



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 24, 2023

Katherine C. Jahnke Dale
DLA Piper
444 W. Lake Sr., Suite 900
Chicago, IL 60606-0089

Re: Opinion response for PD 171, 3262 W. Belmont Ave.

Dear Ms. Jahnke Dale:

In response to your recent request, please be advised that the subject property is zoned Business Planned Development Number 171 ("PD 171").

PD 171 has an underlying zoning of M1-1 Restricted Manufacturing District (now Limited Manufacturing/Business Park District). Pursuant to Statement Number 5 of PD 171, the following uses are permitted: supermarket, drug store, general merchandise, office, retail and service type business uses, together with parking and related uses (all exclusive of any principal activity of outdoor storage and auto service station uses).

Per your request, your client is seeking to lease a portion of the property to a laundry mat tenant. No dry cleaning will be provided on the premise. It is our opinion that a consumer laundry service with no dry cleaning on premise is an allowed service type business use and is therefore permitted within PD 171.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Main file

April 16, 2021

Meghan E. Zedick
Stafford, Owens, Piller, Murnane, Kelleher & Trombley PLLC
One Cumberland Avenue
PO Box 2947
Plattsburgh, NY 12901

Re: Opinion response for PD 171, 3300 W. Belmont Ave.

Dear Ms. Zedick:

In response to your recent request, please be advised that the subject property is zoned Business Planned Development Number 171 ("PD 171").

Pursuant to Statement Number 5 of PD 171, the following uses are permitted: supermarket, drug store, general merchandise, office, retail and service type business uses, together with parking and related uses (all exclusive of any principal activity of outdoor storage and auto service station uses).

A blood plasma donation center is classified as a Medical Service use and is therefore permitted.

In regard to parking, pursuant to a minor change approved on May 14, 2008, a minimum of 264 off-street parking spaces are required within PD 171.

In regard to building violations for the subject property, please contact the Building Dept. and in regard to business licensing requirements, please contact the Department of Business Affairs and Consumer Protection.

Sincerely,



Patrick Murphey
Zoning Administrator

C: Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 24, 2023

Katherine C. Jahnke Dale
DLA Piper
444 W. Lake Sr., Suite 900
Chicago, IL 60606-0089

Re: Opinion response for PD 171, 3262 W. Belmont Ave.

Dear Ms. Jahnke Dale:

In response to your recent request, please be advised that the subject property is zoned Business Planned Development Number 171 ("PD 171").

PD 171 has an underlying zoning of M1-1 Restricted Manufacturing District (now Limited Manufacturing/Business Park District). Pursuant to Statement Number 5 of PD 171, the following uses are permitted: supermarket, drug store, general merchandise, office, retail and service type business uses, together with parking and related uses (all exclusive of any principal activity of outdoor storage and auto service station uses).

Per your request, your client is seeking to lease a portion of the property to a laundry mat tenant. No dry cleaning will be provided on the premise. It is our opinion that a consumer laundry service with no dry cleaning on premise is an allowed service type business use and is therefore permitted within PD 171.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Main file



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

May 14, 2008

Mr. Jeffrey P. MacNeill, AIA
Centrum Properties
225 West Hubbard Street
Chicago, Illinois 60610-4416

**Re: Administrative Relief Request for Business Planned Development
No. 171, Kennedy Plaza, 3262 West Belmont Avenue**

Dear Mr. MacNeill:

Please be advised that your request for a minor change to Business Planned Development No. 171 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Specifically, you are requesting a reduction in the parking requirements under the provisions of the Planned Development from 275 parking spaces to 264 parking spaces.

The Department of Planning and Development previously requested substantial landscaping improvements to Kennedy Plaza in its entirety. The requested improvements undoubtedly conflict with your ability to provide 275 on-site spaces. The proposed Landscape Plan (L-1) prepared by Daniel Weinbach and Partners, Ltd. on March 17, 2008 will result in a far superior project with slightly less parking and much more green space than previously contemplated.

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 171, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner
Department of Planning and Development

ALR:HG:eg

cc: E. Figel, S. Assefa, D. Childers, V. Zillig, M. Weber, M. Marmo, E. Glass, DPD File





City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

March 13, 2008

Ms. Rachel Hedlof
C.M. Architecture
219 North Second Street
Suite 301
Minneapolis, MN 55401-1454

Re: **Administrative Relief request for Business Planned Development No. 171, Proposed Best Buy at 3320 West Belmont Avenue**

Dear Ms. Hedlof:

Please be advised that your request for a minor change to Business Planned Development No. 171, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Best Buy will be leasing a portion of an existing building, in a space previously occupied by a Dominick's Grocery. Specifically, you are requesting:

- The removal of an existing canopy and columns from the front (east) side of the building and adding the Best Buy signature "wedge" feature, a blue aluminum panel over metal stud wall applied directly over the existing exterior wall structure. The wedge feature will include new storefront doors and windows and signage, and extend to a height of approximately 38 feet. Please note: EIFS is not allowed. Additionally, all signs over 24 feet in height and/or over 100 square feet (in area of one face) requires City Council Approval.
- The addition of a smaller "wedge" feature on the north elevation, approximately 34 feet high.
- The removal of a 476 square foot storage shed on the north elevation.
- The removal of 631 square feet of lobby space at the front of the building.
- The addition of 297 square feet of floor area to the north side of the building in a style that matches the existing brick building to provide a dock unloading area. A ramp for truck access to the dock door, as well as a screen wall will also be added.
- The addition of a screen wall along the west elevation trash area.
- The addition of new overhead doors on the west elevation.

These changes are illustrated on the following drawings, prepared by Patrick G. Bless Architects:

- A1.01 Site Plan (January 10, 2008)
- AD-1 Demolition Plan (February 6, 2008)
- A-1 Floor Plan (February 6, 2008)
- A-6 Exterior Elevations (February 20, 2008)


NEIGHBORHOODS



With regard to your request, the Department of Planning and Development has reviewed the request and has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 171, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


for Arnold L. Randall
Commissioner

ALR:SA:tm

cc: Danita Childers, Mike Marmo, Pat Haynes, Erik Glass, DPD files

Said ordinances, as passed, read respectively as follows (the Italic heading in each case not being a part of the ordinance):

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

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 R8 General Residence District symbols and indications as shown on Map No. 3-E bounded and

beginning at the northwest corner of E. Cedar Street and N. Lake Shore Drive; traversing west on E. Cedar Street to a point 180.4 feet from N. Lake Shore Drive, then north 152.78 feet from E. Cedar Street to a point 145.76 feet from N. Lake Shore Drive; then east 32.60 feet to a point 113.16 feet from N. Lake Shore Drive; then south 45.69 feet to a point 107.09 feet from E. Cedar Street and 123.06 feet from N. Lake Shore Drive; then east 17.40 feet to a point 105.86 feet from N. Lake Shore Drive; then south 52.61 feet to a point 54.48 feet from E. Cedar Street and 117.75 feet from N. Lake Shore Drive; then east 117.75 feet to N. Lake Shore Drive to a point 55.77 feet north of E. Cedar Street; then south 55.77 feet to the northwest corner of E. Cedar Street and N. Lake Shore Drive,

to those of a Residential Planned Development and a corresponding use district is hereby established in the area described.

[Plan of Development printed on pages 5644 to 5649 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. 6-J
(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 R4 General Residence District symbols and indications as shown on Map No. 6-J in the area bounded by

a line 50 feet north of and parallel to W. 25th Street; S. Drake Avenue; W. 25th Street and the alley next west of and parallel to S. Drake 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. 7-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 R5 General Residence District symbols and indications as shown on Map No. 7-F in the area bounded by

a line from a point 50 feet east of N. Broadway and 135 feet south of W. Briar Place to a point 150 feet east of N. Broadway and 125 feet south of W. Briar Place; a line 150 feet east of and parallel to N. Broadway; W. Barry Avenue and a line 50 feet east of and parallel to N. Broadway,

to those of a B4-4 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.

Reclassification of Area Shown on Map No. 7-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 R3 General Residence District symbols and indications as shown on Map No. 7-G in the area bounded by

the alley next south of W. Diversey Avenue; N. Wayne Avenue; a line 25 feet south of the alley next south of W. Diversey Avenue; the alley next east of N. Wayne Avenue and that alley extended where no alley exists; the alley next north of W. Wrightwood Avenue; N. Wayne Avenue; W. Wrightwood Avenue and N. Southport Avenue,

to those of an R4 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. 9-J.

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 M1-1, Restricted Manufacturing District symbols and indications as shown on Map No. 9-J in the area bounded by

the southwest right-of-way line of the John F. Kennedy Expressway; W. Belmont Avenue and N. Kimball Avenue,

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 thereof and to no others.

[Plan of Development printed on pages 5650 to 5654 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. 9-P.

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. 9-P in the area bounded by

the alley next north of and parallel to W. Belmont Avenue; N. Plainfield Avenue; W. Belmont Avenue and a line 114.60 feet west of and parallel to N. Plainfield Avenue,

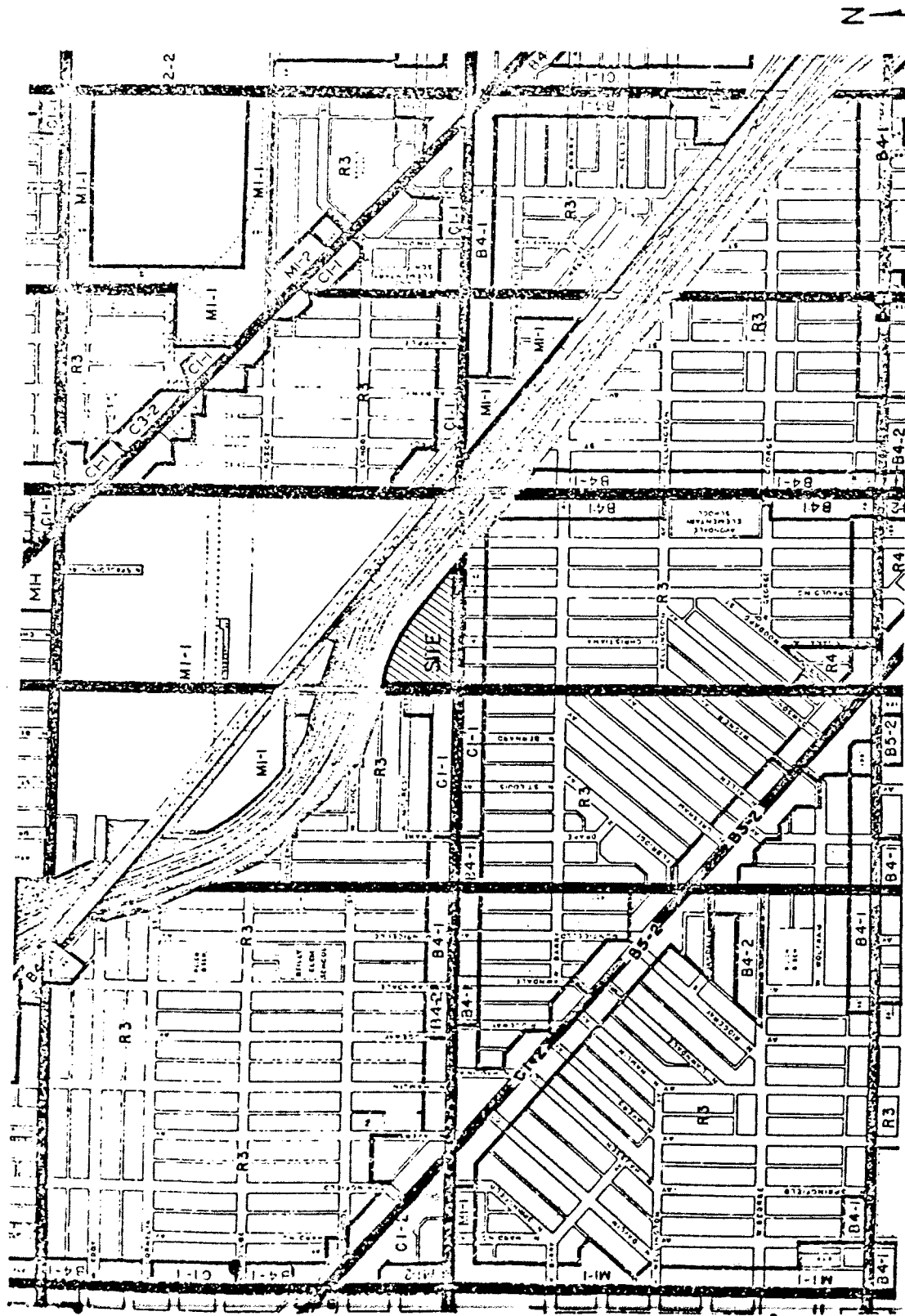
to those of a B4-1 Restricted Service District, and a corresponding use district is hereby established in the area above described.

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

BUSINESS PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT FOR 3201 NORTH KIMBALL AVENUE #171

STATEMENTS

1. The area delineated herein as the "Business Planned Development" is presently controlled by Cary L. Neiman, Lawrence F. Levy and Joseph S. Beale pursuant to a certain real estate sales contract dated January 24, 1977, by and among Cary L. Neiman, Lawrence F. Levy and Joseph S. Beale and Berlin Industries, Inc., which sale shall be consummated upon the approval of the planned development. The contract will be made available upon request.
2. Off-street parking and 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 via Kimball and Belmont Avenues only.
3. Such applicable official reviews, approvals or permits as are required shall be obtained by Cary L. Neiman, Lawrence F. Levy and Joseph S. Beale, or their successors, assigns or grantees.
4. Dedication or vacation of streets, alleys and easements or adjustments to rights-of-way or consolidation or resubdivision shall require a separate submittal on behalf of Cary L. Neiman, Lawrence F. Levy and Joseph S. Beale, or their successors, assignees or grantees.
5. The following uses shall be permitted within the area delineated herein as the Business Planned Development: supermarket, drug store, general merchandise, office, retail and service type business uses, together with parking and related uses (all exclusive of any principal activity of outdoor storage and auto service station uses.
6. Any and all service drives or other ingress or egress shall be adequately designed and paved in accordance 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. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago, with a minimum width of 24 feet to provide ingress and egress for emergency vehicles. Within such areas, no parking shall be permitted.
7. Signs within the Business Planned Development shall be subject to review and approval of the Department of Buildings and the Department of Development and Planning.
8. The information contained on the tables and maps attached hereto as exhibits provide data concerning the generalized plan of land use of the subject area. Such exhibits demonstrate that the development shall be in general compliance with the B5-1 zoning classification and with the intent and purpose of the Chicago Zoning Ordinance.
9. The plan of development herein expressed, and as set forth in the exhibits attached hereto, is subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Development and Planning.



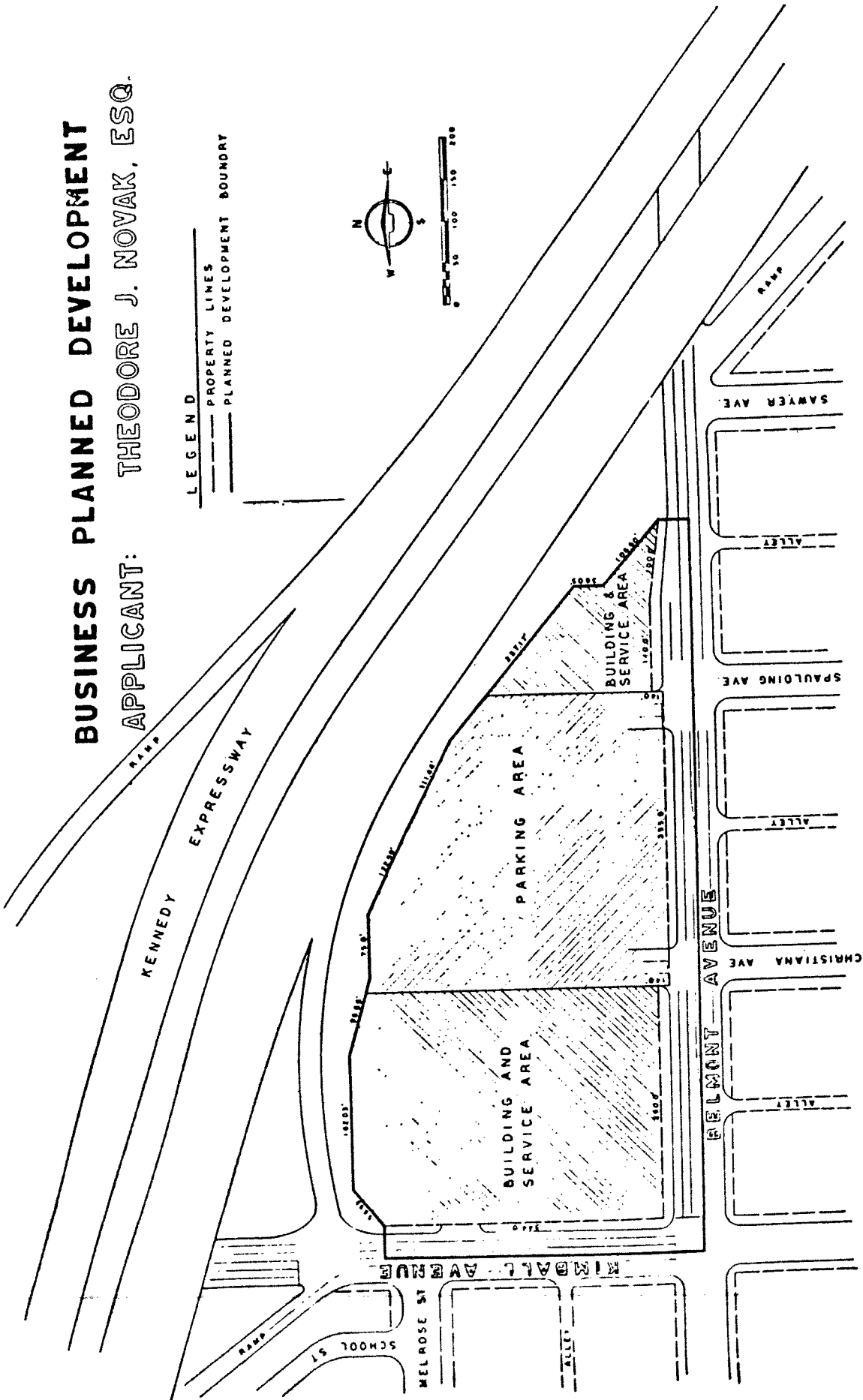
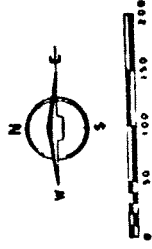
APPLICANT: THEODORE J. NOVAK, ESQ.

BUSINESS PLANNED DEVELOPMENT
EXISTING ZONING & PREFERENTIAL STREET SYSTEM

FEBRUARY 15, 1977

BUSINESS PLANNED DEVELOPMENT
APPLICANT: THEODORE J. NOVAK, ESQ.

LEGEND
 ——— PROPERTY LINES
 - - - - - PLANNED DEVELOPMENT BOUNDARY

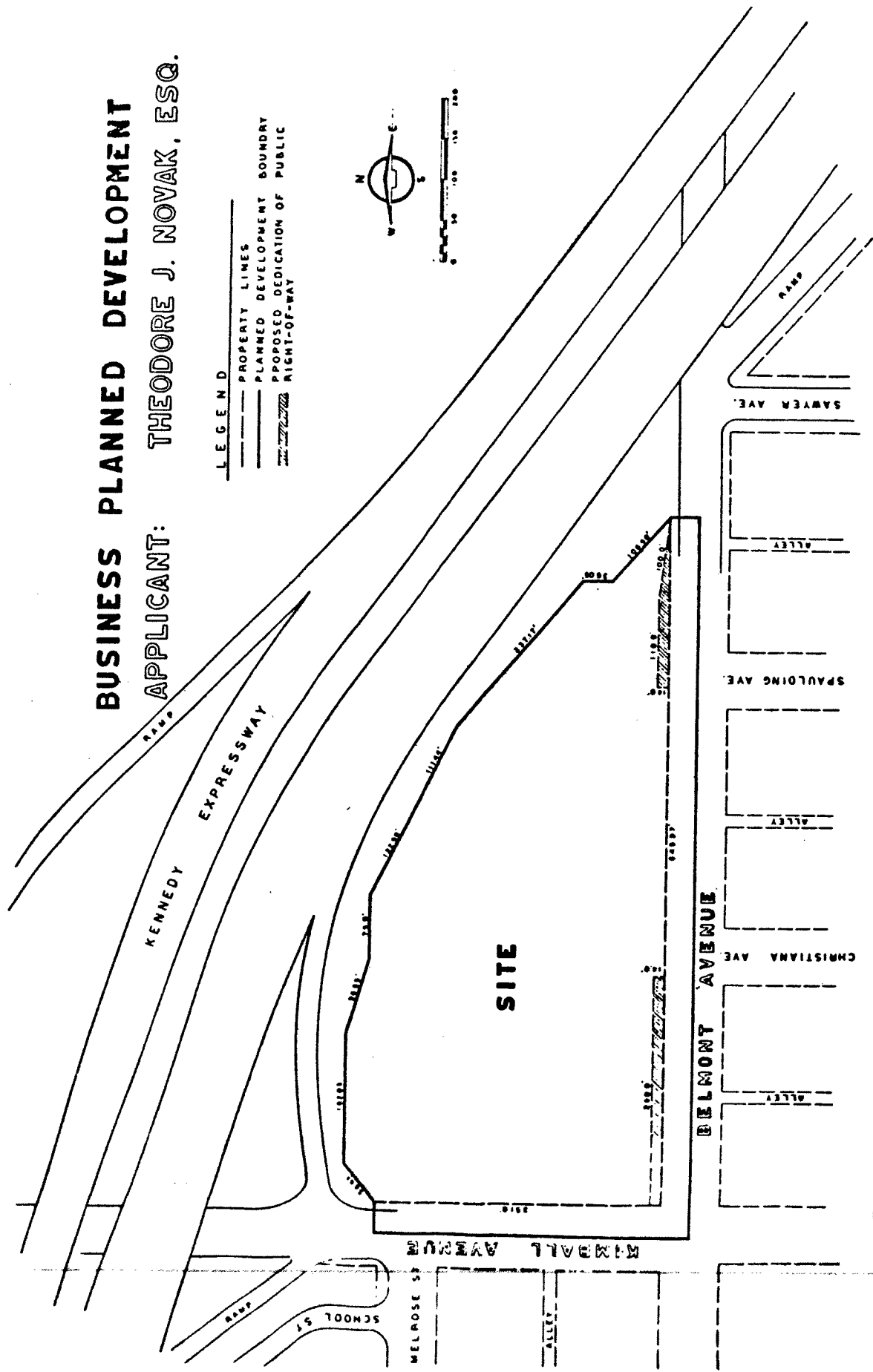
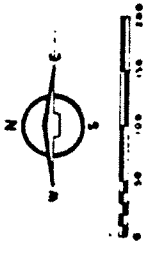


FEBRUARY 16, 1977

GENERALIZED LAND USE PLAN

BUSINESS PLANNED DEVELOPMENT
APPLICANT: THEODORE J. NOVAK, ESQ.

- LEGEND**
- PROPERTY LINES
 - PLANNED DEVELOPMENT BOUNDARY
 - PROPOSED DEDICATION OF PUBLIC
 - RIGHT-OF-WAY



PROPERTY LINE MAP AND
RIGHT-OF-WAY ADJUSTMENTS

FEBRUARY 16, 1977

USE, BULK AND OTHER DATA
 RELATING TO BUSINESS PLANNED DEVELOPMENT
 LOCATED AT 3201 NORTH KIMBALL AVENUE

Net Site Area Sq. Ft. Acres	General Description of Land Use	F.A.R.	% of Land Coverage
235,900 5.42 (after dedica- tion of 6,160 sq. ft. for turn lanes)	Supermarket, drug store restaurant, office, general merchandise uses, retail and service type business uses, parking and related uses (exclu- sive of any principal activity of outdoor stor- age and auto service station uses).	0.5	46

Gross Site Area = Net Site Area: 5.42 Acres + Area in Public Right-of-way
 (after dedication of turn lanes): 1.14 Acres = 6.56 Acres

Minimum Number of Parking Spaces: 275

Number of Off-street Loading Spaces: In accord with B5-1
 Zoning Classification

Periphery Setbacks at Property Lines:

- Along John F. Kennedy Expressway.....0'
- Along Belmont Avenue.....0'
- Along Kimball Avenue.....0'

APPLICANT: Theodore J. Novak

DATE: February 15, 1977