



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
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Chicago, Illinois 60602
(312) 744-5777 (Voice)
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<http://www.cityofchicago.org>

October 27, 2010

Ms. Jessica M. Schramm
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603

**Re: Administrative Relief request for Business Planned Development No. 172,
as amended, Proposed Chase Bank at 4433 South Pulaski Road**

Dear Ms. Schramm:

Please be advised that your request for a minor change to Business Planned Development No. 172, as amended, has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance

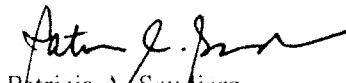
You are requesting to demolish an existing, vacant, commercial building measuring approximately 4,317 square feet and formerly occupied by Krispe Kreme and replace it with a new Chase Banking facility consisting of approximately 4,264 square feet and a four-lane drive through. As a result, the number of accessory parking spaces would be reduced from 429 to 425. The Planned Development allows banking uses and requires a minimum of 365 parking spaces.

A Topographic Survey, Site Plan, Landscape Plan, and Details, prepared by Woolpert, Inc., and dated July 26, 2010, along with Proposed Exterior Elevations, prepared by Nudell Architects, and dated October 5, 2010, shall be inserted into the main file.

With regard to your request, the Department of Zoning and Land Use Planning has determined that the proposed Chase Bank 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.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 172, as amended, 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



(Continued from page 12456)

no street exists, and 805.94 feet south of W. Addison Street, to a point 106 feet east of the east line of N. Spaulding Avenue, or the line thereof if extended where no street exists, and 640.94 feet south of W. Addison Street; a line from a point 106 feet east of the east line of N. Spaulding Avenue, or the line thereof if extended where no street exists, and 640.94 feet south of W. Addison Street to be connected by a 77.61 foot arc, with a chord of 75.75 feet to a point 137 feet east of the east line of N. Spaulding Avenue, or the line thereof if extended where no street exists, and 572.44 feet south of W. Addison Street; a line from a point 137 feet east of the east line of N. Spaulding Avenue, or the line thereof if extended where no street exists, and 572.44 feet south of W. Addison Street, to a point 157 feet east of the east line of N. Spaulding Avenue, or the line thereof if extended where no street exists, and 512.94 feet south of W. Addison Street; a line 157 feet east of the east line of N. Spaulding Avenue, or the line thereof if extended where no street exists; a line 488 feet south of W. Addison Street; a line from a point 135.84 feet east of N. Spaulding Avenue and 488 feet south of W. Addison Street, to a point 140 feet east of N. Spaulding Avenue and 450.96 feet south of W. Addison Street; a line 140 feet east of N. Spaulding Avenue; a line 342.44 feet south of W. Addison Street; and N. Spaulding 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.

[Planned Development printed on pages 12463 through 12468 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-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 B3-2 General Retail District symbols and indications as shown on Map No. 9-J in area bounded by

W. Irving Park Road; N. Central Park Avenue; N. Elston Avenue; a line from a point 275 feet northwest of N. Central Park Avenue along the northerly line of Elston Avenue, to a point 18.12 feet northeast of N. Elston Avenue and 46.39 feet south of W. Irving Park Road; and a line 186.12 feet west of N. Central Park 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.

—
Reclassification of Area Shown on Map No. 10-J.

PD 172

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the existing Business Planned Development No. 172 symbols and indications as shown on Map No. 10-J in the area bounded by

(Continued on page 12469)

(Continued from page 12462)

S. Pulaski Road and S. Springfield Avenue between W. 44th and W. 45th Streets in the City of Chicago, Illinois,

to the designation of a Business Planned Development No. 172, as amended, 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.

[Planned Development printed on pages 12470 through 12474 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. 16-D.

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. 16-D in the area bounded by

a line 127.8 feet north of and parallel to E. Marquette Road (also referred to as 66th Street);
a line 150 feet west of and parallel to S. Stony Island Avenue, E. Marquette Road; and a line 220 feet west of and parallel to S. Stony Island Avenue,

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. 18-H.

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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 18-H in area bounded by

W. 77th Street; S. Ashland Avenue; a line 73 feet - 4 1/8 inches south of and parallel to W. 77th Street; and the alley next west of and parallel to S. Ashland 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. 19-B.
(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 B5-3 General Service District symbols and indications as shown on Map No. 19-B in the area bounded by:

(Continued on page 12475)

BUSINESS PLANNED DEVELOPMENT NO. 172, AS AMENDED

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as a "Business Planned Development" is presently owned by The May Department Stores Company.
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 Planning. Ingress and egress to such off-street facilities shall be from West 44th Street, South Pulaski Road and West 45th Street.
3. All applicant official reviews, approvals or permits are required to be obtained by The May Department Stores Company, 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 May Department Stores Company, 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, if required, 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. South Springfield Avenue, between West 44th and West 45th Streets, shall itself serve as a sufficient fire lane for the east side of the Planned Development; and South Pulaski Avenue, between West 44th and West 45th Streets, shall itself serve as a sufficient fire lane for the west side of the Planned Development.
6. The following uses shall be permitted within the area delineated herein as Business Planned Development: General merchandise uses; retail, restaurant, office, banking and service type business and professional uses; a tire, battery and automobile accessory facility (herein defined as a facility engaged in the repair, maintenance, installation and sale of tires, batteries, mufflers and shock absorbers, and in vehicular tune-ups, oil changes and lubrication, brake work, and front end alignment and alignment component replacement provided that said activity takes place in an

- 2 -

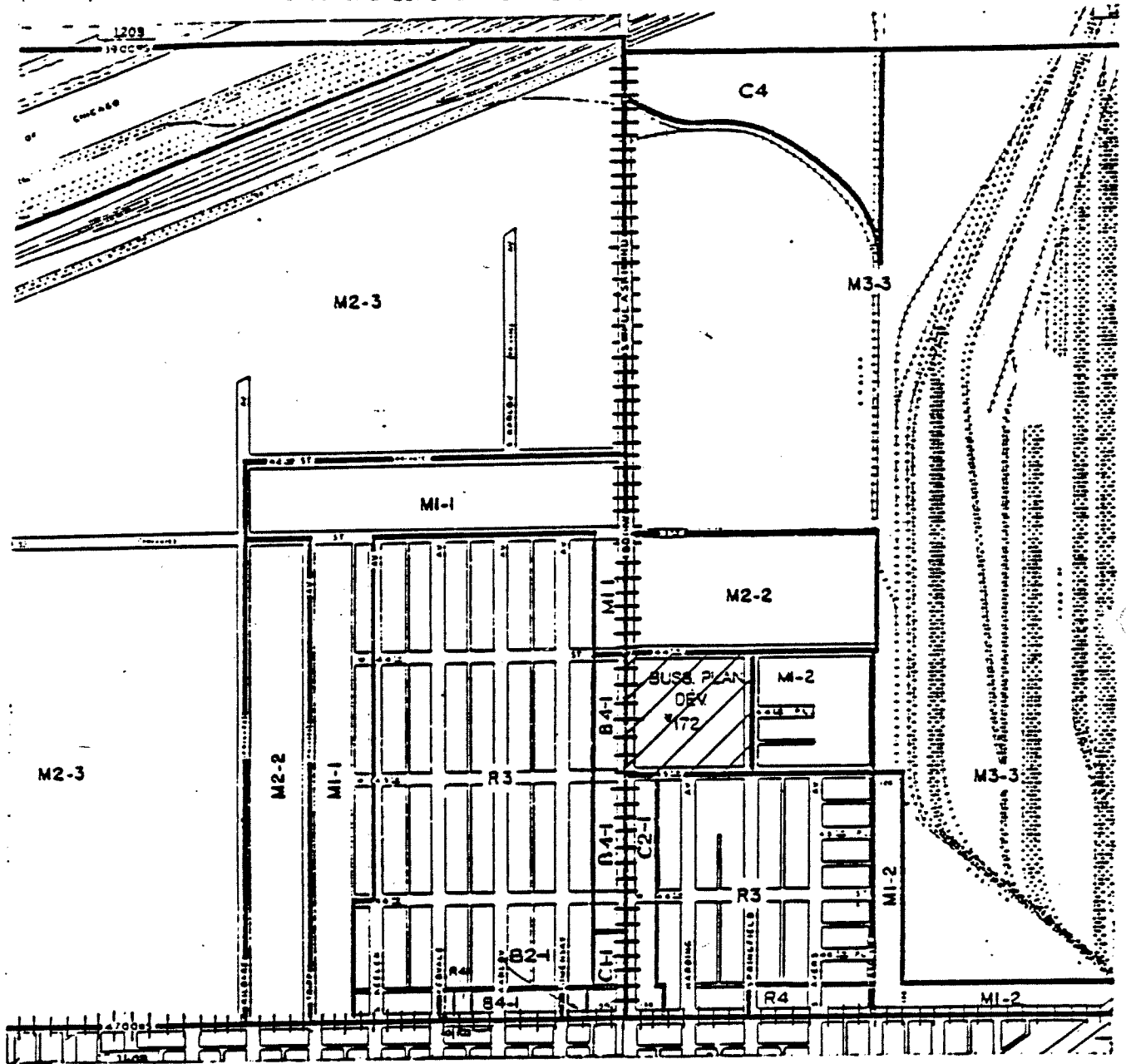
enclosed building designed to service not more than four vehicles; that no gasoline sales occur; and that vehicles to be serviced are not generally parked outdoors overnight on the subject property); parking and related uses.

7. Identification signs may be permitted within the area delineated herein as Business Planned Development, subject to the review and approval of the Commissioner of Inspectional Services and the Commissioner of 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 and use of such area shall 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 Planning.
10. The height restriction of any building or appurtenance attached thereto shall be subject to:
 - (a) Height limitations as certified on form FAA-117 or successor forms involving the same subject matter, and approved by the Federal Aviation Administration, and
 - (b) Airport zoning regulations as established by the Department of Planning, Department of Aviation and Department of Law, as approved by the City Council.

APPLICANT: The May Department Stores Company

DATE:

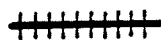
BUSINESS PLANNED DEVELOPMENT NO. 172, AS AMENDED
EXISTING ZONING AND PREFERENTIAL STREET MAP



LEGEND



PLANNED DEVELOPMENT



PREFERENTIAL STREETS



ZONING DISTRICT BOUNDARY

No parks, playgrounds or schools appear on Chicago Zoning Ordinance maps for the subject property.

APPLICANT: The May Department Stores Company

September 15, 1982

AMENDED
UNFINISHED BUSINESS

SPC FILE
12473

BUSINESS PLANNED DEVELOPMENT NO. 172, AS AMENDED

GENERALIZED LAND USE PLAN

LEGEND:



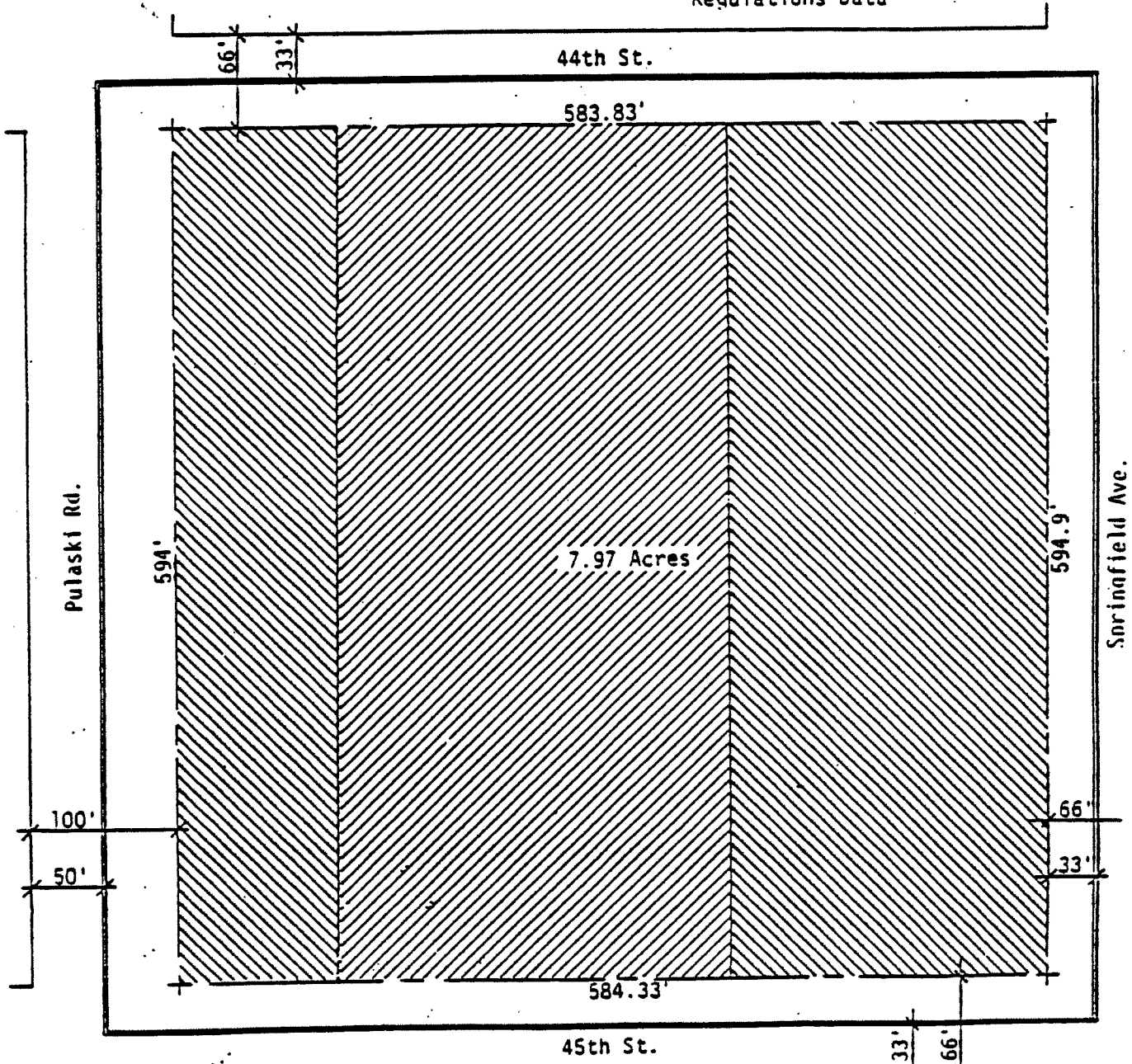
Property Line



Planned Development Boundary
General merchandise uses, retail, restaurant
office, banking and service type business
and professional uses; tire, battery and
automobile accessory facility*
Parking and related uses *



*Note: Planned Development Use and Bulk
Regulations Data



APPLICANT: The May Department Stores Company

BUSINESS PLANNED DEVELOPMENT NO. 172, AS AMENDED
 PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

Net Site Area	General Description of Land Use	F.A.R.	% of Land Coverage	Min. No. of Parking Spaces
<u>Sq. Ft. Acres</u>				
347,206 7.97	General merchandise uses; retail, restaurant, office, banking and service type business and professional uses; tire, battery and automobile accessory facility */; parking and related uses	.40	.40	365

*/ as defined in the "Plan of Development Statements" attached to this Business Planned Development Ordinance.

Gross Site Area = Net Site Area: - 7.97 acres + Area in Public Right-of-Way: 2.14 acres
 = 10.11

Number of off-street loading spaces: In accord with a B5-1 zoning classification

Periphery setbacks at property lines:

- North - 5'
- East - 5'
- South - 5'
- West - 5'

APPLICANT: The May Department Stores Company

DATE:

*Reclassification of Area Shown on Map No. 9-P
(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 R2 Single Family Residence District symbols and indications as shown on Map No. 9-P in the area bounded by

the alley next north of and substantially parallel to W. Forest Preserve Avenue; N. Paris Avenue; W. Forest Preserve Avenue and a line 90 feet southwesterly of N. Paris Avenue and perpendicular to W. Forest Preserve 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. 10-J.

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

172
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. 10-J in the area bounded by

S. Pulaski Road and S. Springfield Avenue between W. 44th and W. 45th Streets,

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 5656 to 5660 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. 11-H.

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 B4-2 Restricted Service District symbols and indications as shown on Map No. 11-H in the area bounded by

a line 142 feet north of and parallel to W. Wilson Avenue; N. Ravenswood Avenue; W. Wilson Avenue and the alley next west of and parallel to N. Ravenswood Avenue; the area within above boundaries which is currently not zoned B4-2, but is zoned M1-2 is excluded from this application for amendment,

to those of a B5-3 General 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. 12-K.

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. 12-K in the area bounded by

W. 47th Street; S. Kilpatrick Avenue; the alley next south of and parallel to W. 47th Street and S. Keating 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. 17-O.

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. 17-O in the area bounded by

a line 271.72 feet northeasterly of and parallel to N. Northwest Highway; a line 112.33 feet southeasterly of and parallel to a line 257.33 feet northwesterly of the point of intersection of W. Devon Avenue and N. Northwest Highway; a line 276.72 feet northeasterly of and parallel to N. Northwest Highway; the alley next west of and parallel to N. Harlem Avenue; W. Devon Avenue; N. Northwest Highway; a line 257.33 feet northwest of the point of intersection of N. Northwest Highway and W. Devon Avenue and perpendicular to N. Northwest Highway,

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. 18-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 R4 General Residence District, C1-2 Restricted Commercial District and C2-2 General Commercial District symbols and indications as shown on Map No. 18-C in the area bounded by

E. 75th Street; a line 100 feet east of S. Stony Island Avenue; the alley next south of and parallel to E. 75th Street; a line 104 feet 7 $\frac{3}{4}$ inches west of S. Cornell Avenue; E. 75th Street, S. Cornell Avenue; the alley next south of and parallel to E. 75th Street; a line 54 feet 7 $\frac{3}{4}$ inches west of S. East End Avenue; E. 75th Street; S. East End Avenue; a line 50 feet south of the alley next south of and parallel to E. 75th Street; the alley next east of and parallel to S. Cornell Avenue; a line 240 feet south of the alley next south of and parallel to E. 75th Street; S. Cornell Avenue; E. 76th Street; the alley next east of and parallel to S. Cornell Avenue; a line 120 feet 8 inches south of E. 76th Street; S. Cornell Avenue; E. 76th Street and S. Stony Island Avenue,

to the designation of a Residential Planned Development (Institution), as amended, 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 5661 to 5665 of this Journal]

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



BUSINESS PLANNED DEVELOPMENT # 172

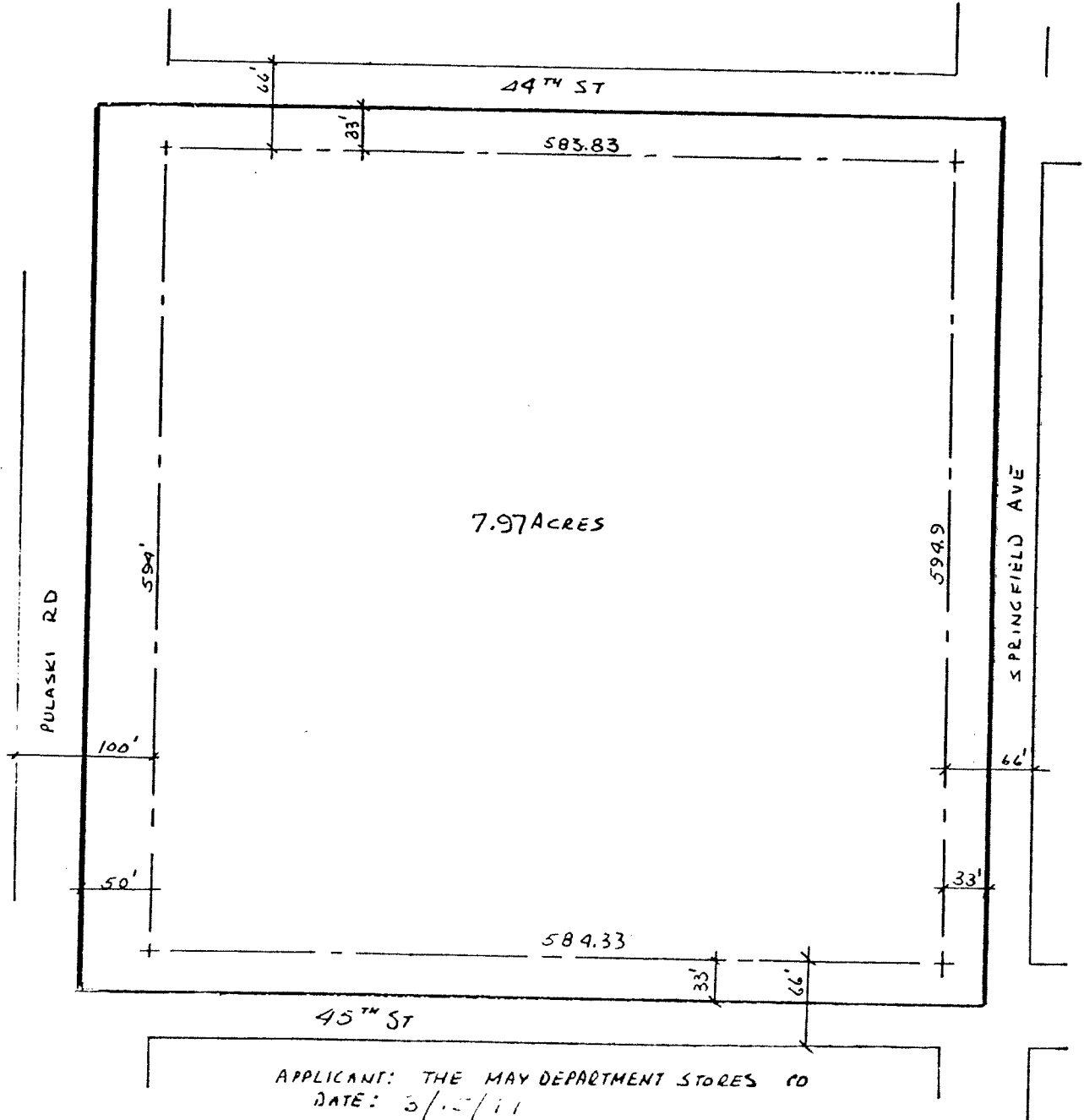
PLAN OF DEVELOPMENT

1. The area delineated herein as a "Business Planned Development" is controlled by The May Department Stores Company, pursuant to contracts to purchase contingent upon rezoning; said contracts were executed on January 14, 1977.
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 from West 44th Street, South Pulaski Road, West 45th Street, and South Springfield Avenue.
3. All applicant official reviews, approvals or permits are required to be obtained by The May Department Stores Company, 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 May Department Stores Company, 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, if required, 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. South Springfield Avenue, between West 44th and West 45th Streets, shall itself serve as a sufficient fire lane for the east side of the Planned Development.
6. The following uses shall be permitted within the area delineated herein as Business Planned Development: General merchandise uses, retail and service type business uses, parking and related uses (exclusive of any principal activity of permanent 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 shall 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.

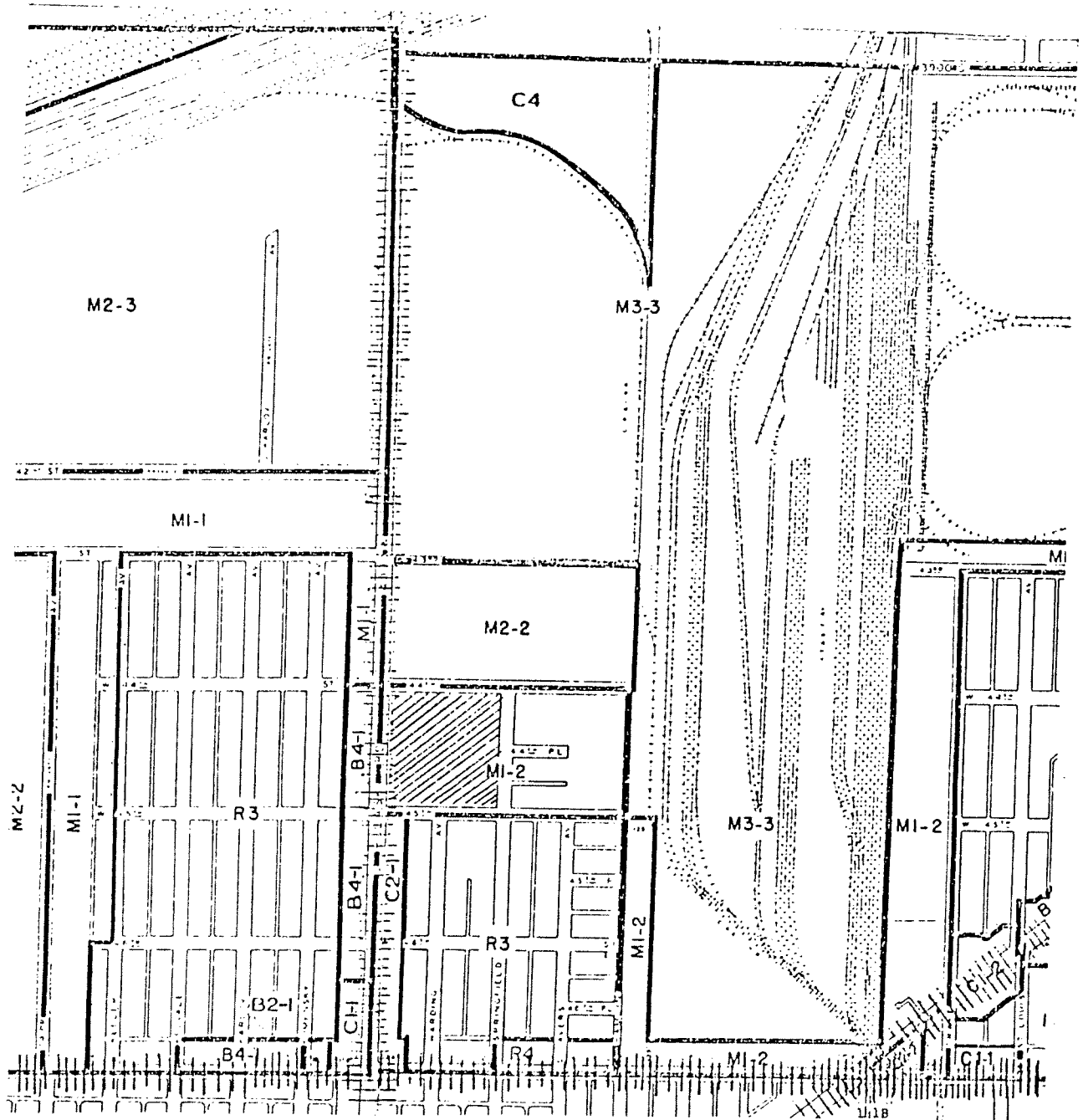
BUSINESS PLANNED DEVELOPMENT

LEGEND:

-  PROPERTY LINE
-  PLANNED DEVELOPMENT BOUNDARY
- 1"=100' APPROX. SCALE



EXISTING ZONING AND PREFERENTIAL STREET MAP



LEGEND



PLANNED DEVELOPMENT



PREFERENTIAL STREETS



ZONING DISTRICT BOUNDARY

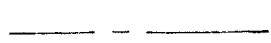
* No parks, playgrounds or schools appear on Chicago Zoning Ordinance maps for the subject property

APPLICANT: The May Department Stores Company

DATE: March 18, 1977.

BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN

LEGEND:



Property Line



Planned Development Boundary



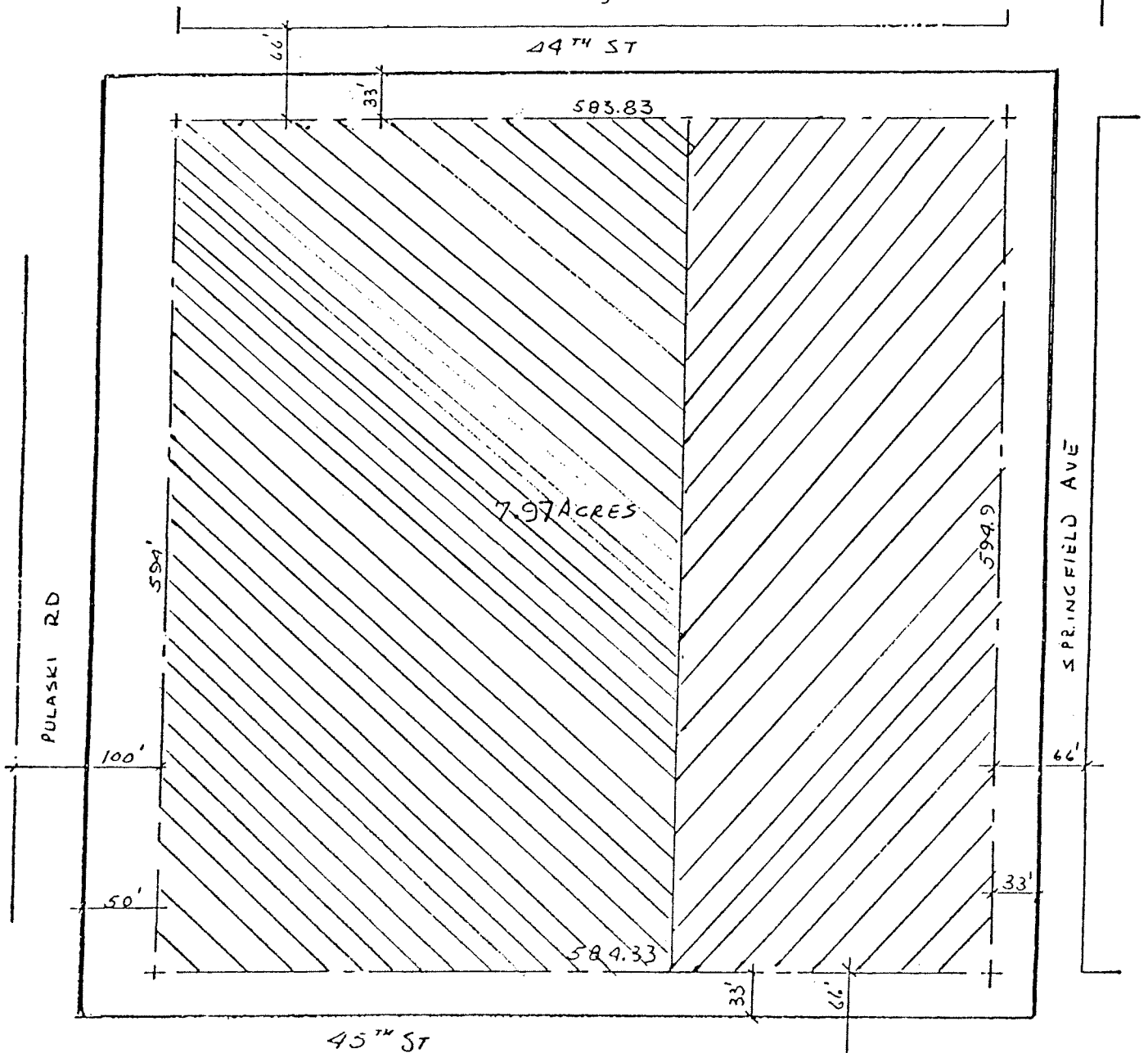
General merchandise uses, retail and service type business uses*



Parking and related uses

*

Note: Planned Development Use and Bulk Regulations Data



APPLICANT: The May Department Stores Company

DATE: March 18, 1977

