

PD 131

Table of Contents

12/10/2025 PD Amendment **2**

 Ordinance 2

 Statements 3

 Bulk Table 11

 Exhibits 15

07/16/1975 PD Adoption **29**

 Ordinance 29

 Statements 31

 Exhibits 32

 Bulk Table 35

12/10/2025

REPORTS OF COMMITTEES

22442
36599

Reclassification Of Area Shown On Map No. 28-G.

(As Amended)

(Application No. 22442)

(Common Address: 11400 -- 11458 S. Halsted St. And 800 -- 912 W. 115th St.

[SO2024-0009537]

RPD 131,99

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 Planned Development Number 131 symbols and indications as shown on Map Number 28-G the area bounded by:

a line 662.85 feet north of West 115th Street; South Peoria Street; the public alley next north of and parallel to West 115th Street; South Halsted Street; West 115th Street; and the east right-of-way line of the former Pittsburgh, Cincinnati, Chicago and St. Louis Railway,

to those of a B3-3 Community Shopping District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-3 Community Shopping District symbols and indications as shown on Map Number 28-G in the area bounded by:

a line 662.85 feet north of West 115th Street; South Peoria Street; the public alley next north of and parallel to West 115th Street; South Halsted Street; West 115th Street; and the east right-of-way line of the former Pittsburgh, Cincinnati, Chicago and St. Louis Railway,

to those of Planned Development Number 131, as amended, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and to no others.

SECTION 3. This ordinance takes effect after its passage and due publication.

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

Residential Planned Development No. 131, As Amended.

Planned Development Statements.

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1. The area delineated herein as Residential Planned Development Number 131, as amended, (Planned Development) consists of approximately 447,178 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is and is controlled by the Far South Community Development Corporation, an Illinois not-for-profit corporation.
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 on behalf of the Applicant or its successors, assigns or grantees. Proposed right-of-way adjustments are shown in the attached "Right of Way Adjustment Map," including the proposed dedication of approximately 123,002 square feet of new right-of-way.

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.

All work proposed in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to issuance of any site plan approval as contemplated by Statement 11, the Applicant shall submit a site plan and coordinate with CDOT to determine whether an updated traffic study is required in conjunction with each site plan approval submission that contemplates the full extent of the proposed development reflected in such site plan and which details the anticipated vehicular and pedestrian impact of such project on both the subject site and area infrastructure. Further, the Applicant shall cooperate with CDOT to ensure the design of any adjacent public way is acceptable and consistent with surrounding public way and CDOT plans. The study and site plan shall detail the specific improvements and necessary infrastructure upgrades, which shall be incorporated into the site plan approval.

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Accordingly, the Applicant or its successors and assigns, agrees to fund the design and installation of the traffic improvements identified by the study. This may include but is not limited to:

- Construction of West 114th Place from South Halsted Street to newly dedicated South Peoria Street.
- Construction of West 114th Street from South Halsted Street to the east line of the Major Taylor Trail.
 - Existing traffic signal at West 114th Street and South Halsted Street to be upgraded and a mast arm added for eastbound West 114th Street.
 - Accessible Pedestrian Signal Design must be incorporated into the West 114th Street and South Halsted Street traffic signal.
- Construction of South Peoria Street from West 114th Street to West 115th Street.
- Accessible Pedestrian Signal Design must be incorporated into the West 115th Street and South Halsted Street traffic signal.

The Applicant acknowledges that West 114th Street, West 114th Place and South Peoria Street, as contemplated in this plan, are to be dedicated Public Right of Way pursuant to the CDOT Dedication process. These roads must be constructed and dedicated in conjunction with the development of Subareas A1 and A2 and must be completed prior to the issuance of the Certificate of Occupancy for Subareas A1 and A2. The traffic signal improvements listed above must also be completed prior to the issuance of the Certificate of Occupancy for Subareas A1 or A2.

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

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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.

4. This Plan of Development consists of 19 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land Use Map; a Property Boundary and PD Boundary Map; a Subarea Map; an Existing Right-of-Way Plan; a Proposed Right-of-Way Plan; a Site Plan; Subarea Plan A.1; Subarea Plan A.2; Landscape Plan; Elevations – Halsted Street; Building Elevations – North; Building Elevations – East; Building Elevations – South; Building Elevations – West; prepared by Lamar Johnson Collaborative and dated November 20, 2025, submitted herein. 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. In each of the following Subareas, the following uses shall be permitted in this Planned Development:

Subareas A1 and A2: Multi-Family Dwelling Units located above and on the ground floor; Artist Live/Work Space located above and on the ground floor; Cultural Exhibits and Libraries; Day Care; Postal Service; Public Safety Services; Animal Services. Sales and Grooming (excluding kenneling); Artist Work or Sales Space; Business Equipment Sales and Service; Restaurants (Limited and General); Outdoor patio (if located at grade level); Bank, Savings Bank, Savings and Loan Association, and Credit Union (excluding drive-throughs); Automated Teller Machine Facility (walk-up only); Food and Beverage Retail Sales (Liquor Sales only as an accessory use); Medical Service; Office; Personal Service, including Hair Salon, Nail Salon or Barbershop; Repair or Laundry Service, Consumer, including Dry-cleaning drop-off or pick-up (no on premise plant) and coin-operated laundromat; Retail Sales, General; Manufacturing, Production and Industrial Services, Limited (catering & shared kitchen only); Wireless Communication Facilities (Co-located), Accessory Parking and Accessory Uses.

Subareas B1 and B2: Parks and Recreation, Stormwater retention and detention, Accessory Parking and Accessory Uses.

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Subarea C: Cultural Exhibits and Libraries; Day Care; Postal Service; Public Safety Services; ; Animal Services, Sales and Grooming (excluding kenneling); Artist Work or Sales Space; Business Equipment Sales and Service; ; Restaurants (Limited and General); Outdoor patio (if located at grade level or rooftop); Entertainment and Spectator Sports (Small Venues, Medium Venues, Banquet or Meeting Halls, Indoor Special Event, including incidental liquor sales); Automated Teller Machine Facility (walk-up only); Food and Beverage Retail Sales (Liquor Sales only as an accessory use); Wireless Communication Facilities (Co-located); Accessory Parking and Accessory Uses.

Subarea D: Multi-Family Dwelling Units located above and on the ground floor; Detached House; Townhouses; Artist Live/Work Space located above and on the ground floor; Cultural Exhibits and Libraries; Day Care; Postal Service; Public Safety Services; Animal Services, Sales and Grooming (excluding kenneling); Artist Work or Sales Space; Business Equipment Sales and Service; Restaurants (Limited and General); Outdoor patio (if located at grade level); Bank, Savings Bank, Savings and Loan Association, and Credit Union (excluding drive-throughs); Automated Teller Machine Facility (walk-up only); Food and Beverage Retail Sales (Liquor Sales only as an accessory use); Medical Service; Office; Personal Service, including Hair Salon, Nail Salon or Barbershop; Repair or Laundry Service, Consumer, including Dry-cleaning drop-off or pick-up (no on premise plant) and coin-operated laundromat; Retail Sales, General; Manufacturing, Production and Industrial Services, Limited (catering & shared kitchen only); Wireless Communication Facilities (Co-Located), Accessory Parking and Accessory Uses.

Subarea E: Multi-Family Dwelling Units located above and on the ground floor; Detached House; Townhouses; Artist Live/Work Space located above and on the ground floor; Wireless Communication Facilities (Co-Located), Accessory Parking and Accessory Uses.

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 447,178 square feet and a base FAR of 1.3.
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

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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.
11. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subareas B-2, C, D and E, the Applicant shall submit a site plan, landscape plan and building elevations for such Subareas for review and approval by the Department of Planning and Development (DPD). Provided that the Site Plan Submittal required hereunder is in general conformance with the Planned Development and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such Site Plan Approval. The foregoing notwithstanding, prior to the Commissioner's issuance of such Site Plan Approval, the Applicant shall present the Site Plan (as a courtesy presentation) to the Chicago Plan Commission, during a public meeting. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (PD) and to assist the City in monitoring ongoing development. Subareas C, D and E Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Subarea. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of Subareas B-2, C, D and E shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Subareas B-2, C, D and E Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD. Furthermore, no Part II Approval for new residential development on either Subareas D or E shall be granted until Site Plan approval for the park on Subarea B-2 has been granted, and the park improvements on Subarea B-2 must also be completed prior to the issuance of the Certificate of Occupancy for Subareas D or E.

After approval of any Subareas B-2, C, D and E Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,

Final For Publication

- statistical information applicable to the subject Subarea, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Any Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD.

12. 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.
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.
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 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. 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.
16. Prior to issuance of building permits for the first principal building, the Applicant will enter into a development and maintenance agreement (the "DEMA") with the City for the construction, maintenance, and management of the park to be constructed in Subarea B-2. The DEMAs obligations shall be binding upon the Applicant, its successors and assigns, including but not limited to a homeowners or master association whose purpose includes maintaining such park land. Upon completion of the park, the public access provided for herein shall be memorialized in a public access easement agreement (which may be included in the DEMAs) with and for the benefit of the City. The recording and other costs associated with establishing the easement shall be the responsibility of the Applicant. A copy of said public access easement agreement shall be on file with the Department of Planning and Development.

The Commissioner is hereby authorized to enter into the DEMAs (or more than one DEMAs if the Commissioner deems necessary depending on the phasing of the development) and all other documents contemplated by the Statement and, in his/her sole discretion, may modify by

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minor change the foregoing requirements, without further City Council approval, for the DEMA(s) and public access easement agreement(s) so as to permit alternate forms of achieving compliance with the Applicant's construction, maintenance and management obligations and public access rights, such as, by means of example and not limitation, one or more restrictive covenants or owners' reciprocal easement and operation agreements in form and substance acceptable to the City which expressly grant the City necessary enforcement, self-help and lien rights as may be necessary to assure compliance with this Statement.

17. 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.
18. The Applicant acknowledges and agrees that the rezoning of the Property from PD 131 to R3-3 Community Shopping District and then to this PD 131, as amended ("PD") is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The Applicant has applied for Low-Income Housing Tax Credits or other forms of financial assistance from the City. Such financial assistance imposes

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affordability requirements (the "Financing Requirements") that exceed the ARO requirements. As a result, if the Applicant receives such financial assistance, the Financial Requirements shall govern the Applicant's obligation to provide affordable housing in the PD. If the Applicant does not receive such financial assistance, the Applicant shall comply with the ARO.

19. 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 B3-3 Community Shopping District.

*Planned Development No. 131, As Amended.**Bulk Regulations Table.*

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Gross Site Area Total	627,213,180 square feet (14.4 acres)
Area In The Public Way	57,033 square feet (1.31 acres)
And Area To Be Dedicated Total	123,002 square feet (2.824 acres)
Net Site Area Total	447,178 square feet (10.27 acres)
Subarea A1	44,776 square feet (1.028 acres)
Subarea A2	44,133 square feet (1.013 acres)
Subarea B1	60,411 square feet (1.387 acres)
Subarea B2	31,780 square feet (.73 acres)
Subarea C	46,262 square feet (.1.062 acres)
Subarea D	108,926 square feet (2.501 acres)
Subarea E	110,890 square feet (2.824 acres)
Floor Area Ratio Total	1.3
Subarea A1	1.5
Subarea A2	1.5
Subarea B1	.5
Subarea B2	.5
Subarea C	1.5
Subarea D	1.4
Subarea E	1.4

Final For Publication

Maximum Number of Dwelling Units Total:	244
Subarea A1	35
Subarea A2	35
Subarea B1	0
Subarea B2	0
Subarea C	0
Subarea D	81
Subarea E	93
Minimum Number of Accessory Off Street Parking Spaces:	
Subarea A1	41 parking spaces
Subarea A2	40 parking spaces
Subarea B1	0 parking spaces
Subarea B2	0 parking spaces
Subarea C	Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Subarea D	Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Subarea E	Parking to be provided at in accordance with the relevant sections of the Chicago Zoning Ordinance
Minimum Number of Off Street Loading Docks:	

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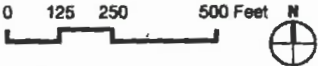
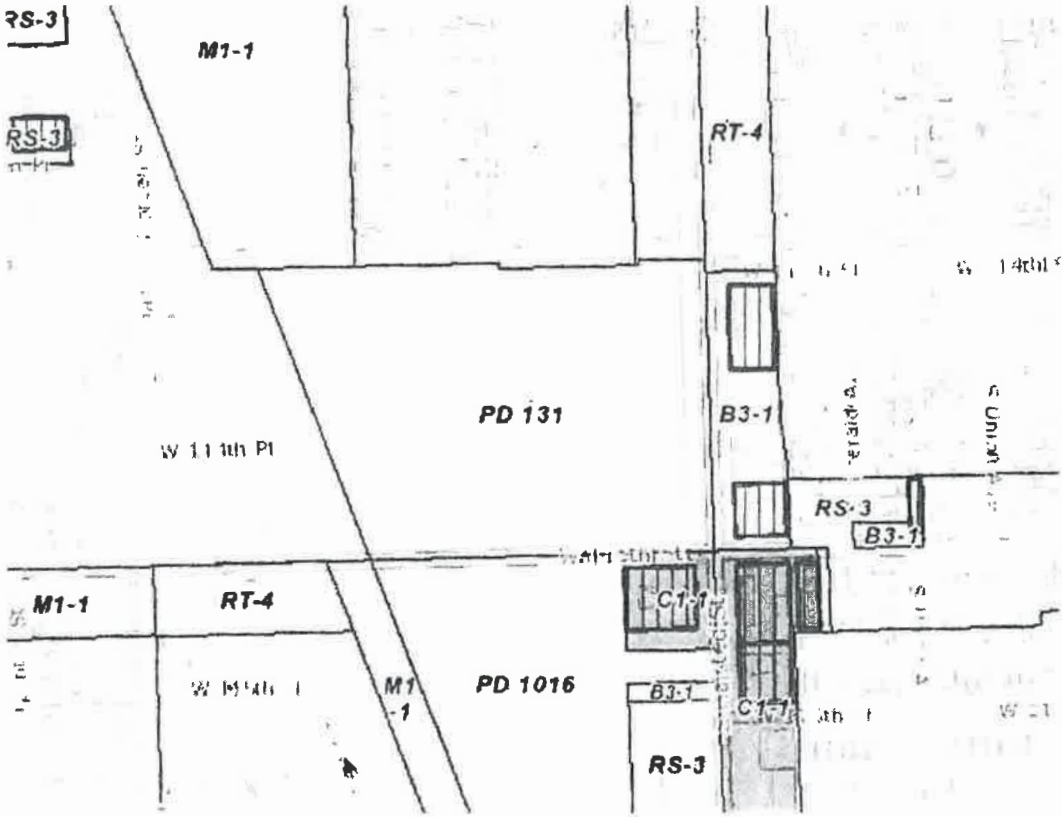
Subarea A1	1 (10x25)
Subarea A2	1 (10x25)
Subarea B1	0
Subarea B2	0
Subarea C	1 (10x25)
Subarea D	To be determined per site plan approval
Subarea E	To be determined per site plan approval
Minimum Number of Bike Parking Spaces	
Subarea A1	35 bike spaces
Subarea A2	35 bike spaces
Subarea B1	0
Subarea B2	0
Subarea C	0
Subarea D	1 bike space per dwelling unit
Subarea E	1 bike space per dwelling unit
Minimum Building Setbacks:	In accordance with Site Plan.
Maximum Building Height:	
Subarea A1	51'8" feet
Subarea A2	51'8" feet
Subarea B1	60 feet

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Subarea B2	60 feet
Subarea C	60 feet
Subarea D	60 feet
Subarea E	60 feet

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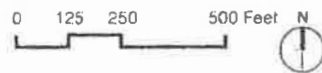
EXISTING ZONING MAP

Applicant: Far South CDC
 Address: 11400-114585, Halsted Street and 800-912W 115th Street
 Introduced: May 22, 2024
 Plan Commission: November 20, 2025

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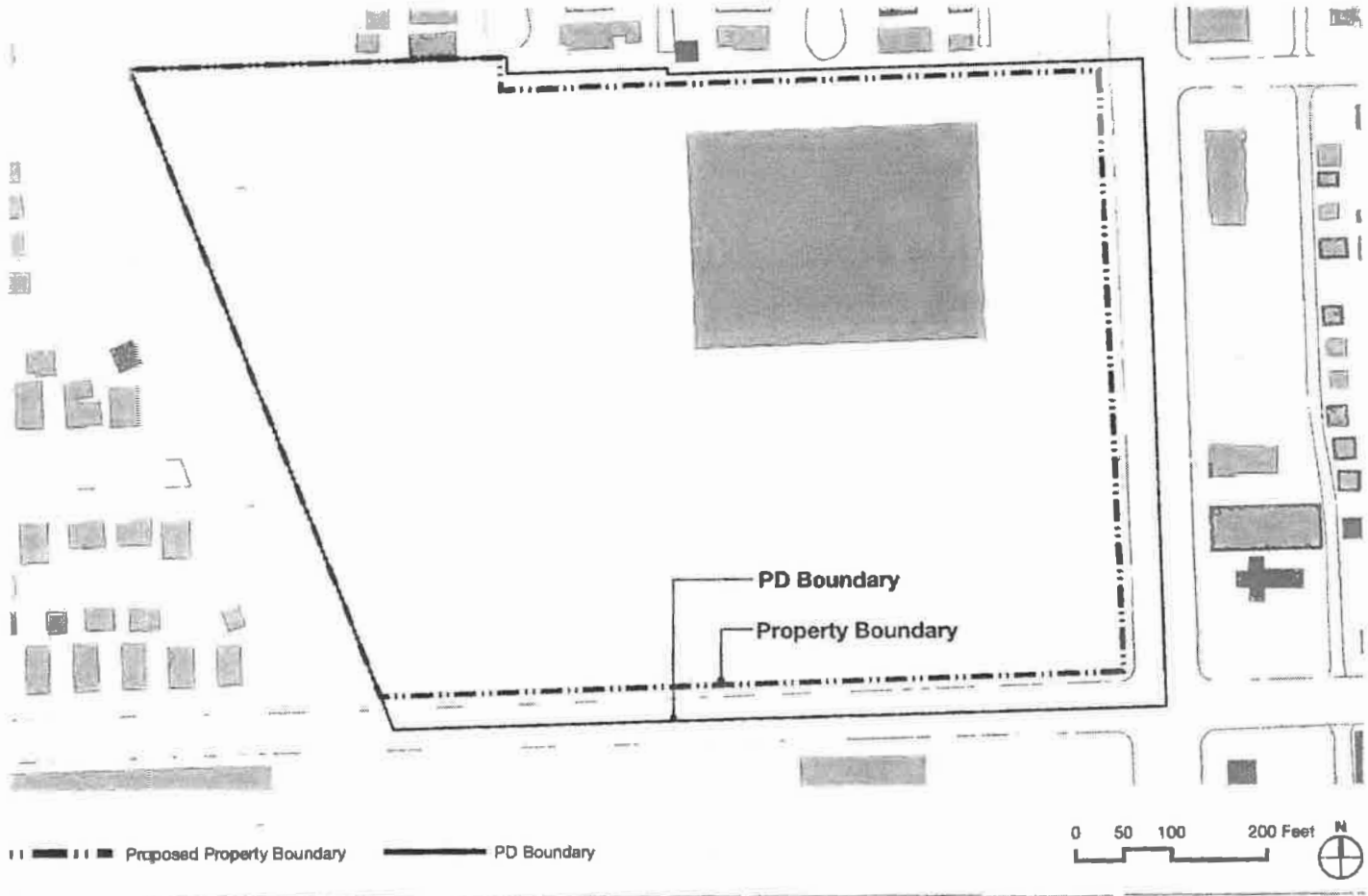
- Site
- Single Family Residential
- Multi Family Residential
- Commercial
- Mixed-Use Commercial / Residential
- Industrial
- Institutional
- Open Space
- Transportation / Utilities / Communication
- Vacant



EXISTING LAND USE MAP

Applicant: Far South CDC
 Address: 11400 11458S. Halsted Street and 800-912W 115th Street
 Introduced: May 22, 2024
 Plan Commission: Plan Commission, November 20, 2025

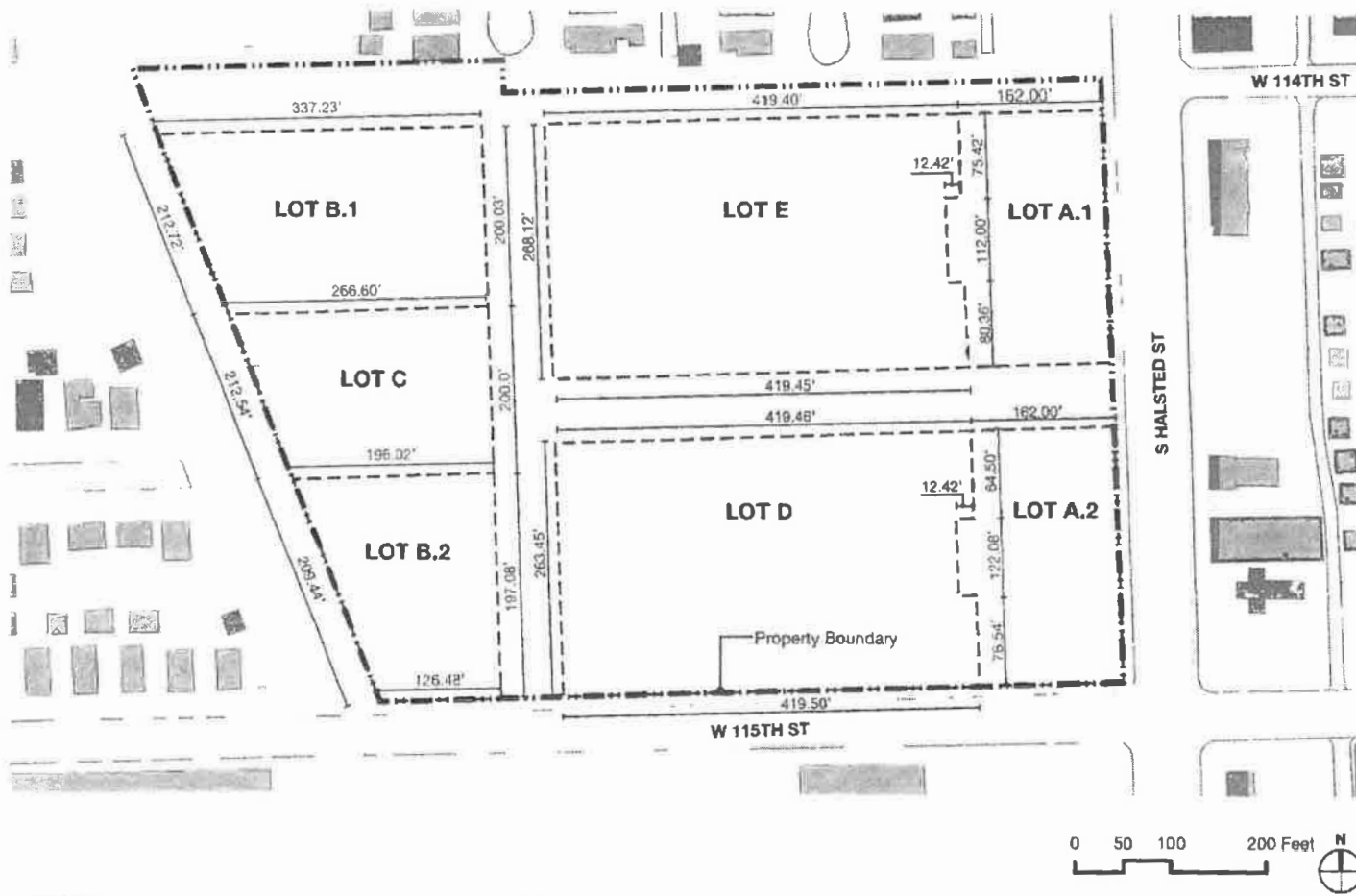
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PROPERTY BOUNDARY / PD BOUNDARY MAP

Applicant: Far South CDC
Address: 11400-114585, Halsted Street and 800-912W 115th Street
Introduced: May 22, 2024
Plan Commission: Plan Commission: November 20, 2025

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SUBAREA MAP

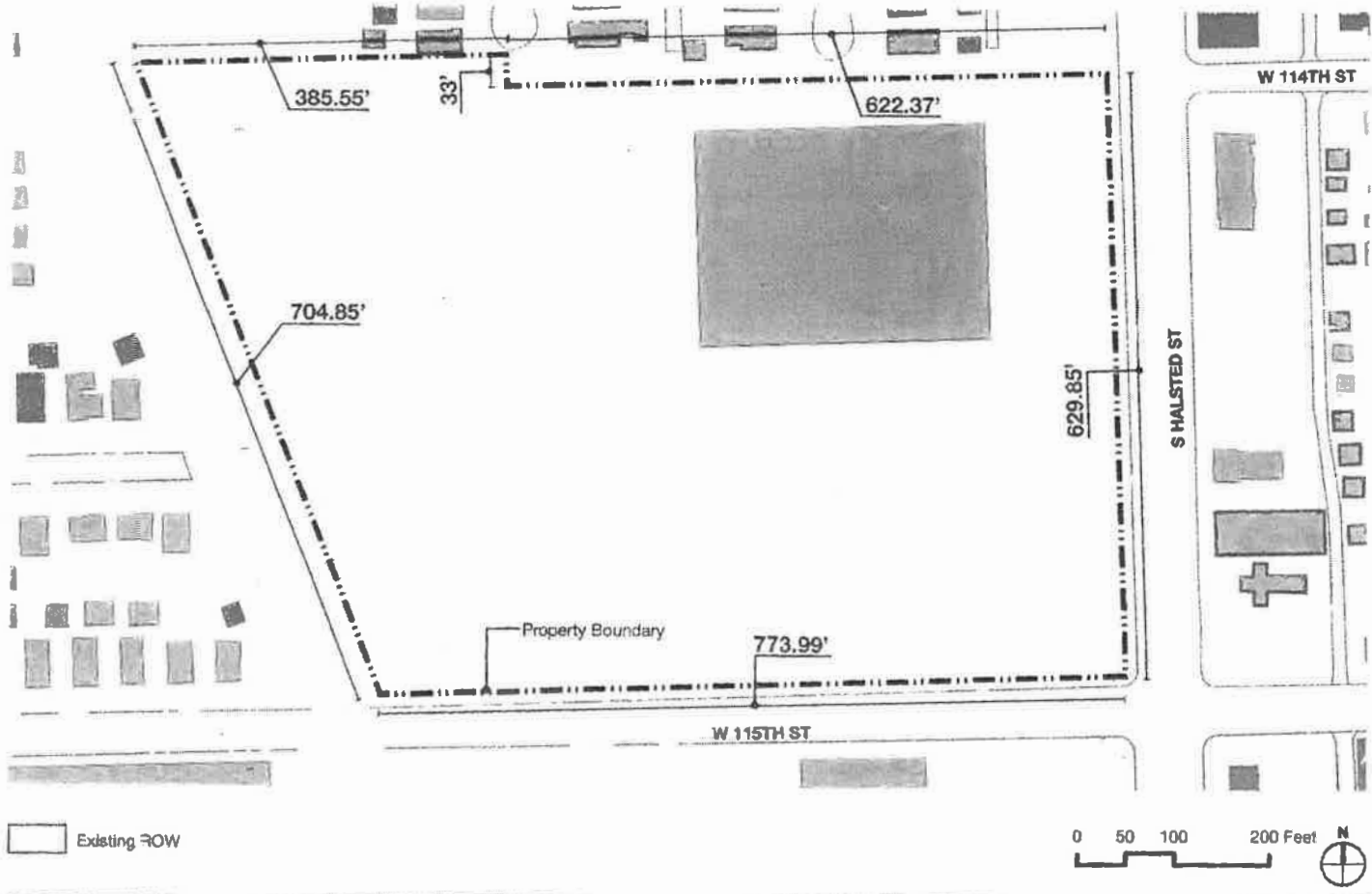
Applicant: Far South CDC
Address: 11400-114585, Halsted Street and 800-912W 115th Street
Introduced: May 22, 2024
Plan Commission: Plan Commission: November 20, 2025

12/10/2025

REPORTS OF COMMITTEES

36615

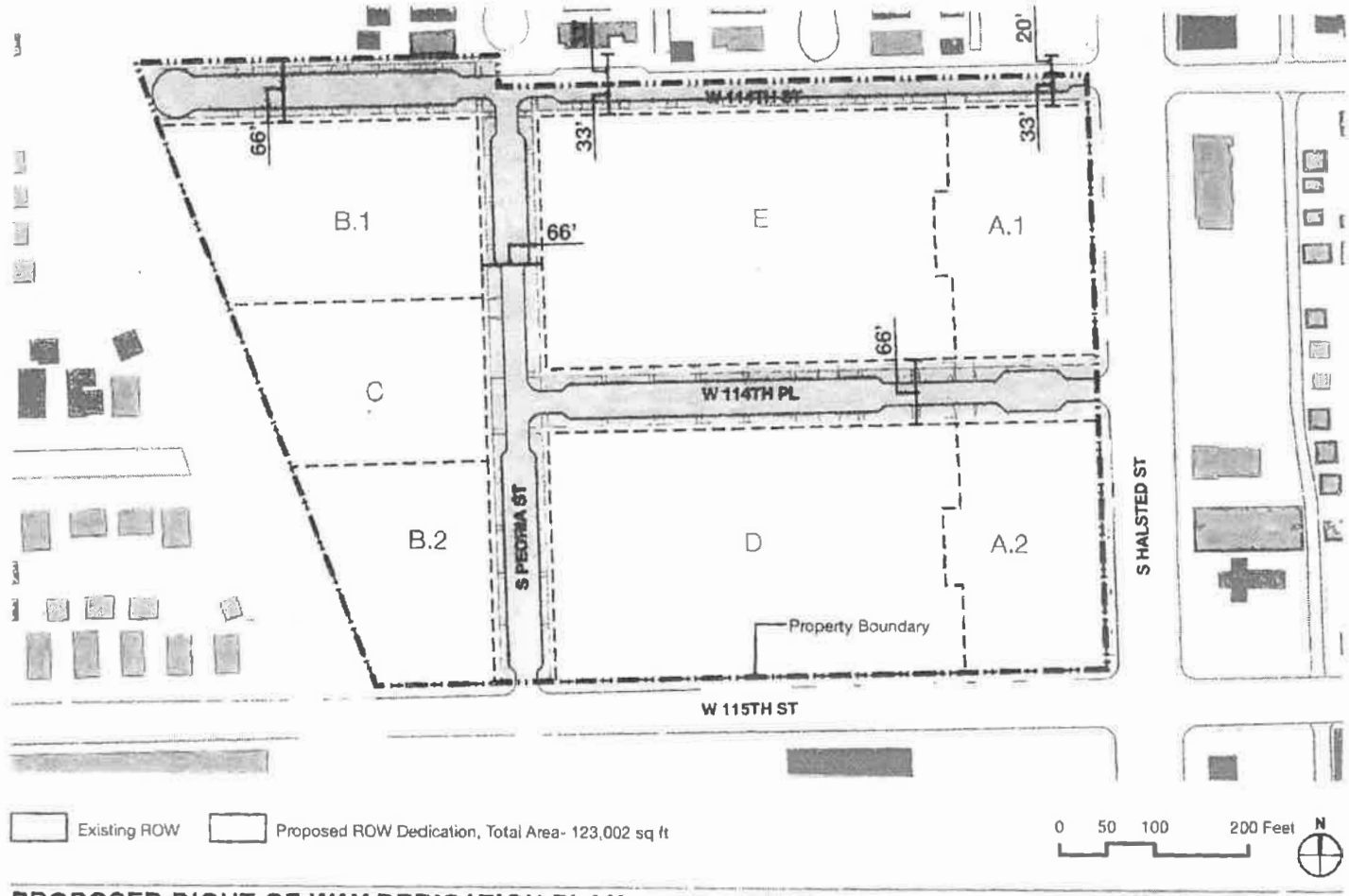
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EXISTING RIGHT-OF-WAY PLAN

Applicant: Far South CDC
Address: 11400-114585, Halsted Street and 800-912W 115th Street
Introduced: May 22, 2024
Plan Commission: November 20, 2025

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PROPOSED RIGHT-OF-WAY DEDICATION PLAN

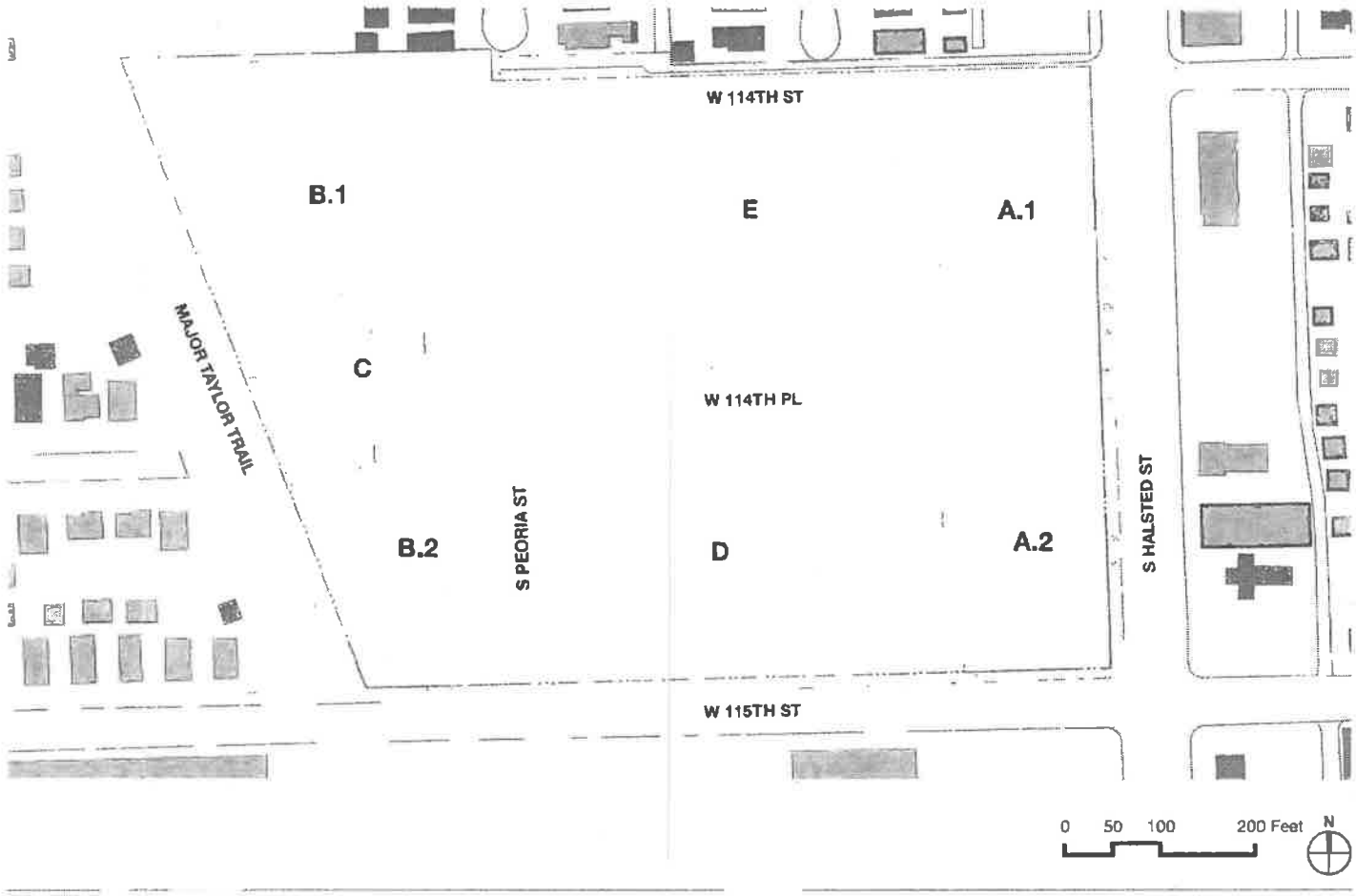
Applicant: Far South CDC
 Address: 11400-114585, Halsted Street and 800-912W 115th Street
 Introduced: May 22, 2024
 Plan Commission: Plan Commission: November 20, 2025

12/10/2025

REPORTS OF COMMITTEES

36617

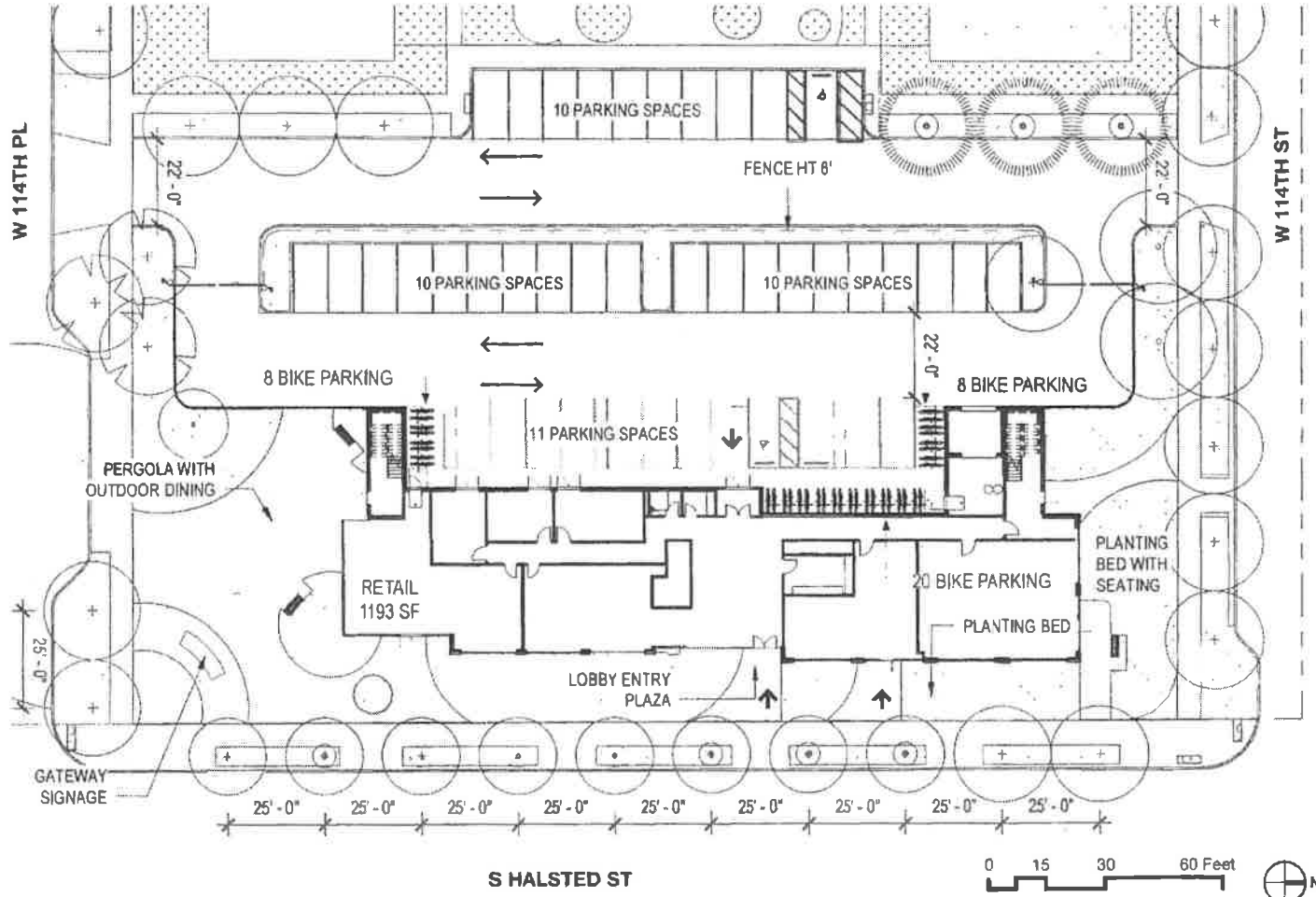
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SITE PLAN

Applicant: Far South CDC
Address: 11400-11458S. Halsted Street and 800-912W 115th Street
Introduced: May 22, 2024
Plan Commission: Plan Commission: November 20, 2025

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SUBAREA PLAN A.1

Applicant: Far South CDC
Address: 11400-114585, Halsted Street and 800-912W 115th Street
Introduced: May 22, 2024
Plan Commission: Plan Commission: November 20, 2025

12/10/2025

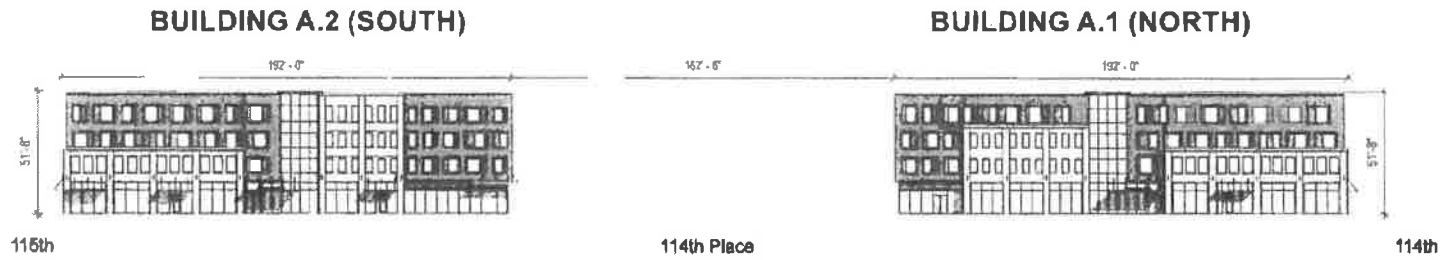
REPORTS OF COMMITTEES

36619

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12/10/2025

REPORTS OF COMMITTEES



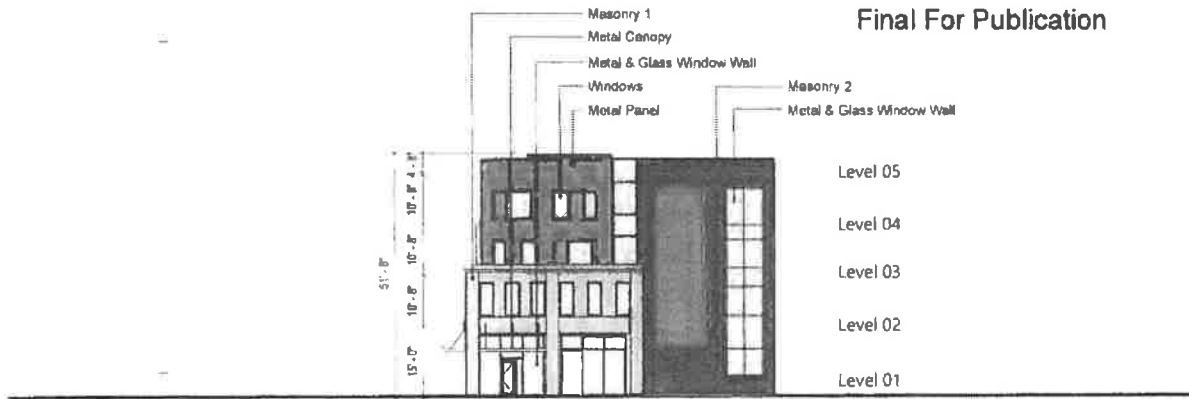
ELEVATIONS - HALSTED STREET

Applicant: Far South CDC
 Address: 11400-11458S. Halsted Street and 800-912W 115th Street
 Introduced: May 22, 2024
 Plan Commission: Plan Commission November 20, 2025

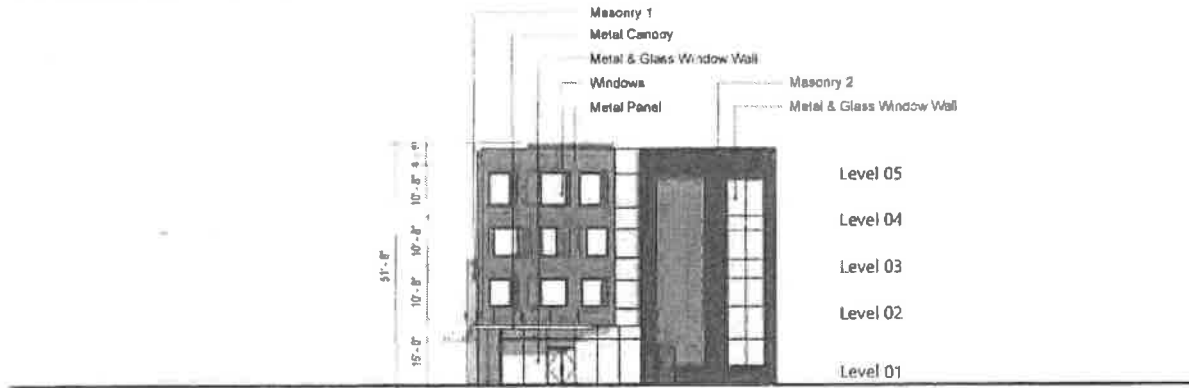


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BUILDING A.1 - NORTH



BUILDING A.2 - NORTH

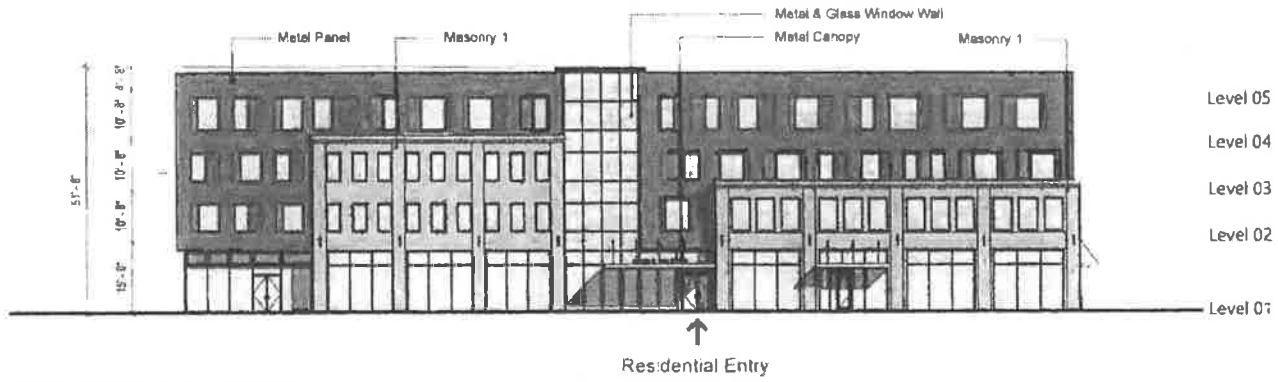
BUILDING ELEVATIONS - NORTH

Applicant: Far South CDC
 Address: 11400-11458S, Halsted Street and 800-912W 115th Street
 Introduced: May 22, 2024
 Plan Commission: Plan Commission: November 20, 2025

1" = 30' @ 8.5"x11"



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BUILDING A.1 - EAST



BUILDING A.2 - EAST

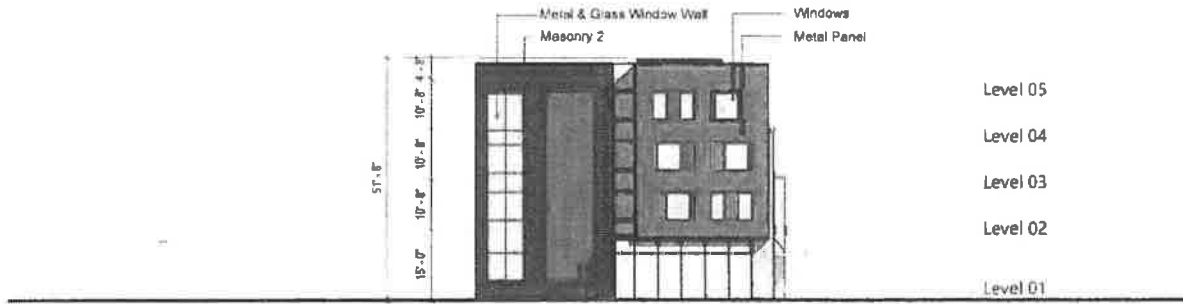
BUILDING ELEVATIONS - EAST

Applicant: Far South CDC
 Address: 11400-11458S, Halsted Street and 800-912W 115th Street
 Introduced: May 22, 2024
 Plan Commission: Plan Commission: November 20, 2025

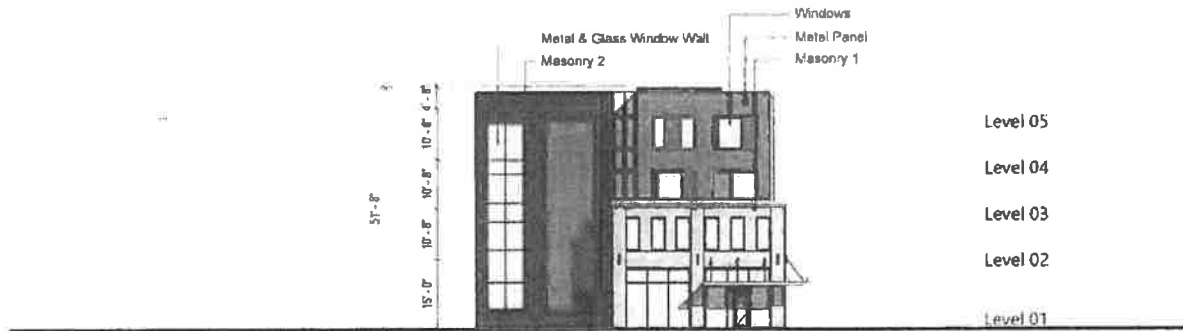
1" = 30' @ 8.5"x1"



Final For Publication



BUILDING A.1 - SOUTH



BUILDING A.2 - SOUTH

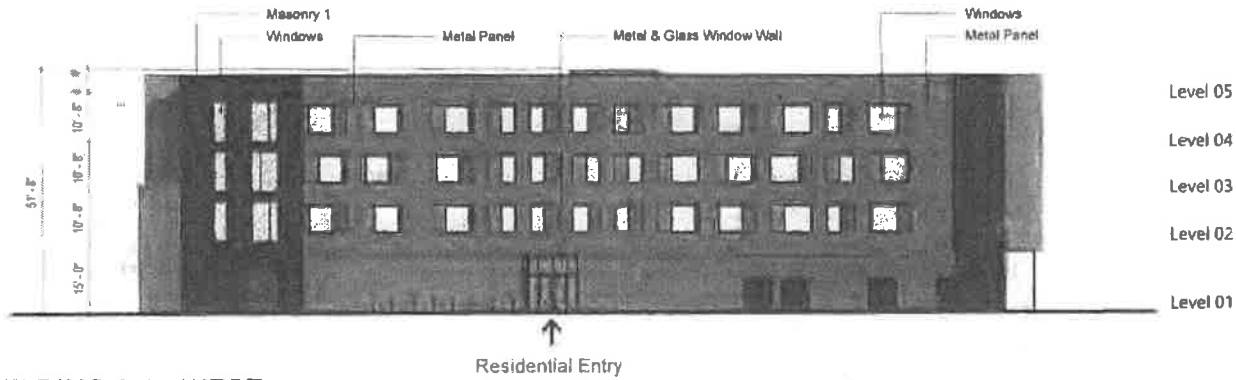
BUILDING ELEVATIONS - SOUTH

Applicant: Far South CDC
Address: 11400-11458S, Halsted Street and 800-912W 115th Street
Introduced: May 22, 2024
Plan Commission: Plan Commission: November 20, 2025

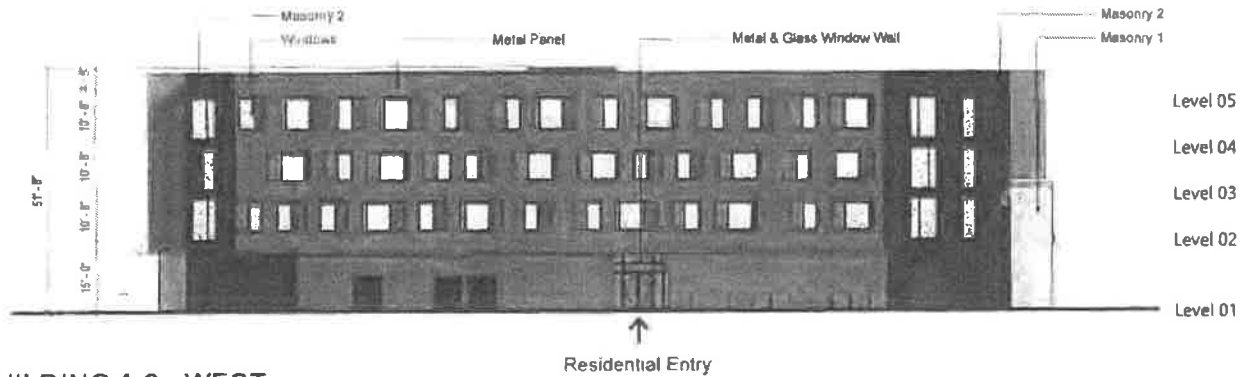
1" = 30' @ 8.5"x1"



Final For Publication



BUILDING A.1 - WEST



BUILDING A.2 - WEST

BUILDING ELEVATIONS - WEST

1" = 30' @ 8.5"x1



Applicant: Far South CDC
 Address: 11400-11458S. Halsted Street and 800-912W 115th Street
 Introduced: May 22, 2024
 Plan Commission: Plan Commission: November 20, 2025

(continued from page 953)

W. 51st Street; S. Winchester Avenue; the alley next south and parallel to W. 51st Street; and S. Damen Avenue,

to those of a C1-1 Restricted Commercial 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. 17-M
(As Amended).*

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 C1-1 Restricted Commercial District Symbols and indications as shown on Map No. 17-M in the area bounded by

W. Touhy Avenue; the alley next east of and parallel to N. Mason Avenue; the alley next south of and parallel to W. Touhy Avenue; and N. Mason Avenue,

to those of a B1-1 Local Retail 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. 18-K.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the Residential Planned Development No. 63 symbols and indications as shown on Map No. 18-K in the area bounded by

a line 700.5 feet north of South line of W. 77th Street; S. Pulaski Road; the North line of service drive of W. 77th Street; a line 716 feet west of S. Pulaski Road; the South line of W. 77th Street; and a line 2754 feet west of S. Pulaski Road,

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

[Plan of Development printed on pages 978-982 of this Journal]

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. 20-C.

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 B1-1 Local Retail District Symbols and indications as shown on Map No. 20-C in the area bounded by

E. 83rd Street; S. Paxton Avenue; the alley next south of and parallel to E. 83rd Street; and a line 33 feet west of S. Paxton Avenue,

to those of an R3 General Residence 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. 22-B.

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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 22-B in the area bounded by

the alley next southwest and parallel to S. Anthony Avenue; the alley next north of and parallel to E. 94th Street; and S. Escanaba Avenue,

to those of a C1-1 Restricted Commercial 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. 24-F.

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 B4-1 Restricted Service District symbols and indications as shown on Map No. 24-F in the area bounded by

the alley next north of and parallel to W. 103rd Street; S. Normal Avenue; W. 103rd Street; and a line 77 feet west of S. Normal Avenue,

to those of a C2-1 General Commercial 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. 28-G.

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 R2 Single Family Residence District, B4-1 Restricted Service District, M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 28-G in the area bounded by

a line 663 feet north of W. 115th Street; the alley next east of and parallel to S. Peoria Street; a line 650 feet north of W. 115th Street; the east line of the alley next east of and parallel to S. Green Street; a line 663 feet north of W. 115th Street; S. Halsted Street; W. 115th Street; and the east right-of-way line of the Pittsburgh, Cincinnati, Chicago & St. Louis Railway,

(continued on page 983)

PD
131

(continued from page 977)

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

[Plan of Development printed on pages 984-988 of this Journal]

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. 30-F.

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 C1-1 Restricted Commercial District symbols and indications as shown on Map No. 30-F in the area bounded by

W. 119th Street; S. Eggleston Avenue; the alley next south of and parallel to W. 119th Street; and a line 80 feet west of and parallel to S. Parnell Avenue,

to those of a B4-1 Restricted Service 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.

Failed to Pass—PROPOSED ORDINANCES FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY PARTICULAR AREAS (Adverse Committee Recommendations).

On motion of Alderman Vrdolyak, the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of June 26, 1975, page 773, recommending that the City Council *Do Not Pass* six proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur In* the committee's recommendations. The question in reference to each proposed ordinance thereupon became: "*Shall the proposed ordinance Pass, notwithstanding the Committee's adverse recommendation?*" and the several questions being so put, *each* of the said proposed ordinances *Failed to Pass*, by yeas and nays as follows:

Yeas—None.

Nays—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Jaksy, Barden, Shannon, Hines, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Laurino, Gutstein, Pucinski, Natarus, O b e r m a n , S i m p s o n , Cohen, Schulter, Block, Stone—46.

Alderman Vrdolyak moved to *Reconsider* the foregoing vote. The motion was *Lost*.

Said proposed ordinances which *Failed to Pass* proposed to amend the Chicago Zoning Ordinance to reclassify particular areas, and are summarized as follows:

Reclassification of Area Shown on Map No. 3-I.

An ordinance to classify as a B5-3 General Service District instead of a B3-3 General Retail District, the area bounded by

W. North Avenue; a line 139.58 feet east of and parallel to N. California Avenue, a line 183.76 feet south of and parallel to W. North Avenue, N. California Avenue (Map No. 3-I).

Reclassification of Area Shown on Map No. 5-L.

An ordinance to classify as a Business Planned Development instead of an M1-2 Restricted Manufacturing District, the area bounded by

W. Grand Avenue; a line from a point 316 feet east of N. Central Avenue along the south line of W. Grand Avenue to a point 305 feet east of N. Central Avenue along the north line of the right of way of the Chicago, Milwaukee and St. Paul Railway; the north line of the right of way of the Chicago, Milwaukee and St. Paul Railway; and N. Central Avenue (Map No. 5-L).

Reclassification of Area Shown on Map No. 6-J.

An ordinance to classify as a C1-2 Restricted Commercial District instead of an R3 General Residence District, the area bounded by

a line 36 feet north of W. 27th Street; S. Kedzie Avenue; W. 27th Street; and the alley next west of and parallel to S. Kedzie Avenue (Map No. 6-J).

Reclassification of Area Shown on Map No. 11-L.

An ordinance to classify as a B4-2 Restricted Service District instead of a B4-1 Restricted Service District, the area bounded by

W. Lawrence Avenue; a line 166'-9¼" east of and parallel to N. Luna Avenue; the alley next south of and parallel to W. Lawrence and N. Luna Avenues (Map No. 11-L).

Reclassification of Area Shown on Map No. 13-H.

An ordinance to classify as an R3 General Residence District instead of a C1-2 Restricted Commercial District, the area bounded by

the alley next north of and parallel to W. Summerdale Avenue, N. Ravenswood Avenue, W. Summerdale Avenue; and a line 100 feet west of N. Ravenswood Avenue, and the alley next north of and parallel to W. Berwyn Avenue; N. Ravenswood Avenue; W. Farragut Avenue; and a line 100 feet west of N. Ravenswood Avenue (Map No. 13-H).

Reclassification of Area Shown on Map No. 20-G.

An ordinance to classify as an R3 General Residence District instead of a C2-2 General Commercial District, the area bounded by

a line 248.75 feet south of and parallel to W. 81st Street; S. Racine Avenue, a line 348.75 feet south of and parallel to W. 81st Street; and the alley next west of and parallel to S. Racine Avenue (Map No. 20-G).

BUSINESS PLANNED DEVELOPMENT # 131

PLAN OF DEVELOPMENT

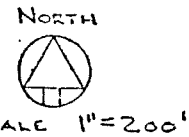
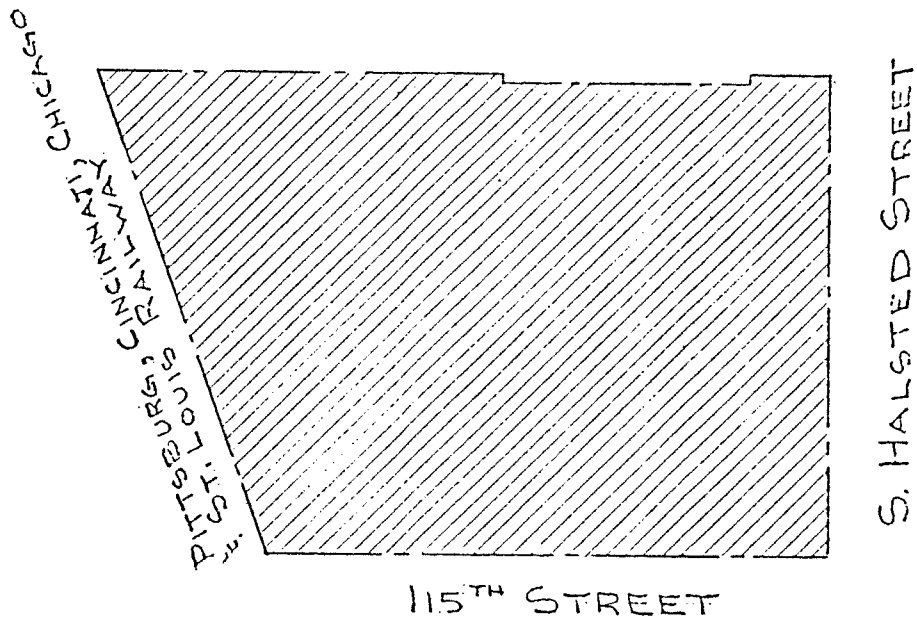
STATEMENTS

1. The area delineated herein as "Business Planned Development" is controlled by Jewel Companies, Inc. pursuant to options to purchase said area; said options having been executed in April 1974.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning. Ingress and egress to such off-street facilities shall be only from S. Halsted Street and W. 115th Street.
3. All applicable official reviews, approvals or permits are required to be obtained by the Jewel Companies, Inc., or its successors, assignees or grantees.
4. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Jewel Companies, Inc. or its successors, assignees or grantees.
5. Any service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 24 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. The following uses shall be permitted within the area delineated herein as Business Planned Development: supermarket and general merchandise uses, parking, and related uses (exclusive of any principal activity of outdoor storage and auto service station uses).
7. Identification signs may be permitted within the area delineated herein as Business Planned Development, subject to the review and approval of the Department of Buildings and the Department of Development and Planning.
8. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Business Planned Development, and illustrates that the development of such area will be in general compliance with the B5 General Service District classification and with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Development and Planning.

APPLICANT: Jewel Companies, Inc.

DATE: October 16, 1974

BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND :

SUPERMARKET, GENERAL MERCHANDISE USES,
-PARKING & RELATED USES, *

PLANNED DEVELOPMENT BOUNDARY

*

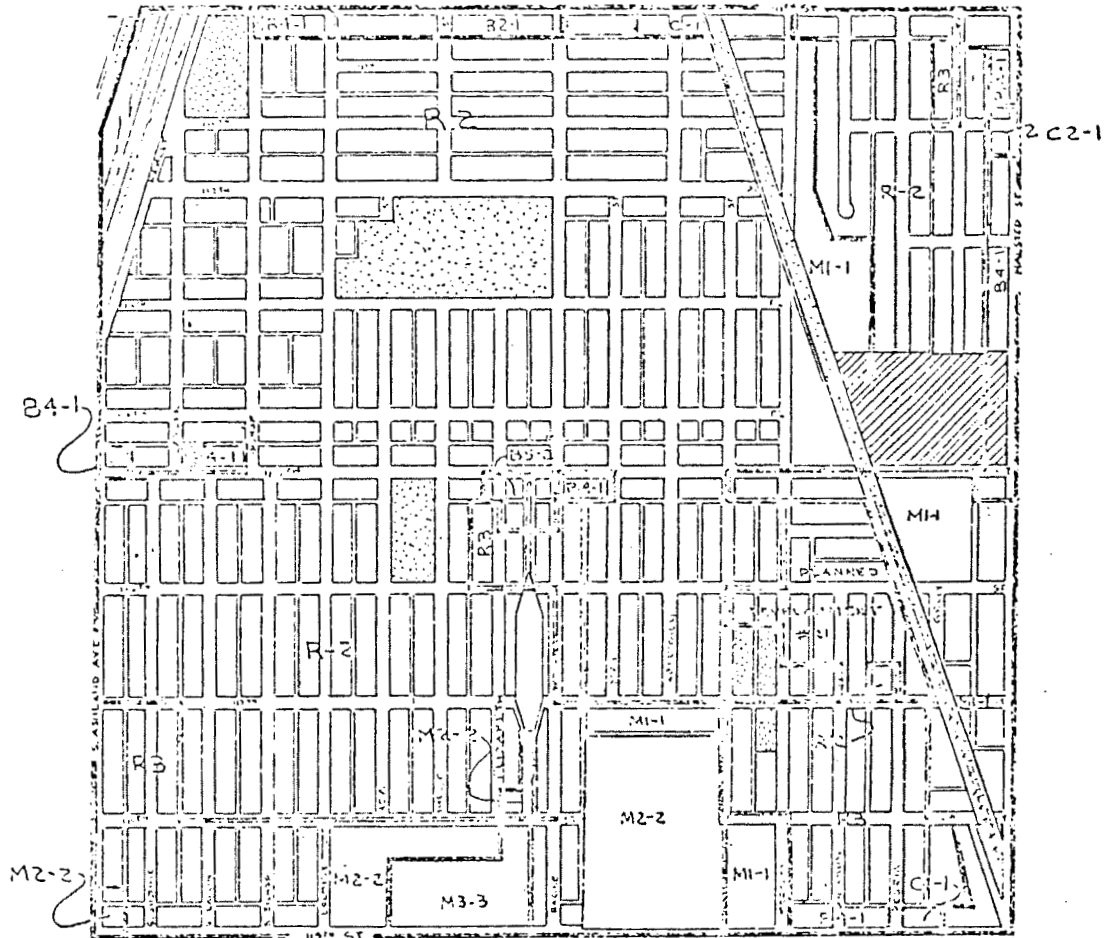
NOTE:

PLANNED DEVELOPMENT USE & BULK
REGULATIONS & DATA.

APPLICANT : JEWEL COMPANIES INC.

DATE : OCTOBER 16, 1974

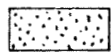
BUSINESS PLANNED DEVELOPMENT EXISTING ZONING & PREFERENTIAL STREET SYSTEM



LEGEND:



PLANNED DEVELOPMENT



PARKS, PLAYGROUNDS, & SCHOOLS



PREFERENTIAL STREETS



ZONING DISTRICT BOUNDARY

North

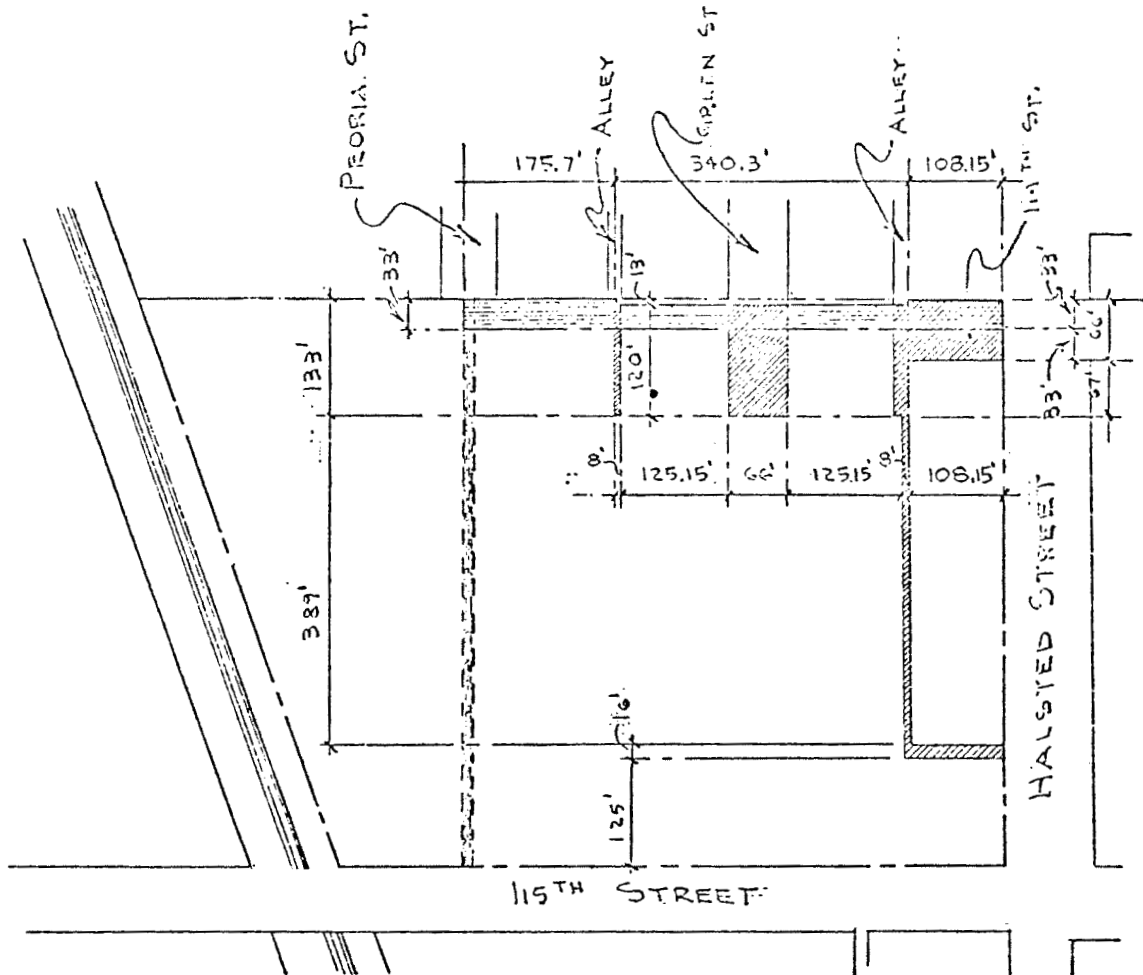


SCALE 1"=800'






APPLICANT: JEWEL COMPANIES INC.

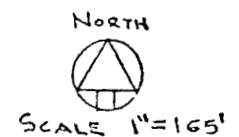
DATE: OCTOBER 16, 1974

BUSINESS PLANNED DEVELOPMENT PROPERTY LINE MAP & RIGHT-OF-WAY ADJUSTMENTS



LEGEND:

-  PROPERTY LINE.
-  PLANNED DEVELOPMENT BOUNDARY
-  PROPOSED VACATION OF PUBLIC RIGHT-OF-WAY
-  PROPOSED DEDICATION FOR RELOCATION OF UTILITIES
-  PROPOSED VACATION OF 16' SEWER EASEMENT
(RECORDED 7-30-51 DOCUMENT # 15134086)



APPLICANT: JEWEL COMPANIES INC.

DATE: OCTOBER 16, 1974

B U S I N E S S P L A N N E D D E V E L O P M E N T

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

AS AMENDED

Net Site Area	General Description of Land Use	F.A.R.	%Of Land Coverage	#Of Parking Spaces - Min
Sq. Ft. Acres				

561,053	12.88	Supermarket and general merchandise uses, parking and related uses *	0.45	40	700
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*(exclusive of any principal activity of outdoor storage and auto service station uses)

Gross Site Area = Net Site Area: 12.88 acres + Area in Public Right-of-Way:
 .55 acres = 13.43 acres

Number of off-street loading spaces: in accord with a B5-1 Zoning Classification.

Periphery setbacks at boundary lines:

north - 25 feet

east - 50 feet

south - 230 feet

west - 40 feet

For the purpose of this Planned Development, the physical structure of such development shall be effectively screened by an eight foot wall or fence at its northerly boundary line as it abuts an existing residential area.

APPLICANT: Jewel Companies, Inc.

DATE: June 12, 1975