roof area which equates to approximately nineteen thousand five hundred forty (19,540) square feet; notwithstanding the foregoing, the actual green roof area shall be based on final design plans.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the improvements of the Property in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") at the time of application for a building permit 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. Unless substantial construction has commenced within six (6) years of the date of City Council approval of this Planned Development ordinance, then the zoning of the Property shall automatically revert to the B3-2 Community Shopping District. Said six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for such an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Lower Level Parking Plan; Landscape Plan; Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 98600 through 98609 of this *Journal*.]

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

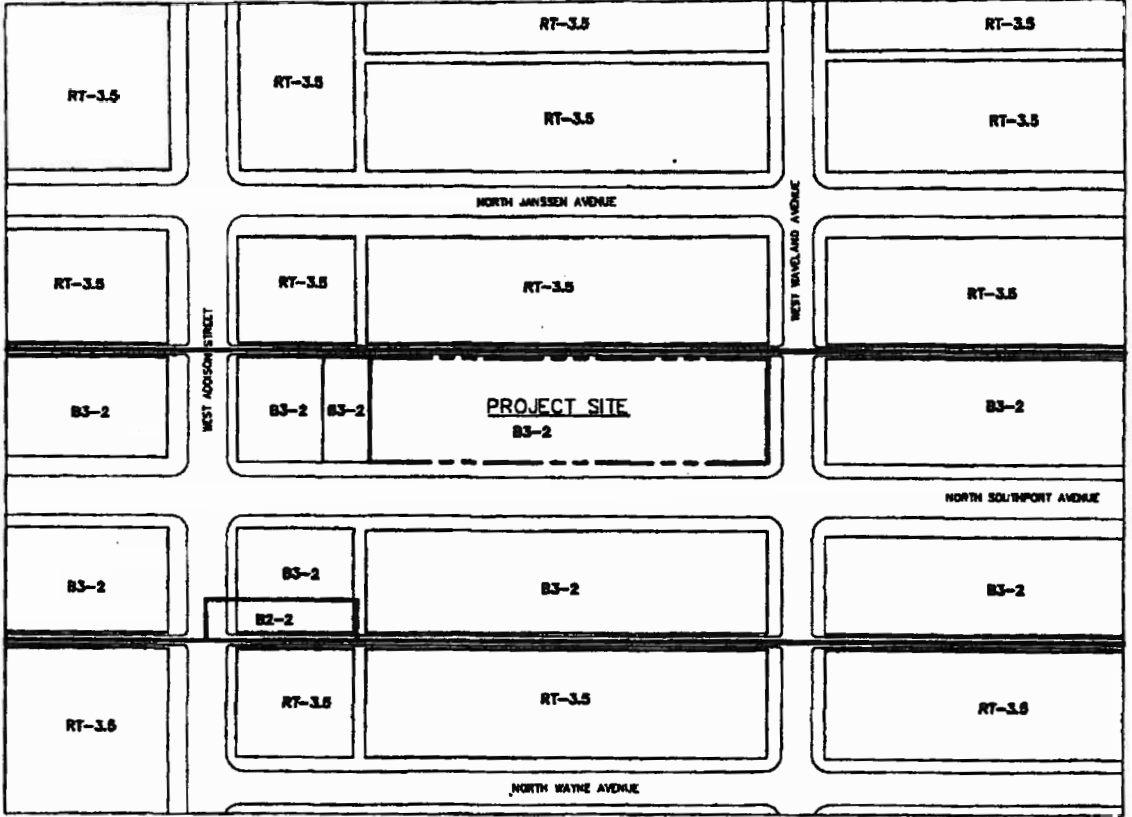
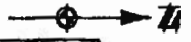
*Residential-Business Planned Development Number 1047.*

*Plan Of Development  
Bulk Regulations And Data Table.*

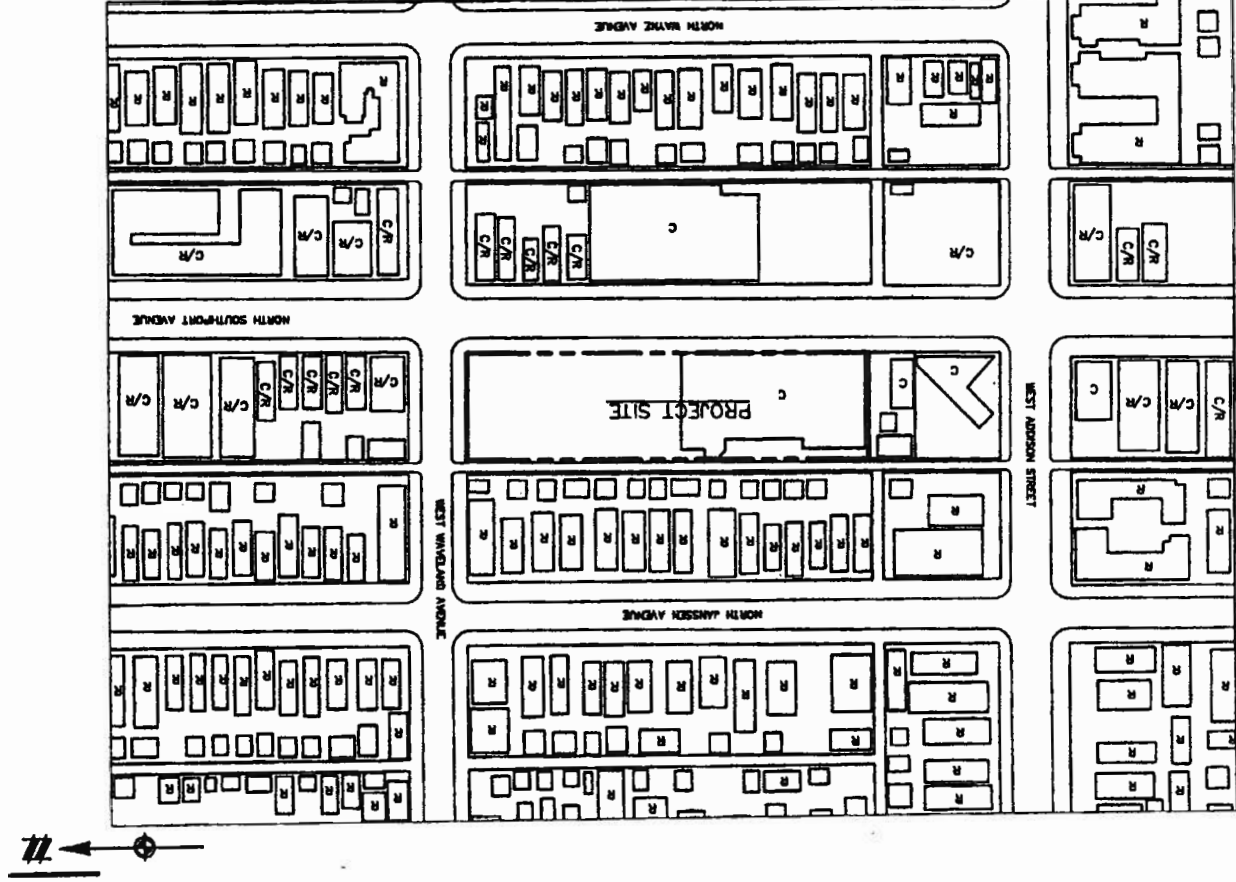
Gross Site Area, 81,116 square feet (1.86 acres) = Net Site Area, 53,993 square feet (1.23 acres) + Area Remaining in Public Right-of-Way, 27,123 square feet (0.62 acres)

Maximum Floor Area Ratio:	2.2
Maximum Site Coverage:	In accordance with the Site Plan
Minimum Building Setbacks:	In accordance with the Site Plan
Minimum Number of Off-Street Parking Spaces:	100
Minimum Number of Bicycle Parking Spaces:	20, which may be provided in the public right-of-way, as depicted on the Landscape Plan
Minimum Number of Off-Street Loading Berths:	2
Maximum Building Height:	44 feet

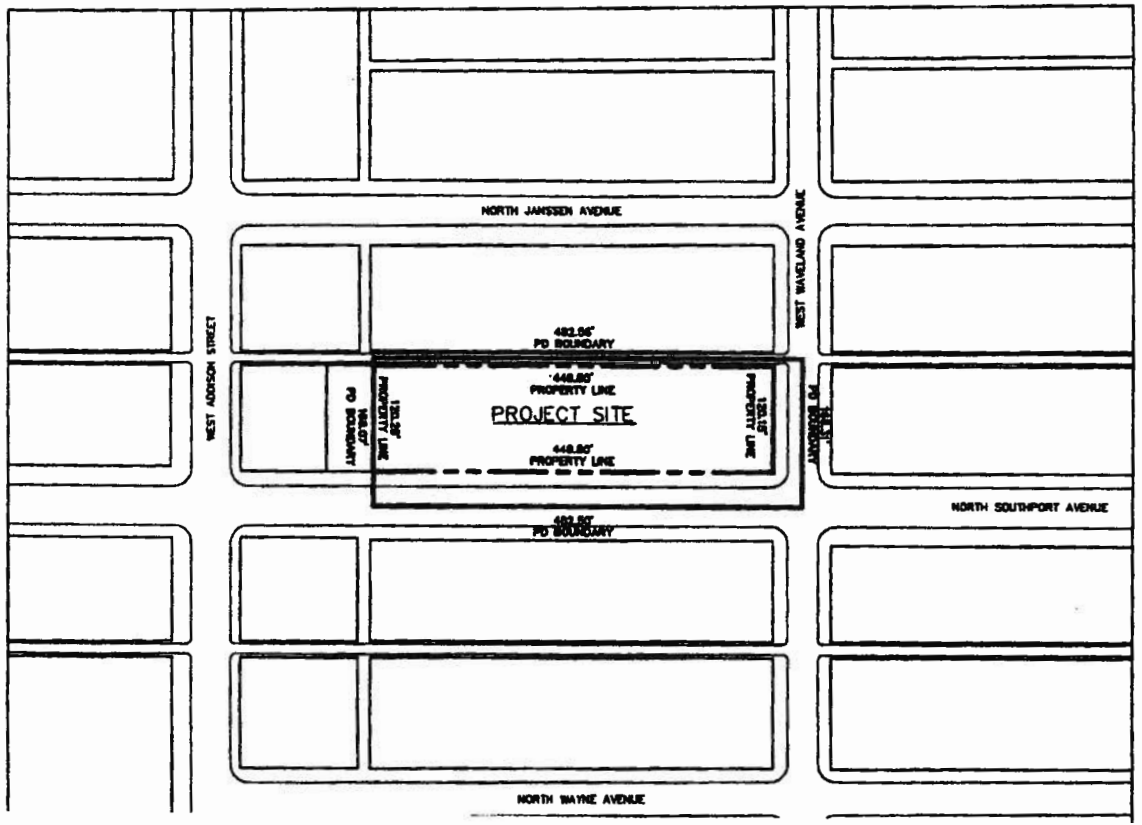
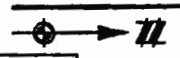
Existing Zoning Map.



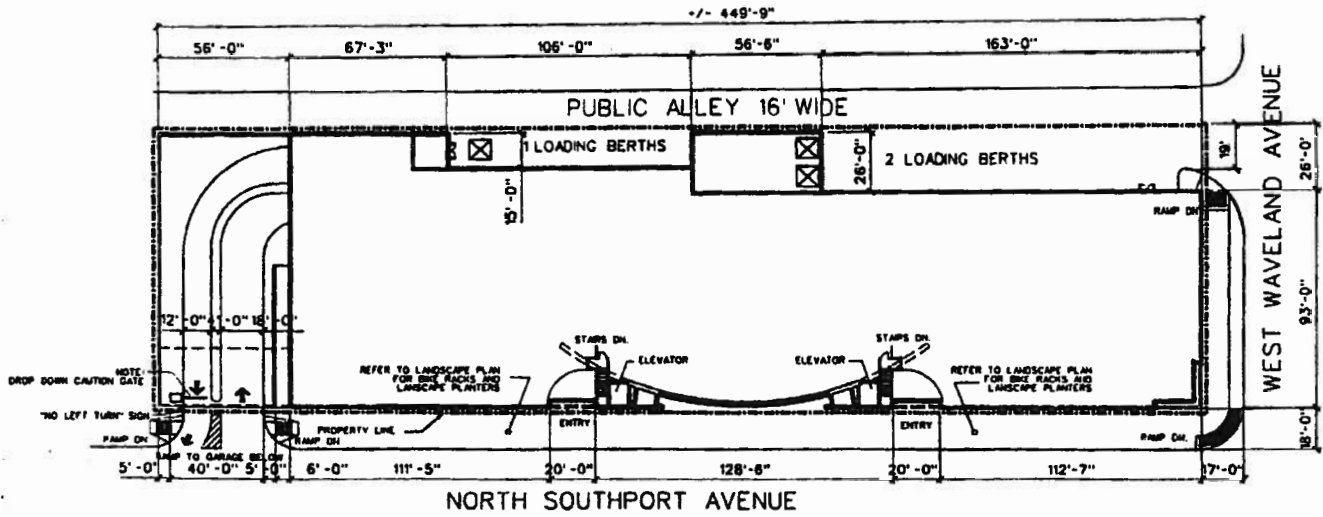
Existing Land-Use Map.



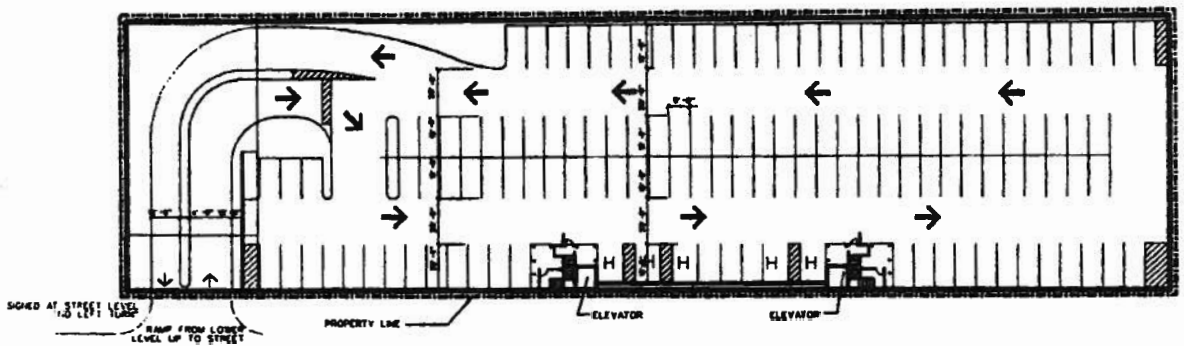
Planned Development Boundary  
And Property Line Map.



Site Plan.



Lower Level Parking Plan.

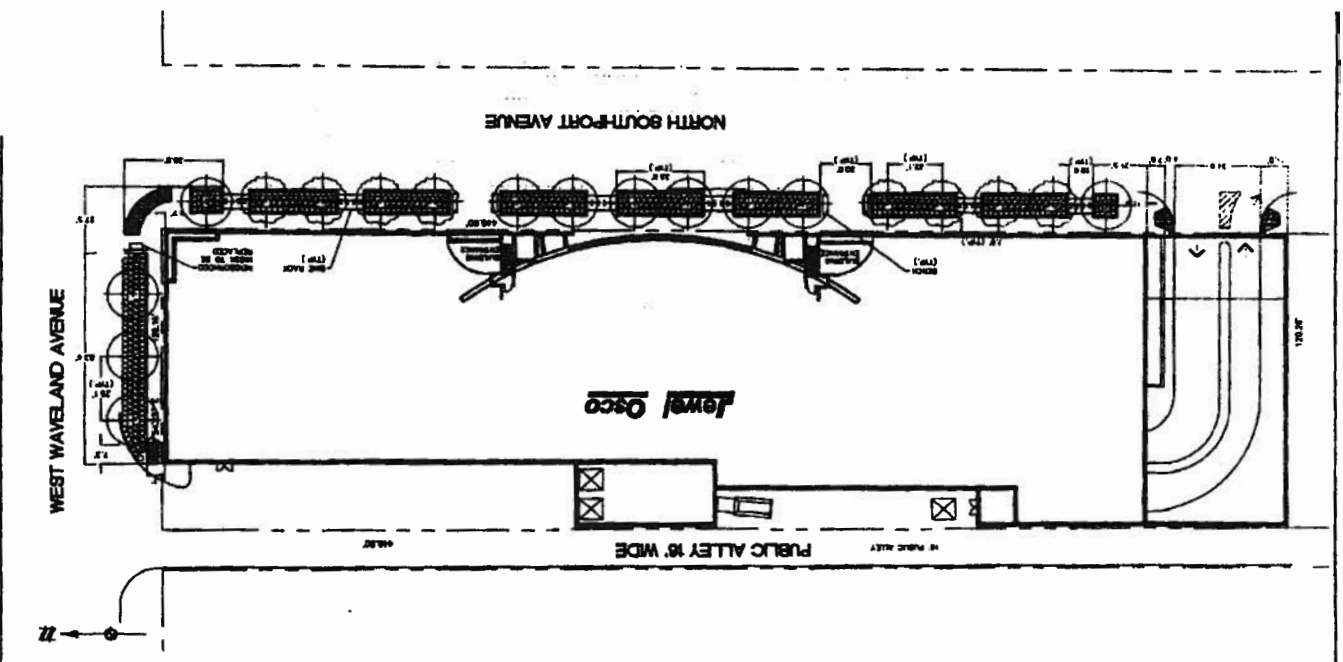


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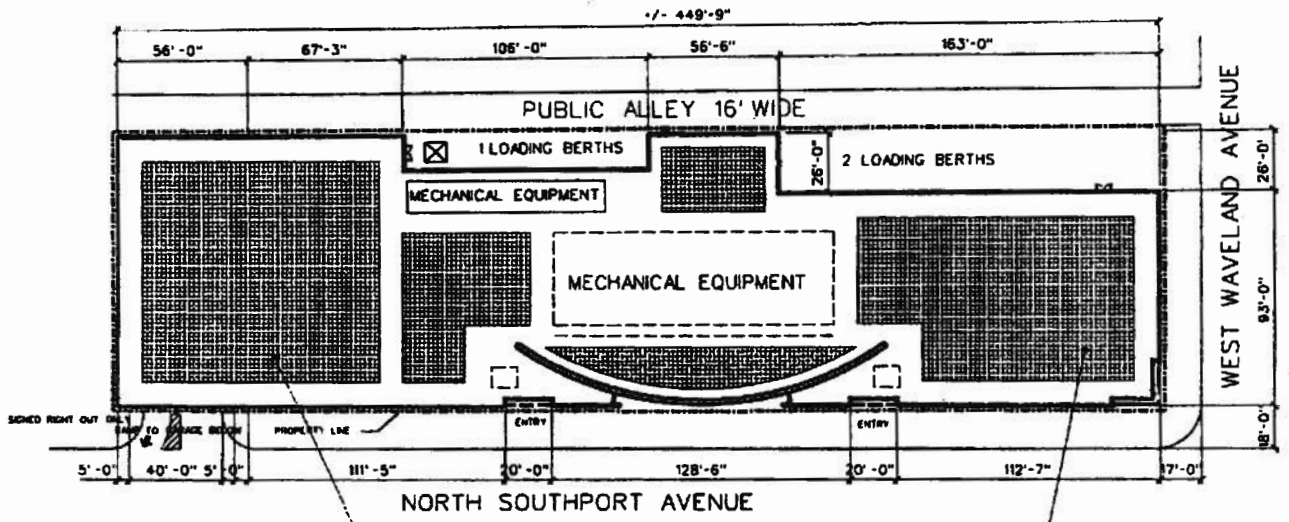
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98605

Landscape Plan.



Roof Plan.



50 % GREEN ROOF MODULAR ROOF BLOCK SYSTEM

GENERAL NOTES  
 GROSS ROOF AREA 46,900 SQ.FT.  
 MECHANICAL EQUIPMENT AREA APPROX. 8,000 SQ.FT.  
 GREEN ROOF AREA 1,502 SQ.MET AREA OR 19,450 SQ.FT.  
 NOTE:  
 THE AREA DEVOTED TO MECHANICAL EQUIPMENT NET ROOF AREA AND THUS THE REQUIRED ROOF DESIGN IS SUBJECT TO CHANGE BASED UPON THE ULTIMATE POOR DESIGN.  
 THE SIZE, AMOUNT AND LOCATION OF GREEN ROOF AREA SHOWN HERE ARE PROVIDED SOLELY FOR THE PURPOSE OF DEMONSTRATING POTENTIAL GREEN ROOF LOCATIONS AND LAYOUT.  
 THE APPLICANT WILL ULTIMATELY PROVIDE A MINIMUM OF 50% GREEN ROOF IN THE FINAL DESIGN IN ACCORDANCE WITH PLANNING DEVELOPMENT STATEMENTS.



NORTH

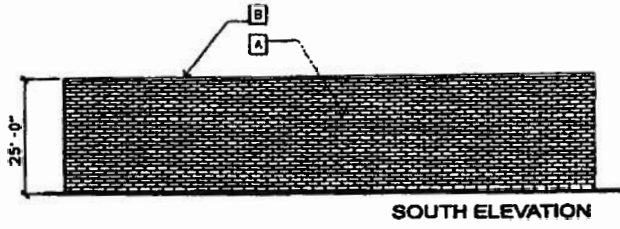
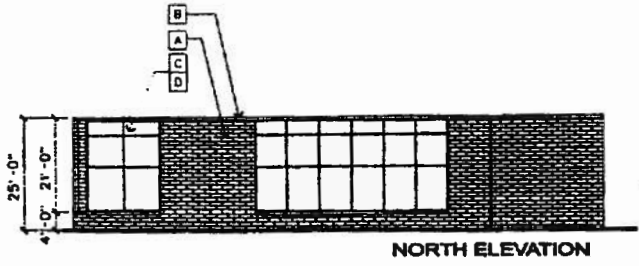


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North And South Elevations.

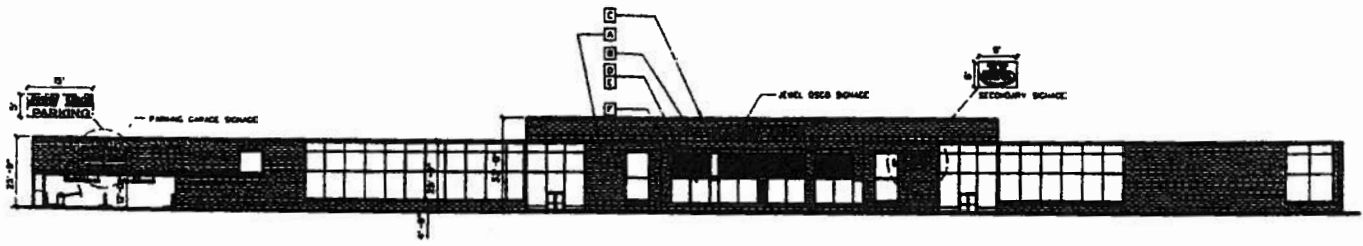


**MATERIALS**

- A** FACE BRICK RED (NON CMU MATERIAL)
- B** CAST STONE
- C** ANODIZED ALUMINUM, WINDOWS CLEAR
- D** STOREFRONT GLAZING



East Elevation.



MATERIALS

- A FACE BRICK RED (NON CMU MATERIAL)
- B FACE BRICK LIGHT COLOR (NON CMU MATERIAL)
- C CAST STONE
- D MODIFIED ALUMINUM, WINDOWS CLEAR
- E STOREFRONT GLAZING
- F FABRIC AWNING

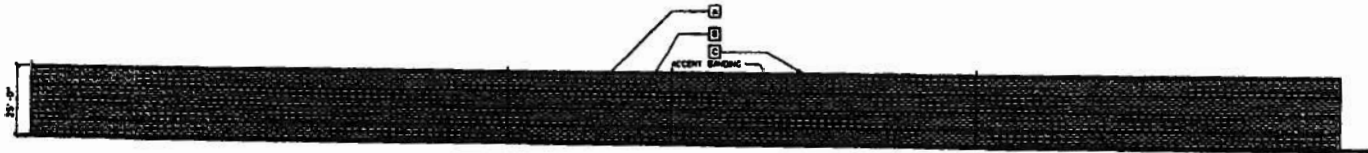


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West Elevation.



MATERIALS

- A FACE BRICK RED (NON CMU MATERIAL)
- B FACE BRICK LIGHT COLOR (NON CMU MATERIAL)
- C CAST STONE

