

20333T1

Reclassification Of Area Shown On Map No. 4-F.
(Application No. 20330)
(Common Address: 1741 S. Ruble St.)

[O2020-767]

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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 4-F in the area bounded by:

South Ruble Street; the alley next north of and parallel to West 18th Street; a line 150 feet east of and parallel to South Ruble Street; and West 18th Street,

to those of a C2-2 Motor Vehicle-Related Commercial District.

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

Reclassification Of Area Shown On Map No. 4-F.
(As Amended)
(Application No. 20333T1)

PMD 11

(Common Address: 425 -- 449 W. 17th St., 1700 -- 1734 S. Stewart Ave., 1717 -- 1735 S. Stewart Ave., 400 -- 448 W. 18th St. And 1701 -- 1735 S. Canal St.)

[SO2020-770]

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 amended by changing all the Commercial Manufacturing Planned Development Number 1301 symbols and indications as shown on Map Number 4-F in the area bounded by:

West 17th Street; South Stewart Avenue; a line 200 feet north of and parallel with the north right-of-way line of West 18th Street; the west right-of-way line of the Pittsburgh, Fort Wayne and Chicago Railway; West 18th Street; and South Canal Street,

to those of Planned Manufacturing District 11, Subarea B, which is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is amended by changing all the Planned Manufacturing District 11, Subarea B symbols and indications as shown on Map Number 4-F in the area bounded by.

West 17th Street; South Stewart Avenue; a line 347.87 feet south of and parallel with the south right-of-way line of West 17th Street; and South Canal Street,

to those of Planned Manufacturing District 11, Subarea B, which is hereby established in the area above described.

SECTION 3. This ordinance shall take effect upon its passage and due publication.

[Site/Lower Level Plan; Third and Second Floor Plans;
and Building Elevations attached to this ordinance
printed on pages 16265 through 16267
of this *Journal*.]

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

**SUBSTITUTE
NARRATIVE AND PLANS**

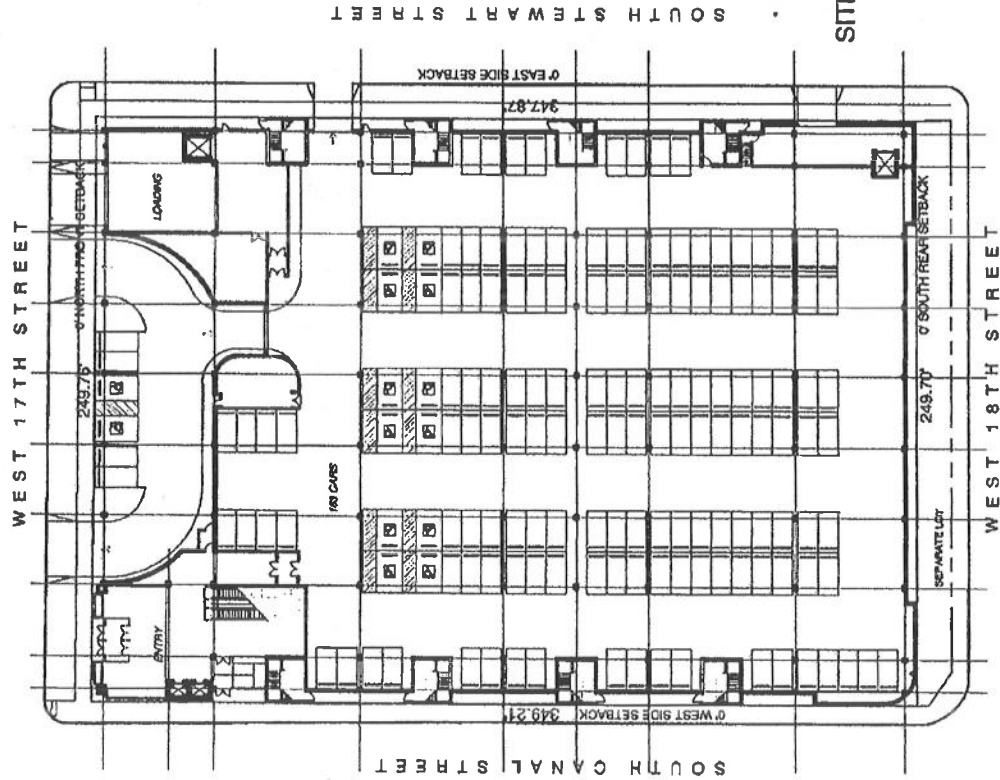
Re: 425-449 W. 17th St.; 1700-1732 S. Stewart Ave.; 1701-1733 S. Canal St.

The Applicant seeks a change in zoning from Planned Manufacturing District No. 11, Subarea B to Planned Manufacturing District No. 11, Subarea B (Type 1) to allow development of an approximately 156,396 sf building, 59 feet 4 inches high, with retail and restaurant uses, and accessory parking.

Lot Area: (less than 2 acres)	87,056.80 square feet
Floor Area Ratio:	3.0
Off-Street Parking:	163 parking spaces*
Front Setback (north / 17th Street):	0 feet 0 inches
Side Setback (west / Canal Street):	0 feet 0 inches
Side Setback (east / Stewart Avenue):	0 feet 0 inches
Rear Setback (south):	0 feet 0 inches
Building Height: (excluding allowable rooftop features)	59 feet 4 inches

**Additional code required parking spaces will be provided off-site with an administrative adjustment or special use.*

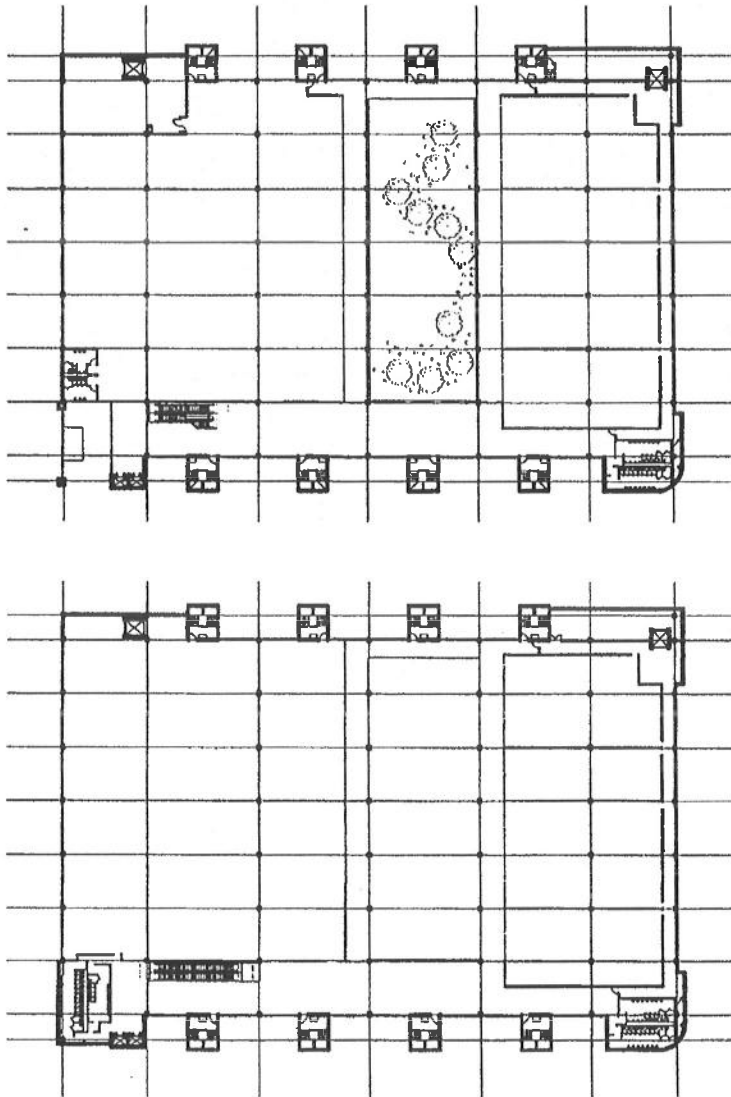
FINAL FOR PUBLICATION



SITE/LOWER LEVEL PLAN
 DEVELOPMENT
 18TH AND CANAL
 CHICAGO, IL
 MARCH 11, 2020

FINAL FOR PUBLICATION

DEVELOPMENT
18TH AND CANAL
CHICAGO, IL
MARCH 11, 2020

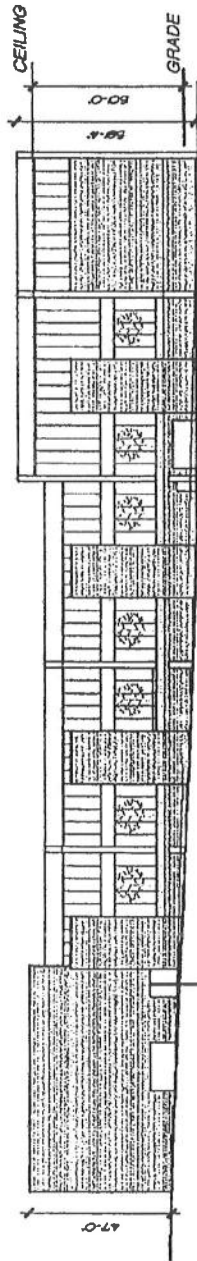


SECOND FLOOR PLAN

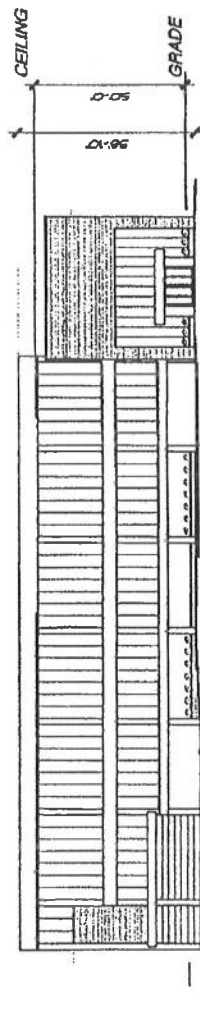
THIRD FLOOR PLAN



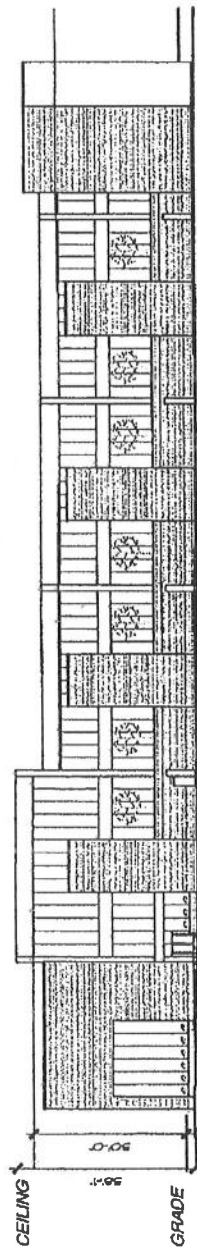
FINAL FOR PUBLICATION



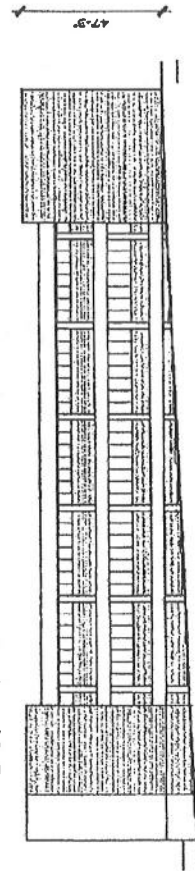
STEWART STREET ELEVATION



17TH STREET ELEVATION



CANAL STREET ELEVATION



18TH STREET ELEVATION

DEVELOPMENT
18TH AND CANAL
CHICAGO, IL
MARCH 11, 2020



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 19, 2019

New China Real Estate LLC
2168 S. Archer Avenue
Chicago, IL 60616

Re: Minor change request denial for PD No. 1301, 400 W. 18th St.


Dear Sir:

Please be advised that your request for a minor change to Commercial Manufacturing Planned Development No. 1301, ("PD 1301") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1301.

New China Real Estate LLC is the owner of the property within PD 1301 and according to your request letter, you are seeking an increase in height from 32'-6" to 37'-0" to accommodate an increase in automobile parking from a minimum of 153 spaces to 233 spaces.

The approved building consists of a one-story, approximately 47,000 square foot retail and wholesale grocery store. The south (front) elevation is clad in glass and metal panel, while the other elevations are predominantly brick. You are now proposing a two-story, approximately 118,600 square foot building containing a grocery store on the first floor and a 60,000 square foot restaurant on the second floor. It was also mentioned that the restaurant would have banquet hall capabilities, however, a banquet hall is not a permitted use in PD 1301. The proposed building would be clad primarily in glass on all elevations and includes balconies wrapping around the entire building at both the first and second floors.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications would change the character of the development and therefore, would not constitute a minor change. An amendment to PD 1301 is required in order to proceed with this proposal. Therefore, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1301, the foregoing minor change is denied.

Sincerely,

Natriek Murphey
Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Dan Klaiber, Main file

to those of a B1-3 Neighborhood Shopping District and a corresponding use district is hereby established in the area above described.

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

—

Reclassification Of Area Shown On Map No. 4-F.

(As Amended)

(Application No. 18288)

(Common Address: 400 -- 448 W. 18th St./1701 -- 1735 S. Canal St./

1700 -- 1734 S. Stewart Ave./1717 -- 1735 S. Stewart Ave.)

CMPD 1301

[SO2015-1352]

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 current Planned Manufacturing District 11 B symbols and indications as shown on Map Number 4-F in the area bounded by:

West 17th Street; South Stewart Avenue; a line 200.00 feet north of and parallel to West 18th Street; a line 142.99 feet east of and parallel to South Stewart Avenue; West 18th Street; and South Canal Street,

to those of a Commercial Manufacturing Planned Development, which is hereby established in the area described above.

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

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

Commercial Manufacturing Planned Development No. 1301.

Planned Development Statements.

1. The area delineated herein as Commercial Manufacturing Planned Development Number 1301 ("Planned Development") consists of approximately 118,997.66 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, New Chinatown Real Estate LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans 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.

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 the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of fifteen (15) Statements; a Bulk Regulations Table; a Surrounding Zoning and Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Green Roof Plan; Landscape Plan; and Building Elevations (North, South, East and West) prepared by Ridgeland Associates, Inc. and dated December 17, 2015, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Commercial Manufacturing Planned Development: food and beverage retail sales, general retail sales, eating and drinking establishments, accessory parking, and accessory uses.

6. On-premises 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-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 118,997.66 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department 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. 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.
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 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders 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 project will include a vegetative green roof totaling 22,082 square feet which is 50 percent of the net roof area and the project will otherwise comply with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to Planned Manufacturing District Number 11.

[Surrounding Zoning and Existing Land-Use Map; Boundary and Property Line Map; Site Plan; First Floor Plan; North, South, East and West Building Elevations; Green Roof Plan; and Site Plan/Landscape Plan referred to in these Plan of Development Statements printed on pages 17485 through 17492 of this *Journal*.]

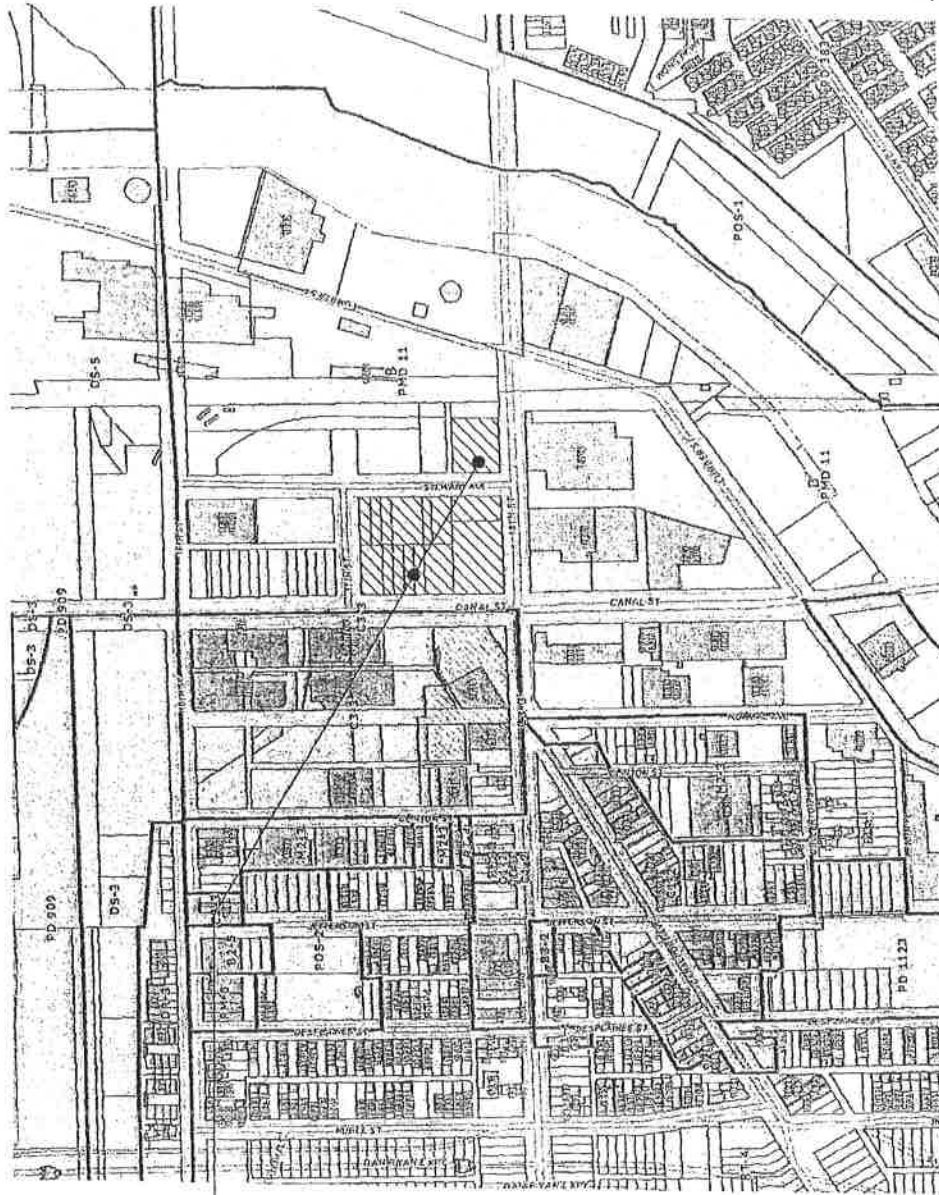
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Commercial Manufacturing Planned Development No. 1301.

Bulk Regulations And Data Table.

Gross Site Area:	177,220.47 square feet (4.068 acres) less area in public right-of-way: 58,222.81 square feet
Net Site Area:	118,997.66 square feet (2.73 acres)
Maximum FAR:	1.0
Minimum Required Parking Spaces:	153 parking spaces
Loading Berths:	2
Minimum Bicycle Parking:	32
Maximum Building Height:	32 feet, 6 inches

FINAL FOR PUBLIC



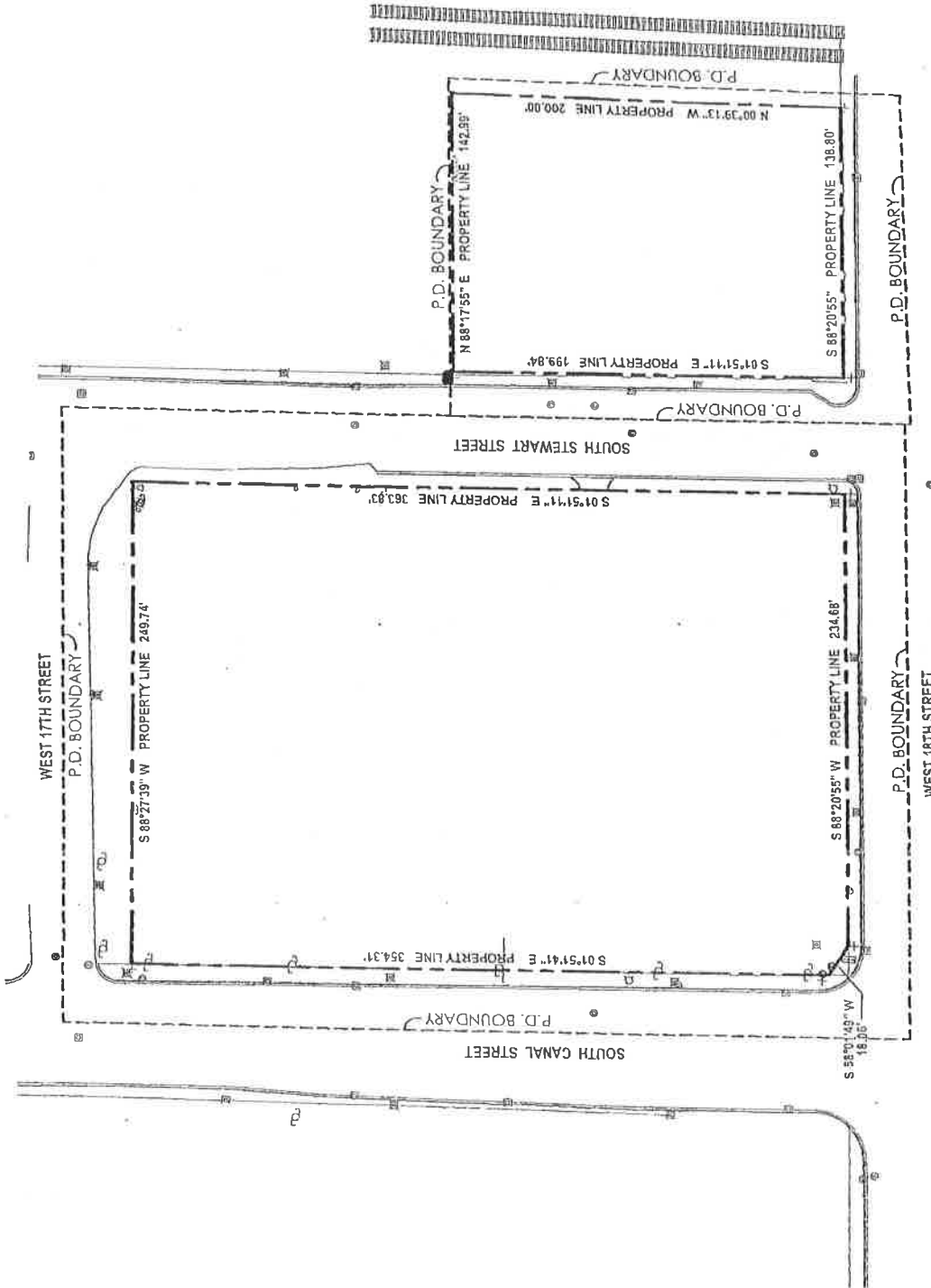
**SURROUNDING ZONING AND
EXISTING LAND USE MAP**

PROJECT BUILDING SITE

PROJECT BUILDING SITE

APPLICANT: NEW CHINATOWN REAL ESTATE, LLC.
 ADDRESS: 400-448 W. 18th Street/101-1135 S. Canal Street/
 1700-1734 S. Stewart Avenue/1717-1735 S. Stewart Avenue
 INTRODUCED: MARCH 18, 2015
 PLAN COMMISSION: DECEMBER 17, 2015

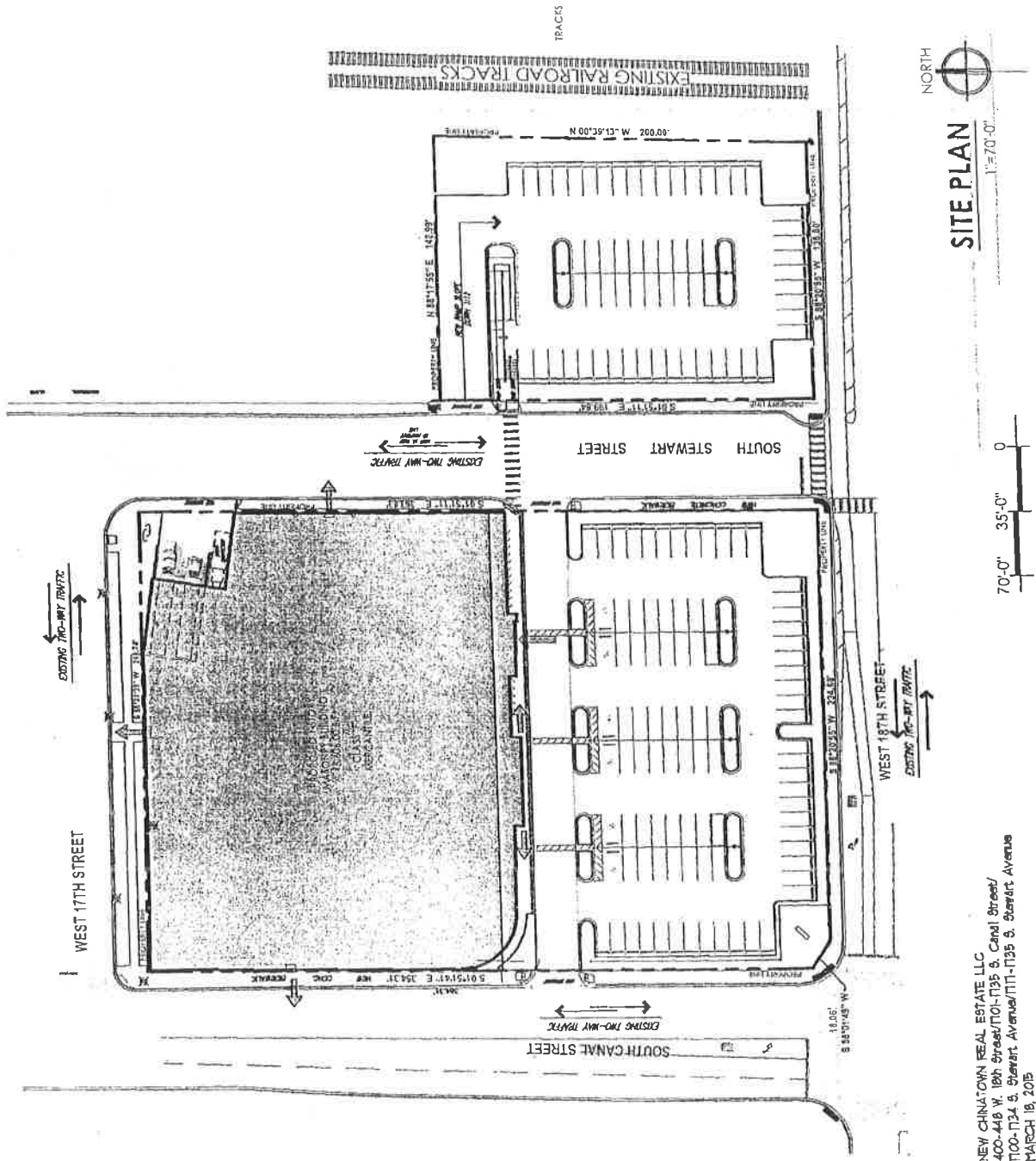
FINAL FOR PUBLICATIO



**PLANNED DEVELOPMENT BOUNDARY
& PROPERTY LINE MAP**

APPLICANT: NEW CHINATOWN REAL ESTATE, LLC.
 ADDRESS: 400-448 W. 18th Street/1101-1135 S. Canal Street/
 1100-1134 S. Stewart Avenue/1111-1135 S. Stewart Avenue
 INTRODUCED: MARCH 18, 2015
 PLAN COMMISSION: DECEMBER 17, 2015

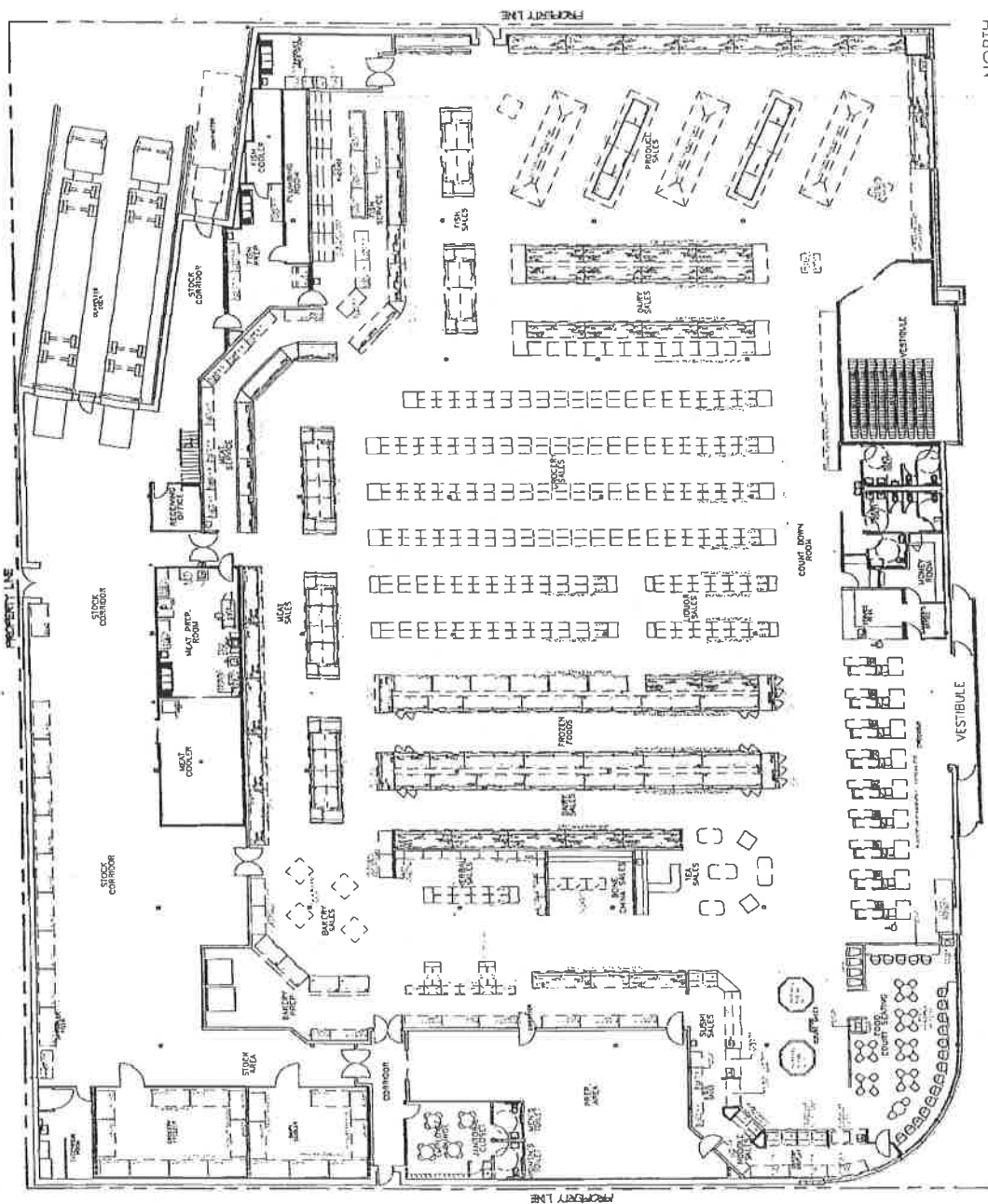
FINAL FOR PUBLICATION



SITE PLAN
1" = 70'-0"

APPLICANT: NEW CHINATOWN REAL ESTATE LLC
 ADDRESS: 400-448 W. 18th Street/101-1135 S. Canal Street/
 1100-1134 S. Stewart Avenue/111-1135 S. Stewart Avenue
 INTRODUCED: MARCH 18, 2015
 PLAN COMMISSION: DECEMBER 11, 2015

PLAN FOR PUBLICATION

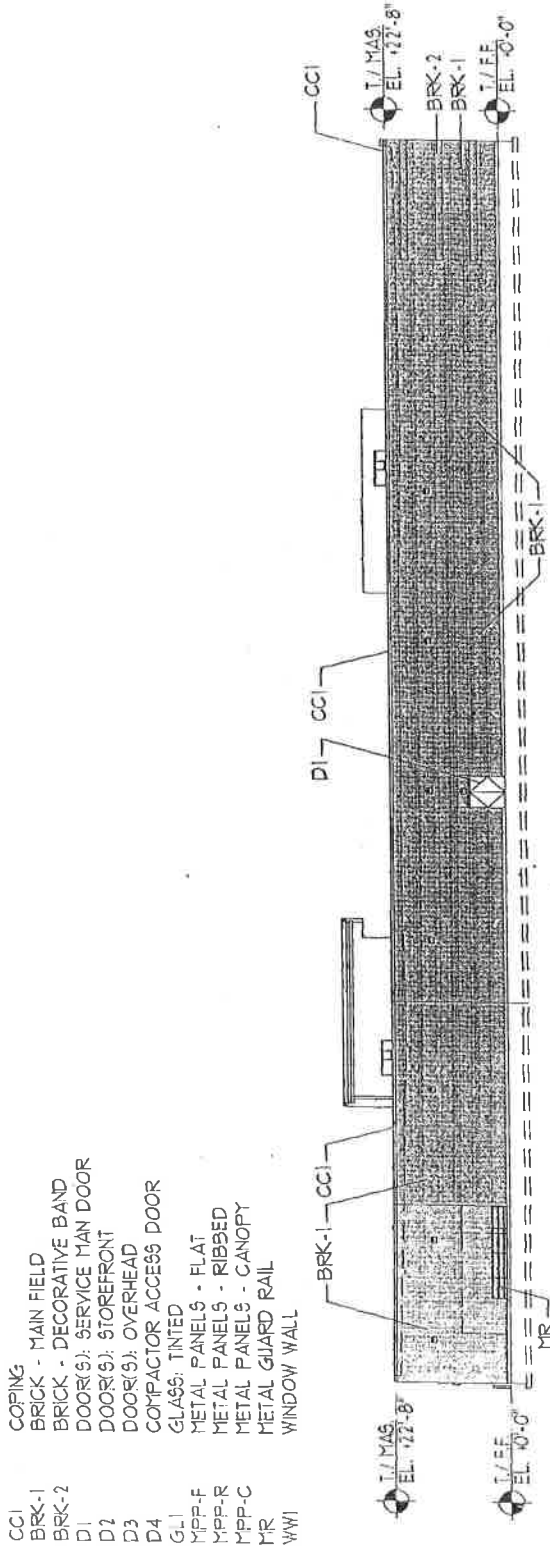


FIRST FLOOR PLAN

30'-0" 15'-0" 0" 1" = 30'-0"

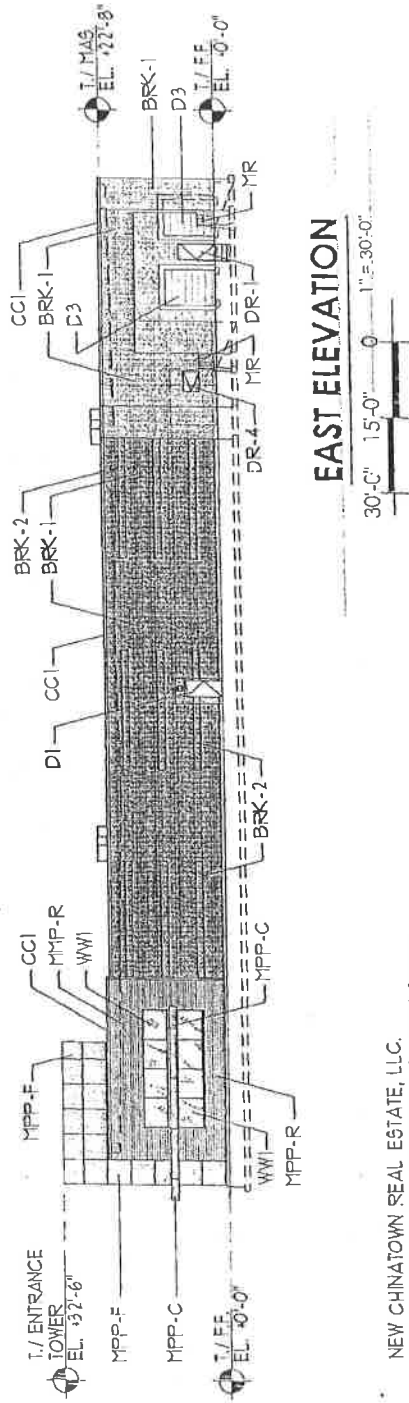
NEW CHINATOWN REAL ESTATE, LLC.
 400-448 W. 18th Street/1101-1135 S. Canal Street/
 1100-1134 S. Stewart Avenue/1111-1135 S. Stewart Avenue

INTRODUCED: MARCH 18, 2015
 PLAN COMMISSION: DECEMBER 11, 2015



NORTH ELEVATION

1" = 30'-0"



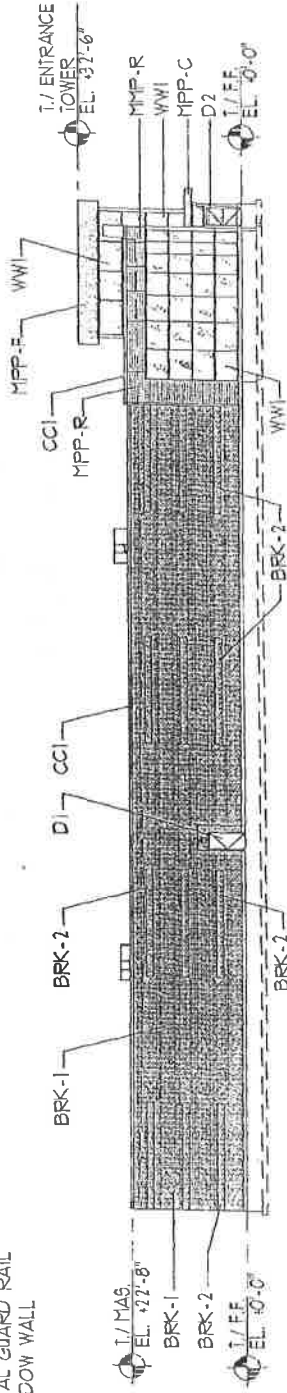
EAST ELEVATION

1" = 30'-0"

- CCI COPING
- BRK-1 BRICK - MAIN FIELD
- BRK-2 BRICK - DECORATIVE BAND
- D1 DOOR(S): SERVICE MAIN DOOR
- D2 DOOR(S): STOREFRONT
- D3 DOOR(S): OVERHEAD
- D4 DOOR(S): COMPACTOR ACCESS DOOR
- GL1 GLASS: TINTED
- MPP-F METAL PANELS - FLAT
- MPP-R METAL PANELS - RIBBED
- MPP-C METAL PANELS - CANOPY
- MR METAL GUARD RAIL
- WWI WINDOW WALL

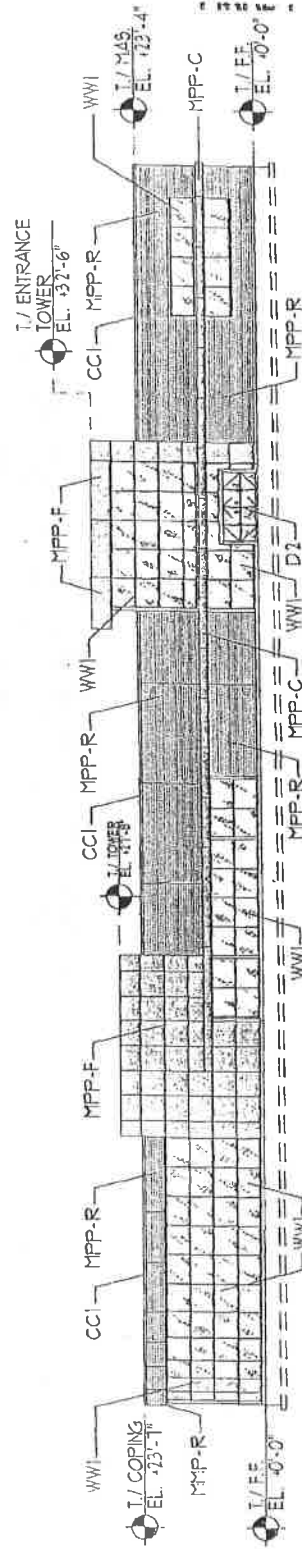
APPLICANT: NEW CHINATOWN REAL ESTATE, LLC.
 ADDRESS: 400-448 W. 18th Street/1701-1735 S. Canal Street/
 1700-1734 S. Stewart Avenue/1711-1735 S. Stewart Avenue
 INTRODUCED: MARCH 18, 2015
 PLAN COMMISSION: DECEMBER 17, 2015

- CCI
- BRK-1
- BRK-2
- D1
- D2
- D3
- D4
- GL1
- MPP-F
- MPP-R
- MPP-C
- MR
- WWI
- CCI - COPING
- BRK - MAIN FIELD
- BRK - DECORATIVE BAND
- D1 - DOOR(S); SERVICE MAIN DOOR
- D2 - DOOR(S); STOREFRONT
- D3 - DOOR(S); OVERHEAD
- D4 - COMPACTOR ACCESS DOOR
- GL1 - GLASS; TINTED
- MPP-F - METAL PANELS - FLAT
- MPP-R - METAL PANELS - RIBBED
- MPP-C - METAL PANELS - CANOPY
- MR - METAL GUARD RAIL
- WWI - WINDOW WALL



WEST ELEVATION

1" = 30'-0"



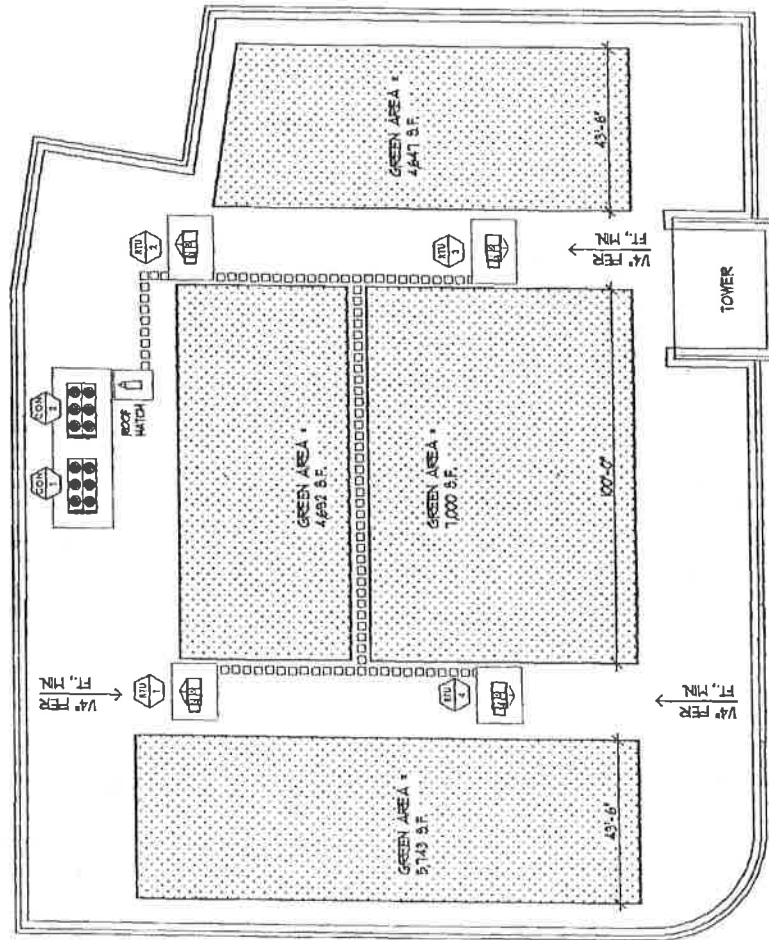
SOUTH ELEVATION

1" = 30'-0"

APPLICANT: NEW CHINATOWN REAL ESTATE, LLC.
 ADDRESS: 400-448 W. 18th Street/101-1135 S. Canal Street/
 1100-1134 S. Stewart Avenue/111-1135 S. Stewart Avenue
 INTRODUCED: MARCH 18, 2015
 PLAN COMMISSION: DECEMBER 17, 2015

GREEN ROOF AREA CALCULATIONS	
GROSS AREA OF ROOF	• 43,606 S.F.
GROSS AREA OF ROOF (MINUS PARAPETS)	• 43,484 S.F.
AREA OF ROOF TOP UNITS & CLEARANCES	• 1,420 S.F.
ROOF NET AREA COUNTED TOWARD GREEN ROOF	• 44,064 S.F. (43,484 S.F. GROSS - 1,420 S.F. • 44,064 S.F.)
REQUIRED GREEN ROOF AREA	• 44,064 S.F. 44,064 S.F. x 0.5 = 22,032 S.F.
PROPOSED GREEN ROOF AREA	• 22,082 S.F. (1,682 + 1,000 + 5,143 + 4,647 + 22,082 S.F.)

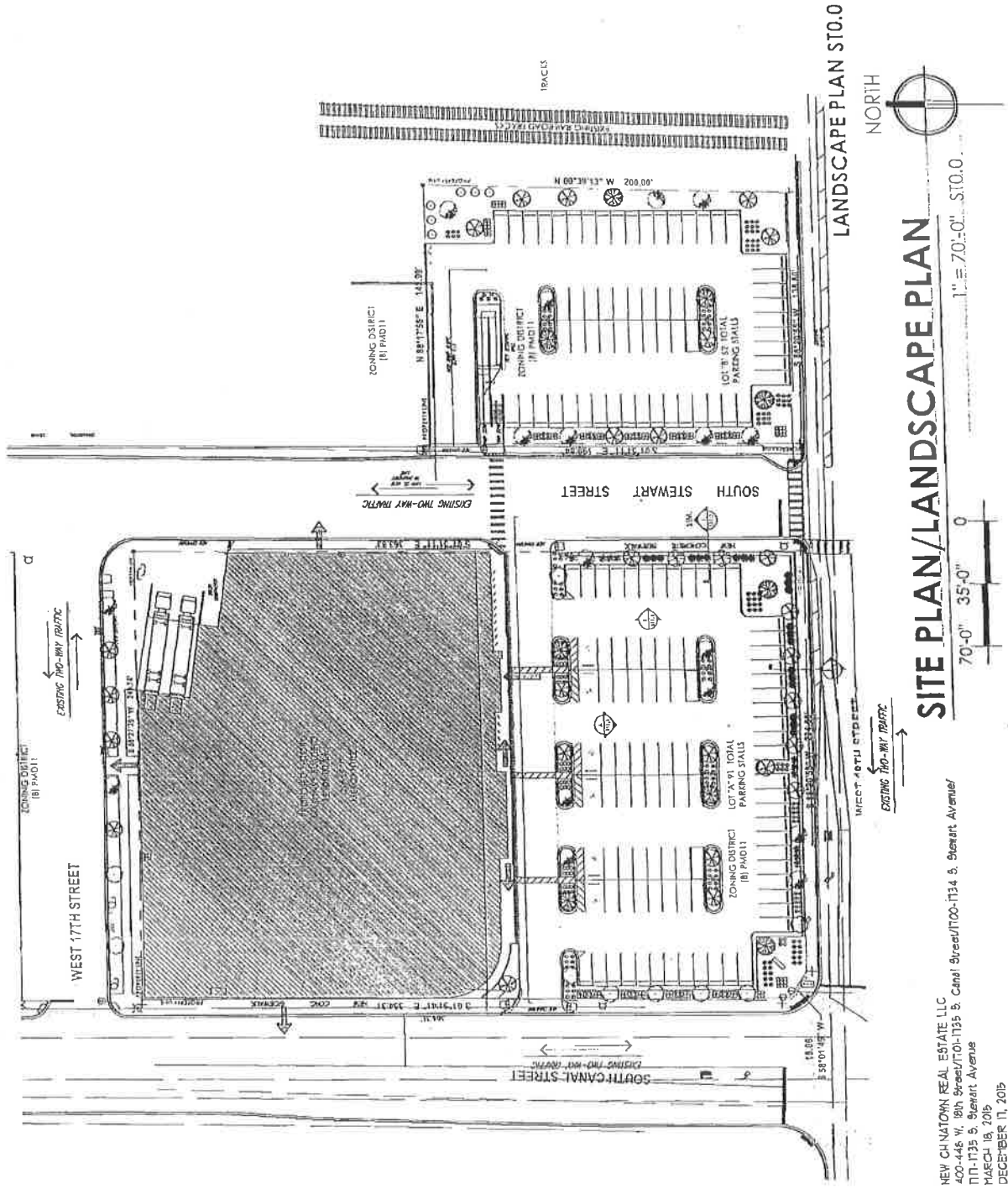
FINAL FOR PUBLICATION



GREEN ROOF PLAN



APPLICANT: NEW CHINATOWN REAL ESTATE, LLC.
 ADDRESS: 400-448 W. 18th Street/101-1135 S. Canal Street/
 1700-1134 S. Stewart Avenue/111-1135 S. Stewart Avenue
 INTRODUCED: MARCH 18, 2015
 PLAN COMMISSION: DECEMBER 11, 2015



APPLICANT: NEW CH NATOWN REAL ESTATE LLC
 400-446 W. 18th Street/T01-1135 S. Canal Street/T00-1134 S. Stewart Avenue
 ADDRESS: 11-1135 S. Stewart Avenue
 INTRODUCED: MARCH 18, 2015
 PLAN COMMISSION: DECEMBER 11, 2015



SITE PLAN/LANDSCAPE PLAN

1" = 70'-0" ST0.0

LANDSCAPE PLAN ST0.0