

# PD 1108

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City of Chicago  
Richard M. Daley, Mayor

Department of Zoning and  
Land Use Planning

Patricia A. Scudiero  
Commissioner

City Hall, Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-5777 (Voice)  
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(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

September 21, 2009

Mr. Zeb McLaurin  
McLaurin Development Partners  
134 N. LaSalle Street  
Suite 2150  
Chicago, IL 60602

Re: **Administrative Relief Request for Business Planned Development  
No. 1108, West 111<sup>th</sup> Street and South Kedzie Avenue**

Dear Mr. McLaurin:

Please be advised that your request for a minor change to Business Planned Development No. 1108 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

You are seeking an administrative relief to:

- Replace the proposed 4,450 square foot, one-story retail building on the northeast corner of the site with the existing 3,857 square foot, one-story Helix Building. The existing building will be renovated and the setbacks will remain the same. The building height along the horizontal portion of the roof will decrease from 19'-4" (proposed) to 17'-2" (existing) and along the top portion of the roof, the height will increase slightly from 23'-11" (proposed) to 25'-1" (existing). The cast stone detail on the proposed building will be eliminated and face brick to match the existing will be installed where necessary. The brick on the north and west elevations will be painted to match the existing where necessary.
- Relocate the outdoor seating area which was to be located within the drive-thru staging area to the southeast corner of the site. As a result, this area will have a reduced number of benches (8 to 5), three brick piers at the corners of the ornamental fencing will be eliminated, the colored concrete sidewalk will be replaced with pavers, and two new trash receptacles will be installed.
- Increase the number of off-street parking spaces from 70 to 73 spaces, as a result of moving the outdoor seating area.
- Eliminate the arbor walkway that was to link the Walgreens Store with the smaller retail building.



The following revised drawings, prepared by Arcline Associates and Shive Hattery, shall be inserted into the main file:

A0.1 Proposed New Site Plan (7-23-09)

A2.01 Proposed New Elevation-Renovated Helix Building B+W (6-24-09)

A2.01 Proposed New Elevation-Renovated Helix Building Color (6-24-09)

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing these revisions will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

However, please be aware that you will need to submit a revised Part II request. A Part II was issued by the Department of Planning and Development on December 8, 2008, for the construction of the Walgreens Store. However, the overall site calculations did not include the 3,857 square feet attributed to the existing Helix Building, since, at the time, it was to be demolished. Also, please include a revised Site Plan and revised Landscape Plan with your Part II submittal for the remodeling of the existing Helix Building.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1108, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Patricia A. Scudiero  
Commissioner

PAS:HG:tm

c: Mike Marmo, Erik Glass, Main file

*Reclassification Of Area Shown On Map Number 26-J.*

(As Amended)

(Application Number 15445) *BPD 1108*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the RS2 Residential Single-Unit (Detached House) District and B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 26-J in the area bounded by:

a line 202.94 feet north of and parallel to West 111<sup>th</sup> Street; the alley next west of and parallel to South Kedzie Avenue; a line 193 feet north of and parallel to West 111<sup>th</sup> Street; South Kedzie Avenue; the alley next north of and parallel to West 111<sup>th</sup> Street; the alley next east of and parallel to South Spaulding Avenue; a line 202.88 feet north of and parallel to South Spaulding Avenue; and South Sawyer Avenue,

to those of a B3-1 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map Number 26-J in the area bounded by:

a line 202.94 feet north of and parallel to West 111<sup>th</sup> Street; the alley next west of and parallel to South Kedzie Avenue; a line 193 feet north of and parallel to West 111<sup>th</sup> Street; South Kedzie Avenue; West 111<sup>th</sup> Street; a line 399.40 feet west of and parallel to South Kedzie Avenue; the south right-of-way line of the alley next north of and parallel to West 111<sup>th</sup> Street; the alley next east of and parallel to South Spaulding Avenue; a line 202.88 feet north of and parallel to West 111<sup>th</sup> Street; and South Sawyer Avenue,

to those of a Business Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part hereof and to no others.

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

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

Business Planned Development Number 1108

*Plan Of Development Statements.*

1. The area delineated herein as a Business Planned Development Number 1108 consists of approximately eighty-four thousand five hundred six (84,506)" square feet (one and ninety-four hundredths (1.94) acres) and is owned or controlled by the applicant, Gendell Partners – Mount Greenwood, L.L.C. (The net site area includes nineteen thousand six hundred eighty-two (19,682) square feet of site area which includes a portion of South Sawyer Avenue and three (3) alley segments proposed "To Be Vacated" as a part of this development.)"
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 easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, 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 and assigns and if different than the applicant, the legal titleholder 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, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-13-0600 of the Chicago Zoning Ordinance, the property, at the time any 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) shall be made or authorized by all the owners of the property and any ground lessors.
4. This plan of development consists of these fifteen (15) statements; a Bulk regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Adjustments Map; Site Plan Details; a Landscape Plan; Landscape Plan Details; and Building Elevations dated April 17, 2008, prepared by Arcline Associates Ltd.. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The following uses shall be permitted within the area delineated herein as "Business Planned Development" as follows: Business Uses as allowed in the B3-1 Community Shopping District including drive-through facilities, general retail uses, open space, accessory uses and related accessory parking and loading spaces.
6. On-premises/business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. Off-premises signs are not permitted within the boundary of this planned development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply.
10. The City of Chicago established a Part II Review Fee in the amount of twenty-five cents (\$0.25) per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by D.P.D. during the actual Part II Review. The fee as determined by D.P.D. staff at that time is final and binding on the applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II approval.
11. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site/ Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The applicant shall replace all

deteriorated curbs, gutters and sidewalks in adjoining streets and shall provide all parkway planting.

12. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification shall be deemed to be minor changes in the planned development as contemplated by Chapter 17-13-0611 of the Chicago Zoning Ordinance.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant 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."). The applicant will provide vegetative ("green") roof totaling fifty percent (50 %) of the net roof area which is seven thousand eight hundred fifty-two (7,852) square feet of the Walgreen's building. Net roof area shall be defined as the total area of the roof minus perimeter setbacks, rooftop structures and roof-mounted equipment. All other buildings to be constructed on the site must provide an Energy Star roofing system.
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 ("M.O.P.D.") 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 of the improvements has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to the pre-existing B1-1 Neighborhood Shopping District and RS2 Residential Single-Unit (Detached House) District. This six (6) years may be extended for up to one (1) additional year if, before expiration of the six (6) year period, the Commissioner of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Boundary, Property Line and Right-of-way Adjustment Map; Site Plan; Landscape Plan and Details; East and West Elevations; Existing Land-Use Map; Green Roof Plan; and Chicago Builds Green Application referred to in these Plan of Development Statements printed on pages 28258 through 28269 of this *Journal*.]

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

*Business Planned Development Number 1108.*

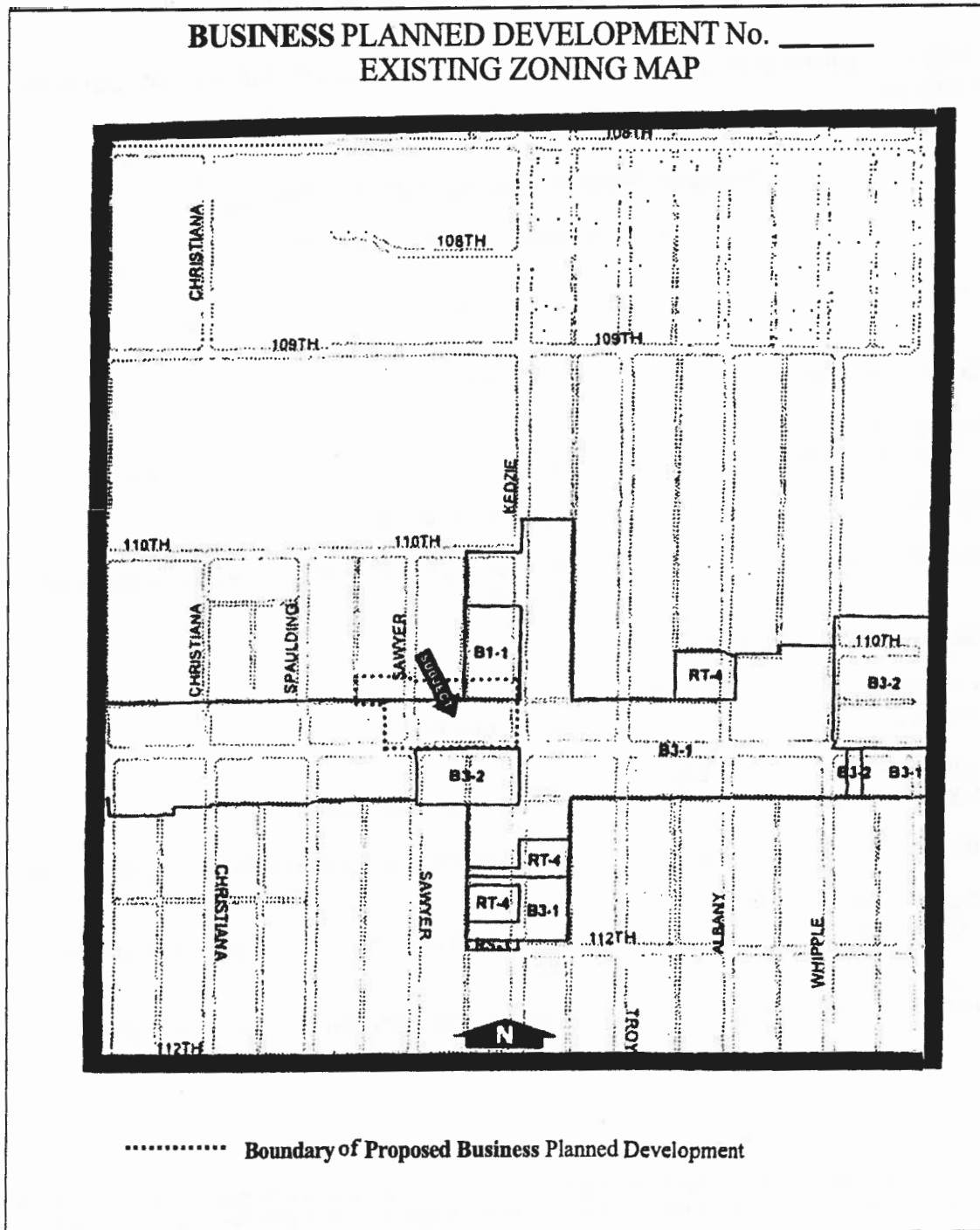
*Bulk Regulations And Data Table.*

	Square Feet	Acres
Gross Site Area:	118,324 square feet	2.72
Area of existing Public Right-of-way:	33,818 square feet	0.78 of an acre
Net Site Area:	84,506 square feet	1.94*
Permitted Uses:	Business Uses and related uses as listed in Statement Number 5	
Maximum Floor Area Ratio:	0.30	
Minimum Number of Off-Street Parking Spaces:	70 parking spaces	
Minimum Number of Off-Street Loading Spaces:	1 at 10 feet by 50 feet	
Setbacks from Property Line:	In substantial compliance with the attached Site Plan	
Maximum Percent of Site Coverage:	In substantial compliance with the attached Site Plan	
Maximum Building Height:	In substantial compliance with the attached Building Elevations	

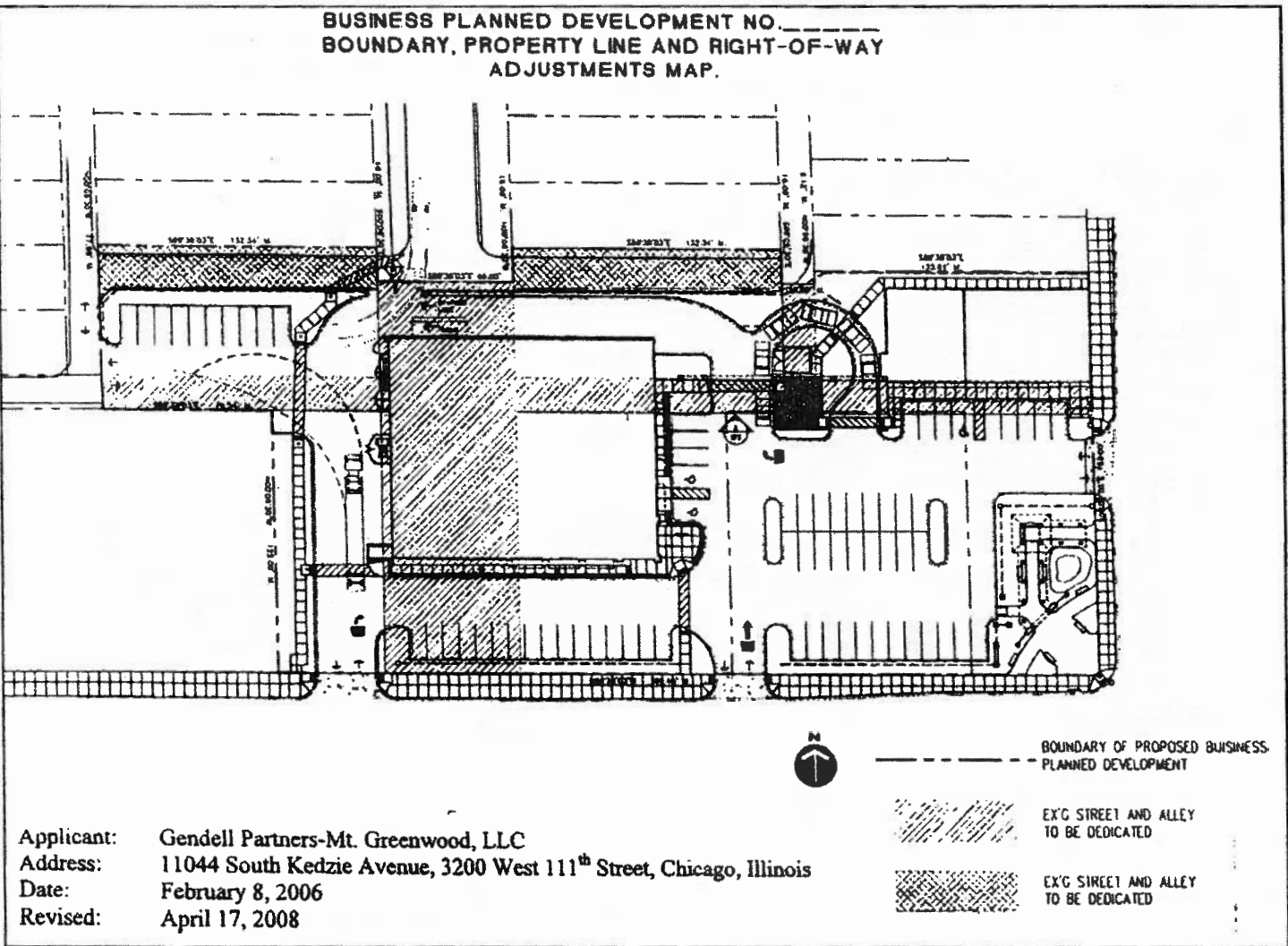
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\* (The net site area includes nineteen thousand six hundred eighty-two (19,682) square feet of site area which includes a portion of a "to be vacated" section of South Sawyer Avenue and three (3) alley segments.)

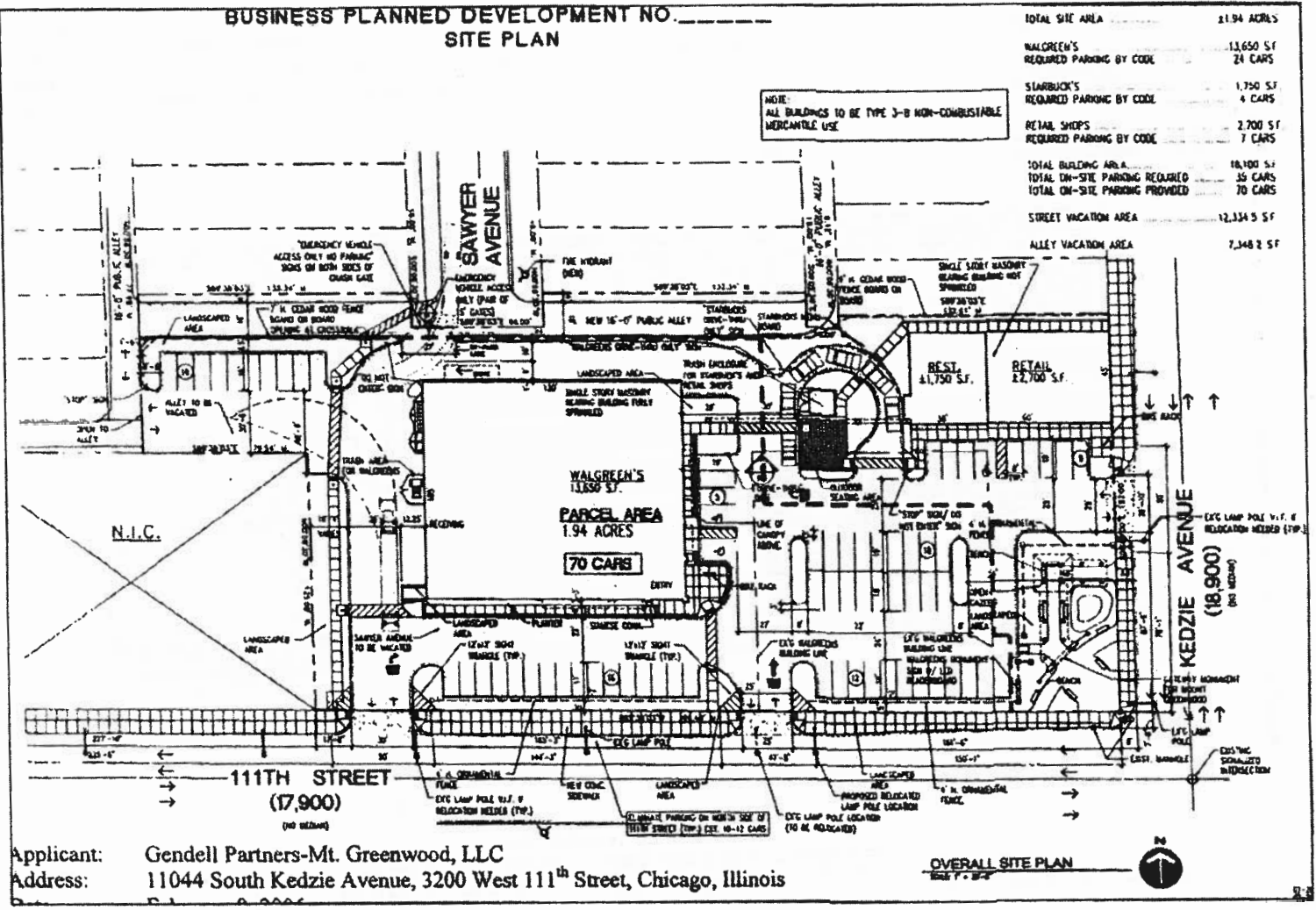
Existing Zoning Map.



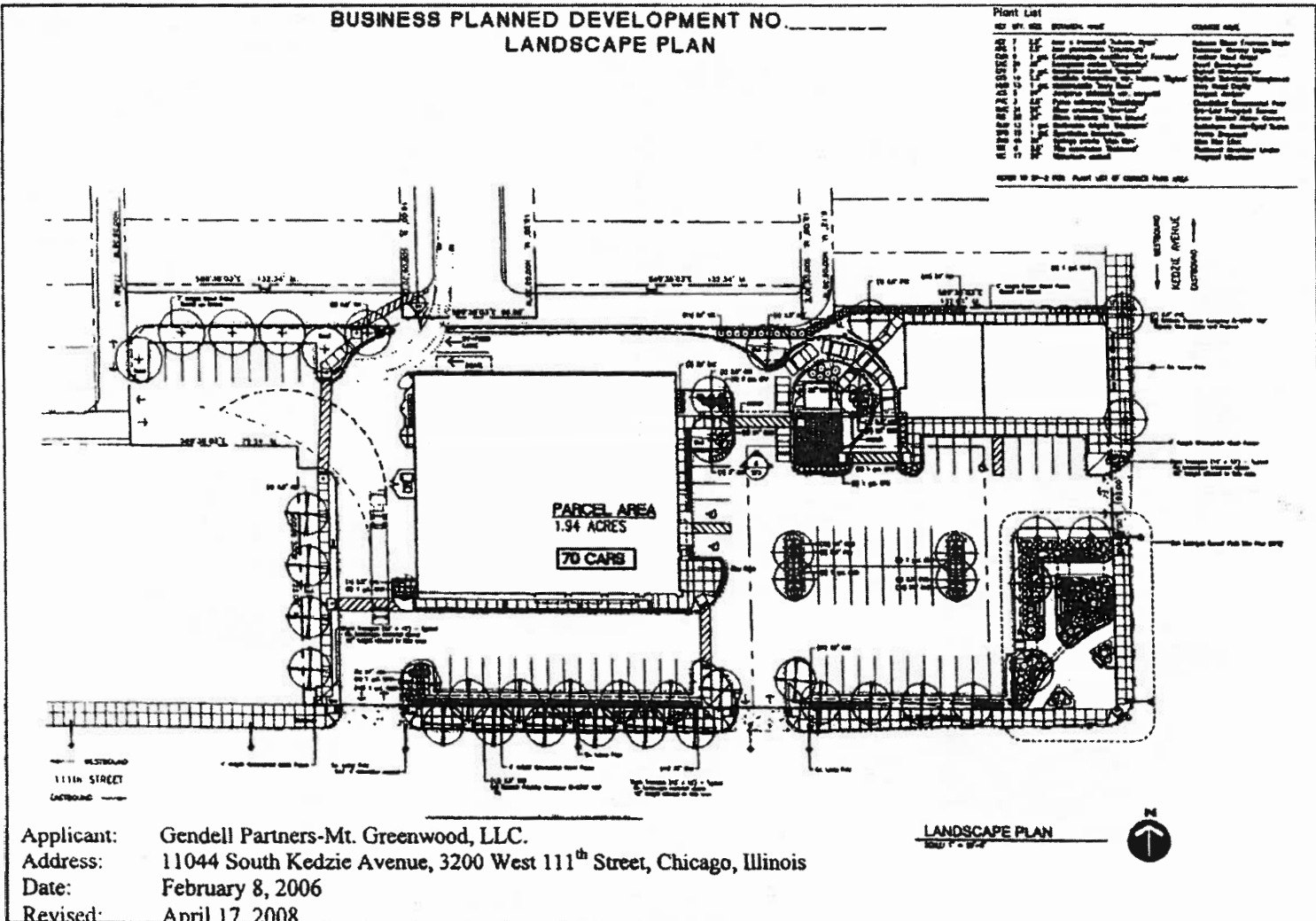
Boundary, Property Line And Right-of-way Adjustments Map.



Site Plan.



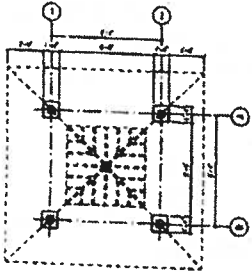
Landscape Plan.



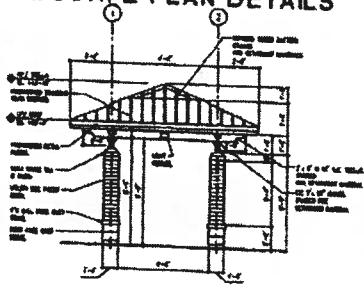
Applicant: Gendell Partners-Mt. Greenwood, LLC.  
 Address: 11044 South Kedzie Avenue, 3200 West 111<sup>th</sup> Street, Chicago, Illinois  
 Date: February 8, 2006  
 Revised: April 17, 2008

Landscape Plan Details.

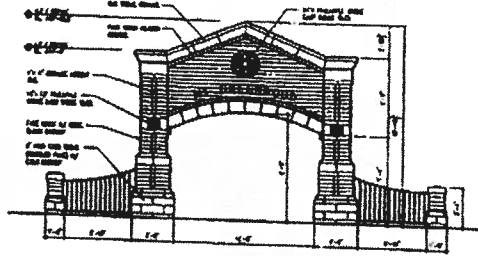
BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_  
LANDSCAPE PLAN DETAILS



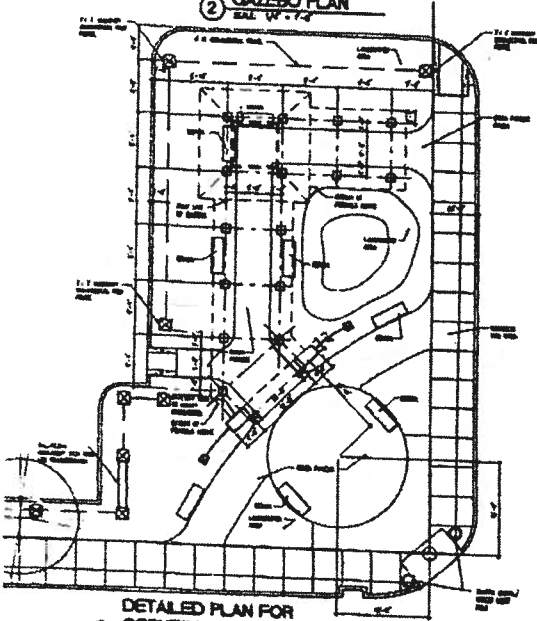
2 GAZERO PLAN  
SCALE: 1/4" = 1'-0"



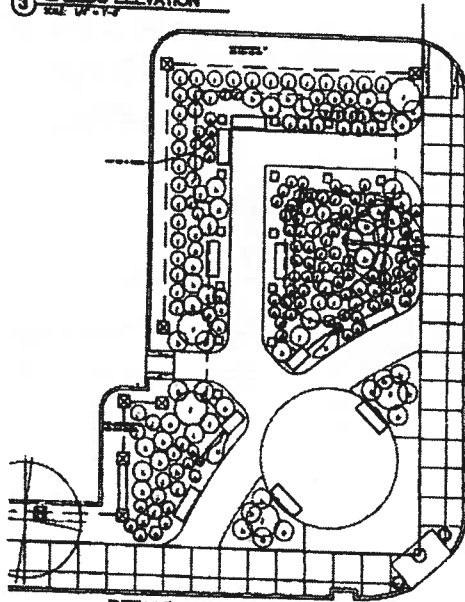
3 GAZERO ELEVATION  
SCALE: 1/4" = 1'-0"



4 GATEWAY ELEVATION  
SCALE: 1/4" = 1'-0"



1 DETAILED PLAN FOR  
CORNER LANDSCAPED PARK  
SCALE: 1/4" = 1'-0"



5 DETAILED LANDSCAPING PLAN FOR  
CORNER LANDSCAPED PARK  
SCALE: 1/4" = 1'-0"

Plant List

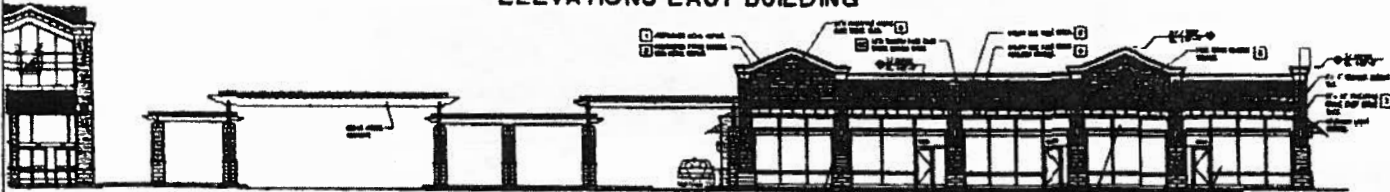
NO.	SYM.	PLANT NAME	QUANTITY	REMARKS
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INTRODUCED FEB. 8, 2008. REVISED DATE:

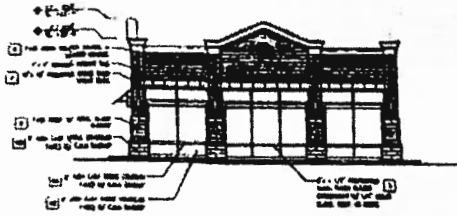
Applicant: Gendell Partners- Mt. Greenwood, LLC.  
Address: 11044 South Kedzie Avenue, 3200 West 111<sup>th</sup> Street, Chicago Illinois

East Building Elevations.

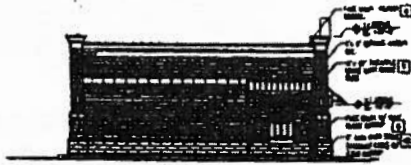
BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_  
ELEVATIONS EAST BUILDING



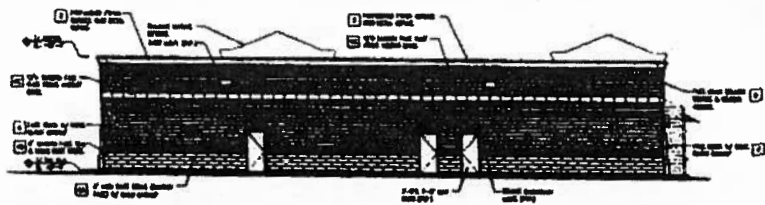
1 SOUTH WALL ELEVATION  
Scale: 1/4" = 1'-0"



2 WEST WALL ELEVATION  
Scale: 1/4" = 1'-0"



3 EAST WALL ELEVATION  
Scale: 1/4" = 1'-0"



4 NORTH WALL ELEVATION  
Scale: 1/4" = 1'-0"

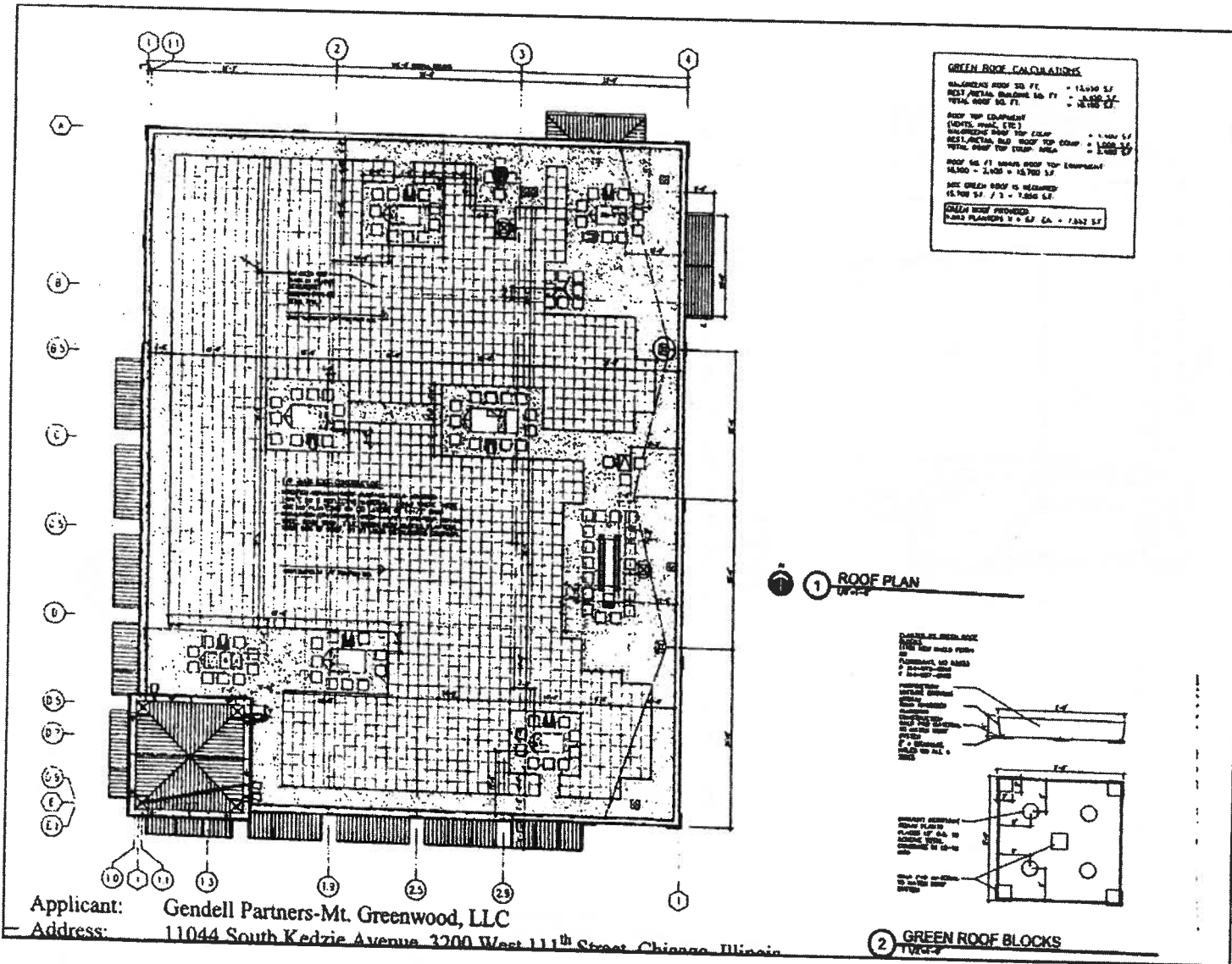
KEY MARK	DESCRIPTION	MATERIAL SPECIFICATION
1	BRICK	Common Brick, 8" x 8" x 16", laid in running bond
2	CONCRETE	Structural Concrete, 4000 psi
3	WOOD	2" x 4" S4S, KD, DRY, S-P-F, No. 1, Clear
4	GLASS	1/2" Clear Glass, 1/2" x 1/2" Grid, 1/2" x 1/2" Grid, 1/2" x 1/2" Grid
5	STEEL	1/2" x 1/2" x 1/2" Steel, 1/2" x 1/2" x 1/2" Steel, 1/2" x 1/2" x 1/2" Steel
6	ROOFING	Asph/Flt Shingles, 30 Year Life
7	PAINT	Exterior Paint, 10 Year Life
8	LANDSCAPE	Grass, Shrubs, Trees
9	PLUMBING	Plumbing, 1/2" x 1/2" x 1/2" Steel, 1/2" x 1/2" x 1/2" Steel, 1/2" x 1/2" x 1/2" Steel
10	ELECTRICAL	Electrical, 1/2" x 1/2" x 1/2" Steel, 1/2" x 1/2" x 1/2" Steel, 1/2" x 1/2" x 1/2" Steel

Applicant: Gendell Partners- Mt. Greenwood, LLC.  
Address: 11044 South Kedzie Avenue, 3200 West 111<sup>th</sup> Street, Chicago Illinois





Green Roof Plan.



Chicago Builds Green Application.  
(Page 1 of 3)

CHICAGO BUILDS GREEN													
<b>Project Name:</b>	Mt Greenwood Plaza												
<b>Project Location:</b>	<small>* Street Number (if the address only includes one street number please fill only the cell "From")</small> <table border="1"> <thead> <tr> <th>From*</th> <th>To*</th> <th>Direction</th> <th>Street Name</th> <th>Select Street Type</th> </tr> </thead> <tbody> <tr> <td>3208</td> <td>3234</td> <td></td> <td>111 th</td> <td>t</td> </tr> </tbody> </table>			From*	To*	Direction	Street Name	Select Street Type	3208	3234		111 th	t
From*	To*	Direction	Street Name	Select Street Type									
3208	3234		111 th	t									
	<table border="1"> <thead> <tr> <th>Yard No</th> <th>Community Area NO</th> </tr> </thead> <tbody> <tr> <td>19</td> <td>74</td> </tr> </tbody> </table>			Yard No	Community Area NO	19	74						
Yard No	Community Area NO												
19	74												
<b>Project Type:</b>	<small>Check applicable</small> <input checked="" type="checkbox"/> Planned Development <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> Zoning Change PD No <input type="text"/> RDA No <input type="text"/> From: <input type="text"/> To: <input type="text"/> <input type="checkbox"/> Public project <input type="checkbox"/> Landmark												
<b>Project Size:</b>	<table border="1"> <thead> <tr> <th>Total land area in sq ft</th> <th>Total building(s) footprint in sq ft</th> <th>Total vehicular use area in sq ft</th> </tr> </thead> <tbody> <tr> <td>85,406</td> <td>18,100</td> <td>45,545</td> </tr> </tbody> </table>			Total land area in sq ft	Total building(s) footprint in sq ft	Total vehicular use area in sq ft	85,406	18,100	45,545				
Total land area in sq ft	Total building(s) footprint in sq ft	Total vehicular use area in sq ft											
85,406	18,100	45,545											
<b>DPD Project Manager:</b>	<small>Enter First Name Last Name</small> Fred Dieters & Dan Klaiber												
<b>BG/GR Matrix:</b>	<small>Select project category</small> Com retail > 10,000sf												
<b>Financial Incentives:</b>	<small>Check applicable</small> <input checked="" type="checkbox"/> TIF <input type="checkbox"/> Empowerment Zone Grant <input type="checkbox"/> Class L <input type="checkbox"/> GARIF <input type="checkbox"/> Ind Dev Revenue Bonds <input type="checkbox"/> Class 6b <input type="checkbox"/> SBIF <input type="checkbox"/> Bank Participatton Loan <input type="checkbox"/> DOH <input type="checkbox"/> Land Sale Write Down												
<b>Density Bonus:</b>	<small>Check applicable</small> <input checked="" type="checkbox"/> Public plaza & pocket park <input type="checkbox"/> Water features in a plaza or pocket park <input type="checkbox"/> Chicago Riverwalk improvements <input type="checkbox"/> Setbacks above the ground floor <input type="checkbox"/> Winter gardens <input type="checkbox"/> Lower level planting terrace <input type="checkbox"/> Indoor through-block connection <input checked="" type="checkbox"/> Green roof <input type="checkbox"/> Sidewalk widening <input type="checkbox"/> Underground parking and loading <input type="checkbox"/> Arcades <input type="checkbox"/> Concealed above-ground parking												

Chicago Builds Green Application.  
(Page 2 of 3)

		Required per Zoning Code or Green Roof/Building Green Matrix	To be Provided by the development:
<i>Please fill, if applicable</i>			
<b>Landscaping:</b>			
7' Landscape Setback	Square footage	1,882	1,882
Interior Landscape Area	Square footage	4554	8279
No of Interior Trees		37	18
No of Parkway Trees		24	24
<b>Open Space:</b>			
River Setback	Square footage	0	0
Private Open Space	square footage	0	630
Privately developed Public Open Space	square footage	0	3788
<b>Stormwater Management (At-grade volume control):</b>			
Permeable paving	square footage		0
Rangarden	Check applicable		<input type="checkbox"/>
Filter strip			<input type="checkbox"/>
Bioswale			<input type="checkbox"/>
Detention pond			<input type="checkbox"/>
Native landscaping	Square footage		0
Rain-water collection cistern/barrel	Gallons		0
Total impervious area reduction	Square footage		0
<b>Other sustainable surface treatments:</b>			
Green roof	Square footage	7850	7,852
Energy Star roof	Square footage	0	0
High-albedo pavement	Square footage		0
<b>Transportation:</b>			
No of accessory parking spaces		0	35
Total no. of parking spaces (Accessory + Non- Acc.)			70
No. of parking spaces dedicated to car sharing services (E.g. I-Go, Zip-Car)		0	0
No. of bicycle parking			10
Within 600 ft of CTA or Metra station entrance	Check if applicable		<input checked="" type="checkbox"/>

Chicago Builds Green Application.  
(Page 3 of 3)

**Building Certification:**

Energy Star building	<input type="checkbox"/>	5
LEED certification	<input type="checkbox"/>	
LEED Certified		<input type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

**Energy efficiency strategies not captured above:**  
(i.e. Other than Energy Star Roof -- or Energy Star Building Certification)

**Other sustainable strategies and/or Project Notes:**

This project will not be LEED certified; however, it will embrace the following LEED principles.

Sustainable Sites: Erosion Control (reduce pollution from construction activities by controlling soil erosion, waterway sedimentation, and airborne dust), Site Selection (avoid development of inappropriate sites and reduce environmental impact associated with build locations within a site), Dev. Density & Comm. Connectivity (channel development to urban areas with existing infrastructure, protect green fields and preserve habitat and natural resources, Public transportation Access, Alternate transportation (bicycle storage, Parking capacity), Stormwater Design (green roof)

Materials & Resources: Recycled Content 10%, Regionally Manufactured Products