

April 21, 2021

CSL Plasma
c/o NOVUS Architects Inc.
45 Technology Parkway, Suite 150
Peachtree Corners, GA 30093

Re: Opinion response for PD 177, 3240 W. Roosevelt Rd.

Dear Ms. Young:

In response to your recent request, please be advised that the subject property is zoned Business Planned Development Number 177 ("PD 177"), as amended.

Pursuant to Statement Number 5 of PD 177, the following uses are permitted: uses permitted in the B3 District, except for dwelling units, lodging rooms, hotel or motel uses. Allowed ("Special") uses include outdoor urban farm (rooftop operation), processing and packaging of honey material generated at and brought to site from Applicant's off-site apiaries, community center, drive-through facility.

A blood plasma donation center is classified as a Medical Service use and is permitted in the B3 District, pursuant to Section 17-3-0207-JJ of the Zoning Ordinance. Therefore, it is permitted within PD 177.

In regard to address verification, official house numbers are assigned by the Department of Transportation. Their email address is: CDOTHouseNumbers@cityofchicago.org.

Sincerely,


Patrick Murphy
Zoning Administrator

C: Main file

20406

9/9/2020

REPORTS OF COMMITTEES

20717

*Reclassification Of Area Shown On Map No. 2-J.
(As Amended)*

BPD 177,99

(Application No. 20406)

(Common Address: 1111 -- 1141 S. Homan Ave./1134 -- 1142 S. Kedzie Ave./
3300 -- 3303 W. Fillmore St./3200 -- 3340 W. Roosevelt Rd.)

[SO2020-2412]

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 Business Planned Development Number 177 symbols and indications as shown on Map Number 2-J in the area bounded by:

West Fillmore Street; South Kedzie Avenue; West Roosevelt Road; and South Homan Avenue,

to those of Business Planned Development Number 177, as amended.

SECTION 2. This ordinance takes effect after its passage and publication.

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

Standard Planned Development Statements.

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Business Planned Development Number 177, as amended ("Planned Development"), consists of a net site area of approximately 709,371 square feet (16.28 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, North Lawndale Employment Network.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400

of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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 and landscaping

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 sixteen (16) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan(s); Floor Plans; Landscape Plan; Pedestrian Access Plan and Building Elevations (North, South, East and West) prepared by Wheeler Kearns Architects and dated August 20, 2020, 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. The following uses are permitted in the area delineated herein as Business Planned Development Number 177, as amended: (list uses as they are defined in the Chicago Zoning Ordinance).

Uses permitted in the B3 District, except for dwelling units, lodging rooms, hotel or motel uses. Allowed ("Special") uses include outdoor urban farm (rooftop operation), processing and packaging of honey material generated at and brought to site from Applicant's off-site apiaries*; community center; drive-through facility.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the 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.

* The processing and packaging of honey shall be limited in nature and shall be accessory to Sweet Beginnings' job training program which includes the collection and processing of honey, including honey transported from on-site and off-site apiaries. The volume of honey processed annually shall not exceed 5,000 pounds. The number of on-site hives shall not exceed five (5). This limitation shall not preclude the presence of a non-working, exhibition, display hive. The truck delivery of honey shall be limited to an average of once per day. The processing of honey shall only be allowed by the Sweet Beginnings' job training program.

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 709,371 square feet and a base FAR of .6.
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 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. 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.
12. 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 titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The 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.

15. 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 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof) and (ii) 50 percent 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 foregoing, 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.
16. 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 a B3-2 Community Shopping District.

[Boundary and Property Line Map; Existing Zoning Map; Existing Land-Use Map; Existing Site Plans -- Overall and Local; Proposed Site Plan -- Local; Landscape Details; North, South, East and West Building Elevations; Levels 1 and 2 Floor Plans; Roof Floor Plan; and Pedestrian Access Plan referred to in these Plan of Development Statements printed on pages 20723 through 20734 of this *Journal*.]

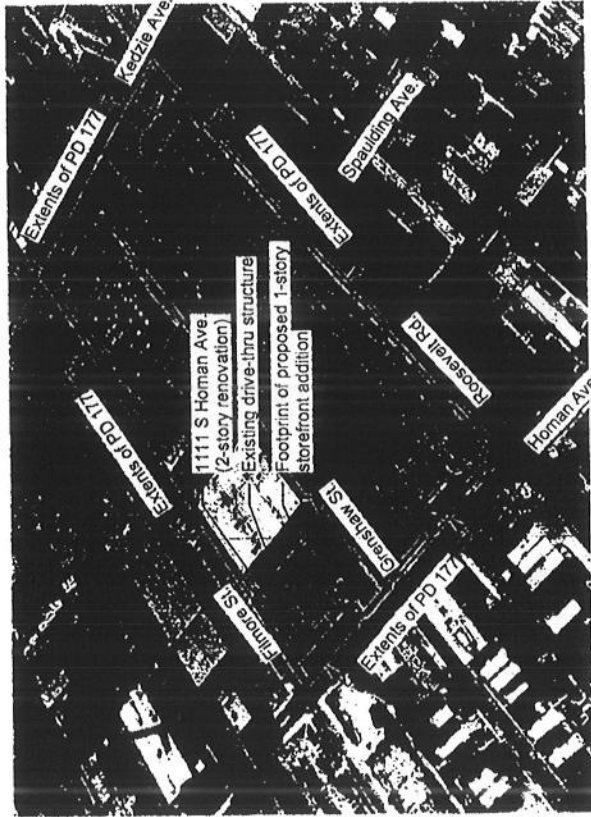
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development No.177, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	732,591 square feet
Area of Public Right-of-Way	23,220 square feet
Net Site Area:	709,371 square feet
Maximum Floor Area Ratio:	.6
Allowed Uses:	All uses identified in Statement Number 5
Number of Off-Street Parking Spaces:	
Per existing Planned Development	750
1111 South Homan Avenue	49 (include 3 HC)
Bicycle Parking:	1 per 10 auto spaces
Number of Loading Berths:	1 (10 feet by 25 feet)
Maximum Building Height:	29 feet (existing height -- 1111 South Homan Avenue)
Minimum Setbacks:	In accordance with Plans

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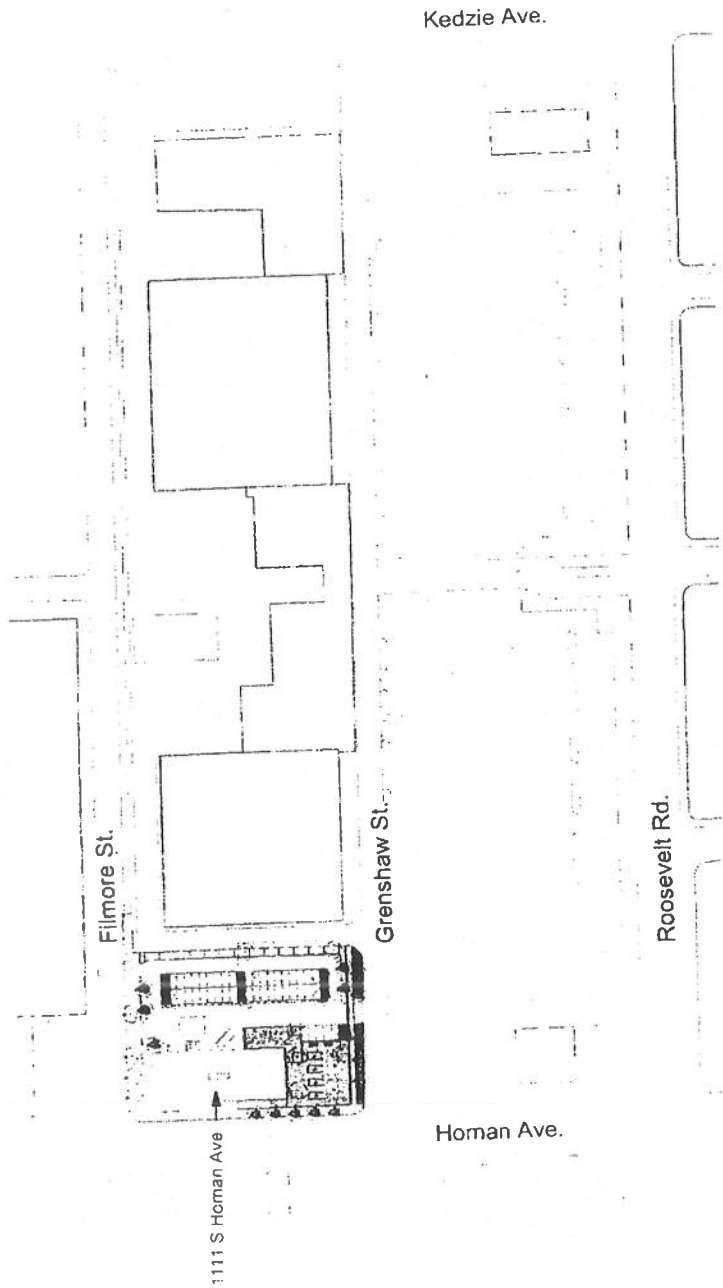
Wheeler Kearns Architects
 343 South Dearborn Street
 Suite 200
 Chicago IL 60664
 312.939.7787
 wkarch.com

**North Lawndale Employment Network Renovation
 PDE 000 PD Boundary & Property Line Map**

Applicant: North Lawndale Employment Network
 1111 S Homan Ave Chicago, IL 60624
 Production Date: May 20th 2020
 Page Commission Date:

Scale: 6" = 1'-0"

FINAL FOR PUBLICATION



wk

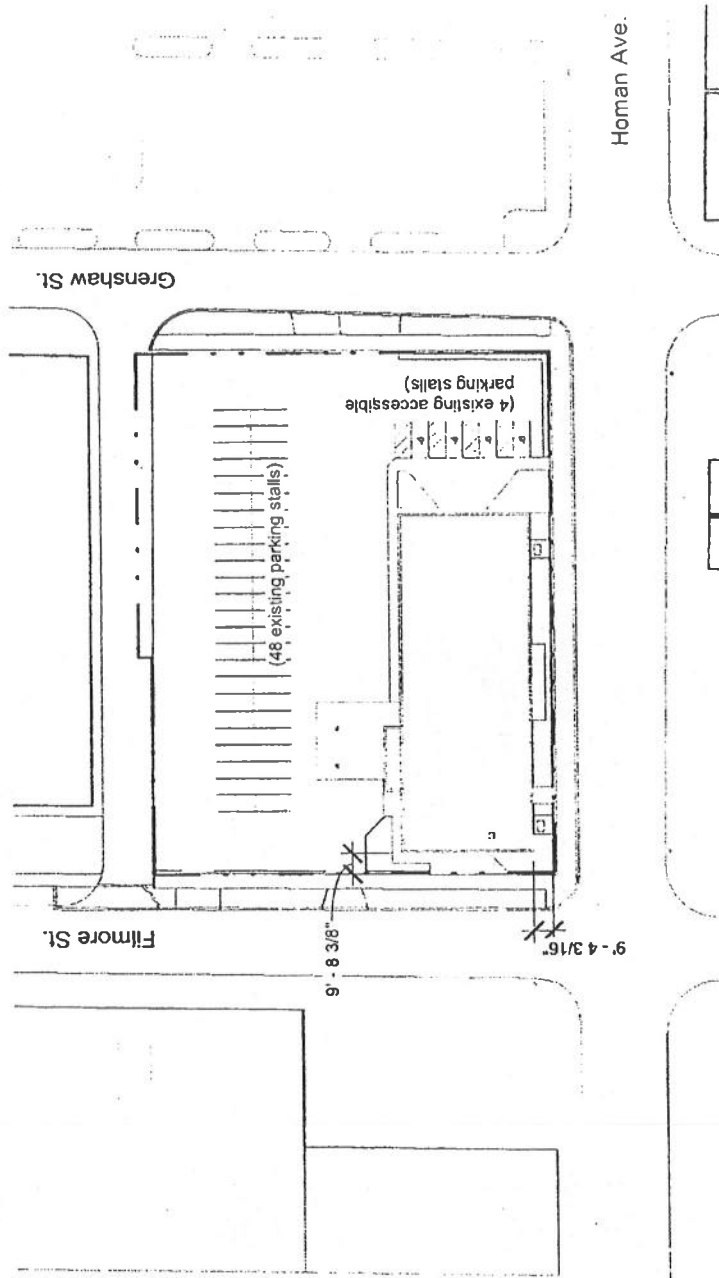
Wheeler Kearns Architects
 343 South Dearborn Street
 Suite 200
 Chicago, IL 60604
 312.939.7787
 wkarch.com

North Lawndale Employment Network Renovation
PDE 003 Existing Site Plan - Overall

Applicant: North Lawndale Employment Network
 1111 S Homan Ave, Chicago, IL 60624
 Production Date: May 20th 2020
 Plan Commission Date:

Scale: 1" = 160'-0"

FINAL FOR PUBLICATION



wk

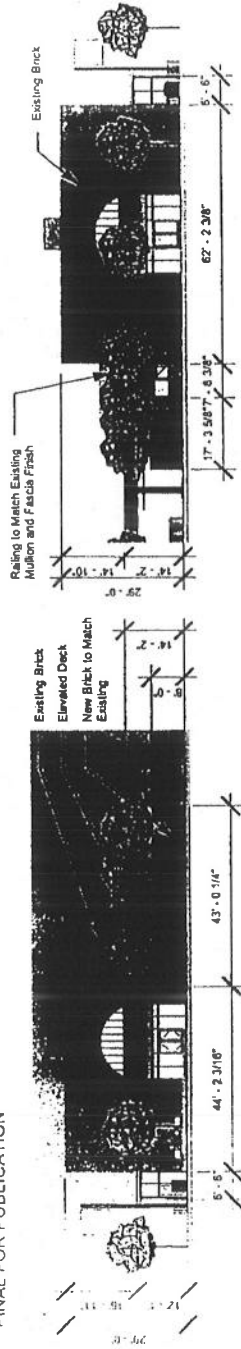
Wheeler Kearns Architects
 343 South Dearborn Street
 Suite 200
 Chicago, IL 60604
 312.939.7787
 wkarch.com

North Lawndale Employment Network Renovation
PDE 004 Existing Site Plan - Local

Applicant: North Lawndale Employment Network
 1111 S Homan Ave. Chicago, IL 60624
 Production Date: May 20th 2020
 Plan Commission Date:

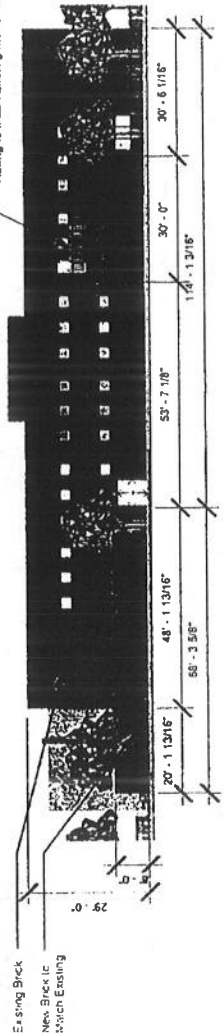
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FINAL FOR PUBLICATION

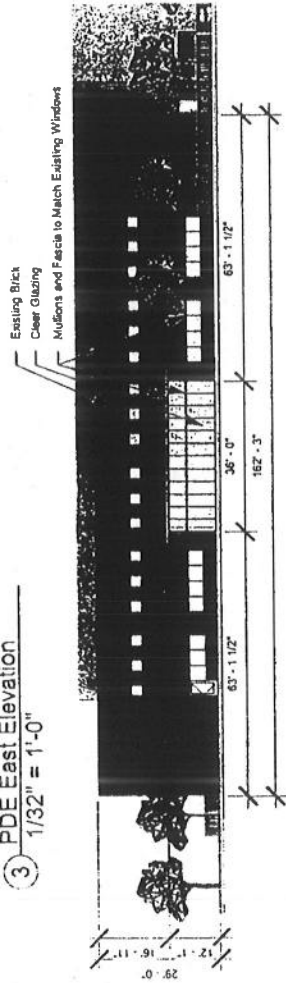


① PDE South Elevation
1/32" = 1'-0"

② PDE North Elevation
1/32" = 1'-0"



③ PDE East Elevation
1/32" = 1'-0"



④ PDE West Elevation
1/32" = 1'-0"

North Lawndale Employment Network Renovation
PDE 008 Building Elevations

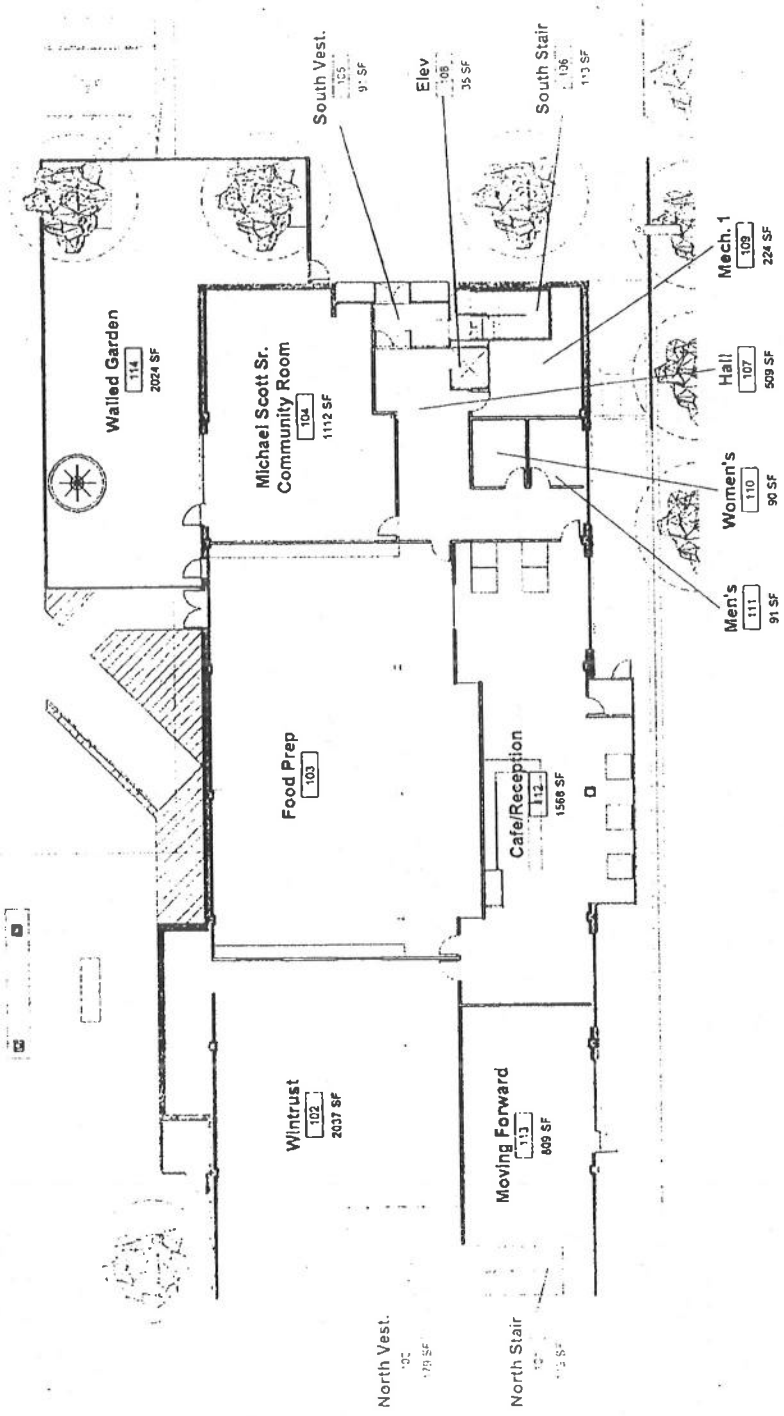
Applicant: North Lawndale Employment Network
1111 S. Harmon Ave. Chicago, IL 60624
Introduction Date: May 20th 2020
Plan Commission Date:

wk

Wheeler Kearns Architects
343 South Dearborn Street
Suite 200
Chicago IL 60604
312.939.7787
wkaarch.com

Scale: 1/32" = 1'-0"

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WK

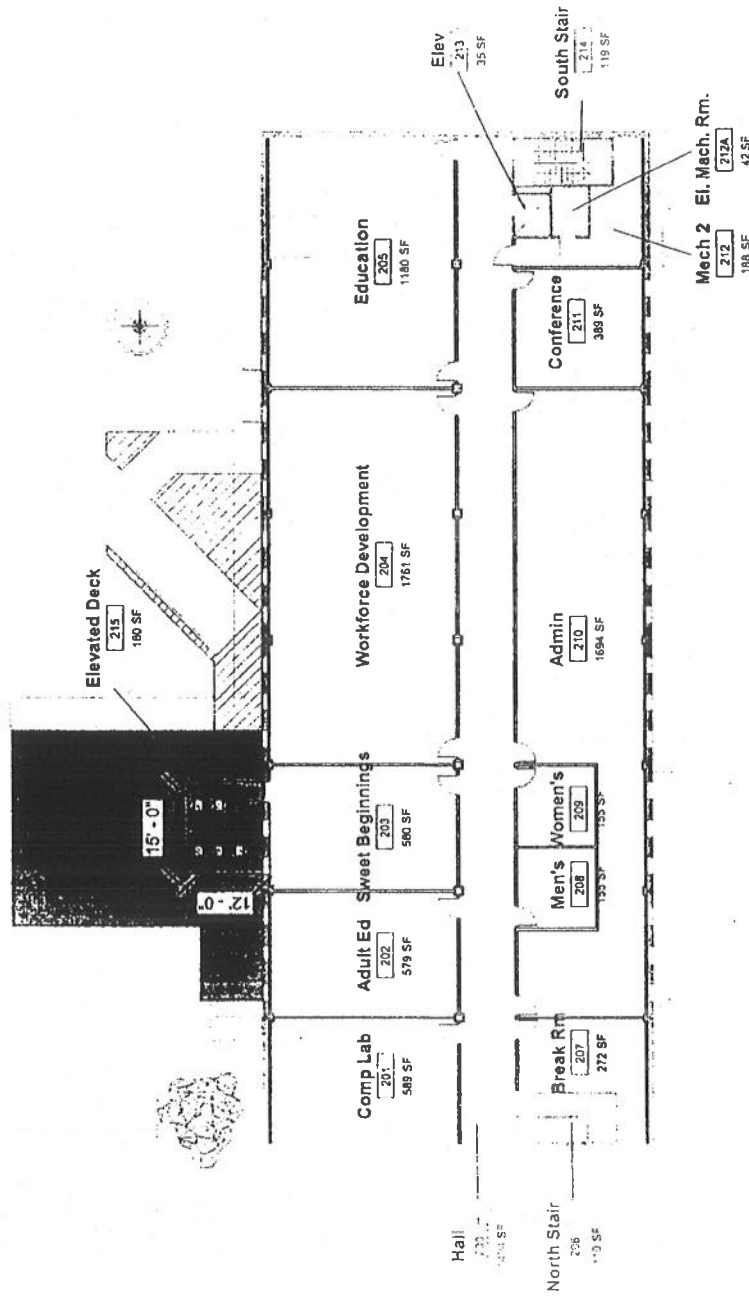
Wheeler Keans Architects
 343 South Dearborn Street
 Suite 200
 Chicago IL 60654
 312 539 7787
 wkarch.com

North Lawndale Employment Network Renovation
PDE 009 Floor Plan - Level 1

Applicant: North Lawndale Employment Network
 Address: S Homan Ave. Chicago, IL 60624
 Introduction Date: May 20th 2020
 Plan Commission Date:

Scale: 3/64" = 1'-0"

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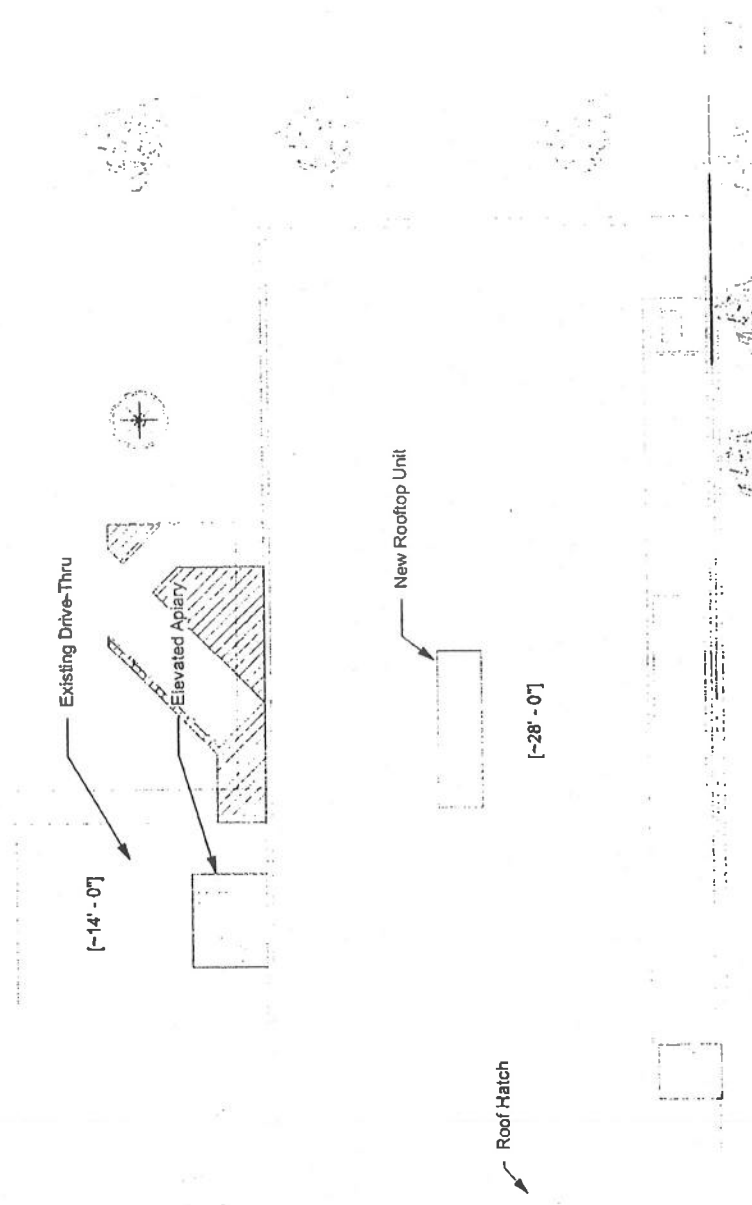
Wheeler Kearns Architects
 343 South Dearborn Street
 Suite 200
 Chicago IL 60604
 312.939.7787
 wkarch.com

North Lawndale Employment Network Renovation
PDE 010 Floor Plan - Level 2

Project: North Lawndale Employment Network
 111 S. Homan Ave. Chicago, IL 60624
 Production Date: May 20th 2020
 Plan Commission Date:

Scale: 3/64" = 1'-0"

FINAL FOR PUBLICATION



North Lawndale Employment Network Renovation
PDE 011 Floor Plan - Roof Plan

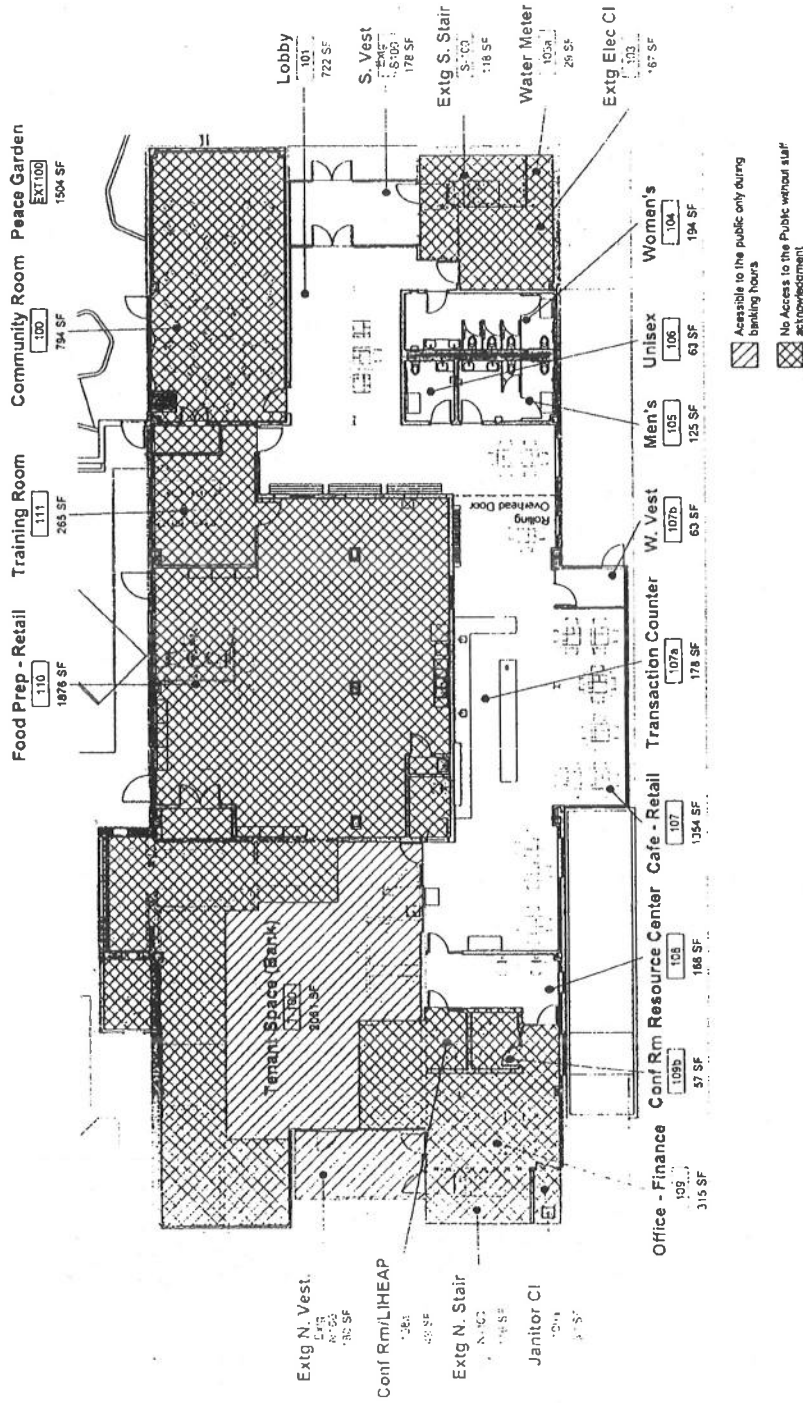
Applicant: North Lawndale Employment Network
 111 S. Homan Ave. Chicago, IL 60624
 Introduction Date: May 20th 2020
 Plan Commission Date:



Wheeler Kearns Architects
 343 South Dearborn Street
 Suite 200
 Chicago, IL 60654
 312.939.7787
 wkarch.com

Scale: 3/64" = 1'-0"

FINAL FOR PUBLICATION



wk

Wheeler Kearns Architects
343 South Dearborn Street
Suite 200
Chicago IL 60604
312.939.7787
wkarch.com

**North Lawndale Employment Network Renovation
PDE 012 Pedestrian Access Plan**

Applicant: North Lawndale Employment Network
Address: S Homan Ave, Chicago, IL 60624
Production Date: May 20th 2020
Plan Commission Date:

Scale: 1" = 20'-0"



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 30, 2020

Sylvia C. Michas
Taft Stettinius & Hollister
111 E. Wacker Drive, Suite 2800
Chicago, IL 60601

Re: Minor change approval for PD No. 177, 1111 S. Homan Ave.

Dear Ms. Michas:

Please be advised that your revised request for a minor change to PD 177 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance. Your previous request was denied on January 10, 2020.

Your client and the owner of the property at 1111 S. Homan Ave., North Lawndale Employment Network ("NLEN"), is seeking a minor change to reduce the front setback along S. Homan Ave. from 10 feet to 0 feet. As shown on the attached, revised Site Plan, this is to accommodate a proposed, restaurant addition to the existing building. Your client has provided the consent of the other property owners within the PD: Comcast, Franchise Realty Investment Trust-IL, BR Chicago Property LLC, Mercer Street Holdings Three LLC, and Andrew Scholnik. The approval of this minor change will allow your client to proceed with a building permit for the building's renovation, including the addition of a glass restaurant enclosure along Homan Ave. You have also submitted an amendment application to our Department which includes the proposed addition of NLEN's rooftop apiary use and honey processing. The rooftop apiary use and honey processing are currently not allowed and no approvals for those will be granted until the PD amendment is approved by the City Council.

The PD's Bulk Table states that setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to existing structures, or where necessary because of technical reasons, subject to our approval. On Sept. 20, 1994, a minor change was granted to allow McDonalds to reduce the Roosevelt Rd. setback from 10 feet to 6 inches for a building addition.



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

The Department has determined that allowing the proposed setback reduction will not create an adverse impact on the PD or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 177, I hereby approve the minor change for the setback reduction only, but no other changes to this PD. This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Nancy Radzevich
Assistant Commissioner

NR:tm

C: Graham Grady, Mike Marmo, Erik Glass, Ethan Lassiter, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 10, 2020

Joseph P. Gattuso
Taft Stettinius & Hollister
111 E. Wacker Drive, Suite 2800
Chicago, IL 60601

Re: Minor change denial for PD No. 177, 1111 S. Homan Ave.

Dear Mr. Gattuso:

Please be advised that your request for a minor change to Business Planned Development No. 177, ("PD 177") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Your client and the owner of the property at 1111 S. Homan Ave., North Lawndale Employment Network, is seeking a minor change to reduce the front setback along S. Homan Ave. from 10 feet to zero to accommodate a proposed restaurant addition to the existing building. Your client is the owner of this property, however, there are other property owners within PD 177 who have not provided their consent to this request.

Pursuant to Section 17-13-0611-A(4) of the Zoning Ordinance, a reduction in the periphery setback may be approved provided that the setback reduction is necessary to permit consistency with the typical pattern or architectural arrangement of surrounding structures. A zero setback is not consistent with surrounding property along Homan Ave. and within PD 177. While a setback reduction was issued to McDonalds in 1994, that building is located several blocks away and the reduction was along Roosevelt Rd. rather than Homan Ave.

With regard to your request, the Department of Planning and Development has determined that allowing the setback reduction is not necessary to permit consistency with the typical pattern or architectural arrangement of surrounding structures. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 177, I hereby deny this minor change request.

Sincerely,


Nancy Radzevich
Assistant Commissioner

NR:tm

C: Graham Grady, Mike Marmo, Erik Glass, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 18, 2019

Joseph P. Gattuso
Taft Stettinius & Hollister
111 E. Wacker Drive, Suite 2800
Chicago, IL 60601

Re: Minor change request for PD No. 177, 1111 S. Homan Ave.


Dear Mr. Gattuso:

Please be advised that your request for a minor change to Business Planned Development No. 177, ("PD 177") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Your client and the owner of the property at 1111 S. Homan Ave., North Lawndale Employment Network ("NLEN"), is seeking to establish the Worker Bee Café and the Sweet Beginnings program, which provides employment and training related to beekeeping and packaging of honey, at this location. Statement No. 8 of PD 177 allows those uses permitted in the B5 General Service District (now converted to the B3 Community Shopping District) except for dwelling units, lodging rooms, hotel or motel use.

You are seeking a minor change to allow for a rooftop apiary and the packaging of honey from other NLEN apiaries at this location. Both of these uses are not permitted in the B3 District and pursuant to Section 17-3-0207-W(3) of the Chicago Zoning Ordinance, the rooftop apiary requires special use approval.

With regard to your request, the Department of Planning and Development has determined that allowing a use which is not permitted would change the character of the development, and therefore, would not constitute a minor change. An amendment to the Planned Development is required in order to add a new permitted use. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 177, I hereby deny this minor change request.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Nina Idemudia, Mike Marmo, Erik Glass, Janice Hill, 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>

November 6, 2008

Mr. Nevin Hedlund
Nevin Hedlund Architects, Inc.
7985 West Lake Street
River Forest, IL 60305

Re: **Site Plan Approval for Business Planned Development # 177**
Proposal: Addition of 540 square feet to existing building
Location: 1108 South Spaulding Avenue

Dear Mr. Hedlund,

We have reviewed the Landscape Plan (L1.00), Site Plan (A1.00) and Elevations (A3.00) prepared by Nevin Hedlund Architects, Inc and dated January 31, 2008. The plan would be to add a 540 square foot addition to the existing 1,567 square foot building at 1108 South Spaulding/3301 West Fillmore Street. This would result in a 2,107 square foot building on a 5,842.5 square foot lot (lot coverage of 36% and FAR of 0.36) within the larger site of the Plan of Development. These plans are submitted in accordance with Statement No. 4 of Business Planned Development No. 177.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Business Planned Development no. 177 is hereby approved as conforming to the Plan of Development and passed by the Chicago City Council on September 28, 1977.

Sincerely,

Arnold L. Randall,
Commissioner

Originated by: Benet Haller
cc: Mary Bonome, Mike Marmo, Chip Hastings



NEVIN HEDLUND ARCHITECTS, INC.

7985 Lake Street, River Forest, Illinois 60305
Telephone: 708.771.7117 Facsimile: 708.771.7124
Website: www.HedlundArchitects.com

October 15, 2008

Ms. Heather Gleason
Assistant Commissioner
c/o Mr. Michael A. Marmo
Department of Planning and Development
Room 1003 – City Hall
121 North LaSalle Street
Chicago, Illinois 60602

RE: Business Planned Development Number 177, Comcast Building addition at 1108 South Spaulding Avenue/3301 West Fillmore Street

Dear Ms. Gleason,

Attached is a set of plans required for a Site Plan Review of Business Planned Development Number 177 herewith submitted to you for your review in accordance with the Plan of Development. These plans depict proposed improvements within Business Planned Development 177 at 1108 South Spaulding Avenue/3301 West Fillmore Street which is required prior to Part II application for the future development which includes a one a 540 square foot one story addition to an existing 1,567 square foot one story building. The total completed project will be a one story 2,107 square foot building on a 5,842.5 square foot lot. The FAR is .36 and the lot coverage is 36%. The addition is for expansion of equipment for Comcast infrastructure to service this area of the City.

This Site Plan Review submittal includes all relevant information describing the proposed site improvements. This submittal includes exhibits that depict said improvements accompanied by a table or chart reflecting relevant totals to consider in determining future compliance with the Planned Development Ordinance. The project meets the requirements of the Business Planned Development Number 177 statements. (1) The land for the project is owned by Comcast, (2) no changes in the off-street parking or loading are required for this project, (3) no dedication or vacation of streets or alleys are needed for the project, (4) the addition meets the requirements of the Chicago Department of Construction and Permits, (5) no service drives are required for this project, (6) the existing use of the building and addition will not be changed and is allowable, (7) the project meets the intent and purpose of the Chicago Zoning Ordinance, (8) the use is permitted in the Business Planned Development, (9) no advertising signs will be part of the project, (10) the project meets the rules, regulations and procedures in relation to the Planned Developments.

I hereby request your review and approval of the Site Plan and fully understand that said approval is required is necessary prior to any Part II approvals within this Planned Development.

Sincerely,



Nevin Hedlund, AIA

Nevin Hedlund Architects, Inc.



George Tomak, Comcast



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
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>

April 29, 2005

Mr. Rolando R. Acosta
Acosta, Kruse & Zemenides, LLC
One South Wacker Drive Suite 3890
Chicago, Illinois 60606

Re: Site Plan Approval for Business Planned Development No. 177,
Lawndale Plaza Shopping Center

Dear Mr. Acosta,

Please be advised that the Department of Planning and Development has reviewed the Site Plan submitted by you for the construction of a single building, approximately 5,333 square feet at the intersection of Homan Avenue and Roosevelt Road in the Lawndale Plaza Shopping Center. The building would contain a Starbucks and a National City Bank branch, both with drive-thru facilities. These plans prepared by D.Z.A. Associates, Inc., dated January 21, 2005, are submitted in accordance with Statement No.4 of Business Planned Development No. 177.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Business Planned Development No. 177, for the construction of a single building in the Lawndale Plaza Shopping Center, is hereby approved as conforming to the Plan of Development, approved by the City Council on September 28, 1977.

Very truly yours,

Denise M. Casalino, P.E.
Commissioner

DMC: SRP: pas

cc: DPD Files, Mike Marmo

NEIGHBORHOODS
Alive!
BUILDING CHICAGO TOGETHER





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-6550 (FAX)
(312) 744-2578 (TTY)

<http://www.ci.chi.il.us>

April 1, 1997

Mr. Paul Woznicki
Zoning Administrator
Department of Zoning
City Hall-Room 800
Chicago, Illinois 60602

Re: Interim Stage Part II Submittal for Business
Planned Development No. 177

Proposal: The construction of a Cineplex
Odeon Theater.

Location: An area located at the southeast
corner of W. Fillmore Street and S. Homan
Avenue

Dear Mr. Woznicki:

The attached Interim Stage Part II submittal, reviewed by the Department of Planning and Development in accordance with the "Rules, Regulations, and Procedures in Relation to Planned Development Amendments," proposes the construction of a one-story (including a mezzanine level), ten (10) screen Cineplex Odeon Theater building containing a total of 1,819 movie theater seats. This proposed building will be located within the northwest portion of the Planned Development area.

The Department of Planning and Development has determined that the proposed theater building will contain a total floor area of 49,986.33 square feet and a total ground coverage of 42,829.95 square feet. These figures have been determined by calculations based on architectural drawings submitted by the Applicant. When added to the 40,143.7 square feet of floor area and 20,099.7 square feet of ground coverage previously approved for the Planned Development, these figures become 90,130.03 square feet of total floor area with 62,929.65 square feet of total ground coverage. The

Mr. Paul Woznicki 04-01-97

Page 2.

A total of four-hundred and one (401) off-street parking spaces will be provided in a parking lot area located on the south side of the proposed building. An off-street loading space will be provided on the west side of the proposed building. In accordance with the Plan of Development, the total number of off-street parking spaces exceeds the minimum number required.

The Landscape Plan as depicted on the Site Plan prepared by Johnson & Lee, Ltd., dated March 26 1997, is hereby made a part of this Part II approval.

This Interim Stage Part II submittal for Business Planned Development No. 177, for the construction of a one-story, ten (10) screen Cineplex Odeon Theater building containing 1,819 movie theater seats, is hereby approved as conforming to the Plan of Development as approved by the Chicago City Council on September 20, 1977.

Please attach a copy of this submittal to your file (Amendment No. A1517).

Sincerely,

A handwritten signature in black ink, appearing to read "Philip Levin", written in a cursive style.

Philip Levin
Assistant Commissioner



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

September 20, 1994

Mr. Al Daniels
McDonald's Corporation
601 Oakmont Lane, Ste 400
Westmont Il 60559

Re: Request for a minor change to
Business Planned Development No.
177.

3200 West Roosevelt Road

Dear Mr. Daniels:

The Department of Planning and Development has considered your request on behalf of the McDonald's Corporation for a minor change to Business Planned Development No. 177, and hereby approves your request pursuant to the authority granted by Section 11.11-3 (c) of the Chicago Zoning Ordinance.

Specifically, your letter dated August 11, 1994 requested a reduction in the front yard setback requirement to permit the construction of an enclosed playpark addition to an existing McDonald's Restaurant located within the boundaries of the Planned Development.


The Planned Development requires a minimum front yard setback of ten (10) feet. You requested a reduction in that requirement to permit a front yard setback of 6 inches from the property line along Roosevelt Road. This request did not include any changes of the side yard setback requirements established in the Planned Development.

With regard to your request, the Department of Planning and Development has determined that the modification would constitute a minor change pursuant to section 11.11-3 (c) of the Chicago Zoning Ordinance.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 177, I hereby approve the foregoing minor change, but no other changes to Business Planned Development No. 177.

Sincerely,



Valerie B. Jarrett
Commissioner

cc: Christine Slattery
Philip Levin
Will Tippens
Mary Edwards

Chapter 194A of Municipal Code Amended Concerning Parking Lots in Resident Districts.

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 Proceedings of August 31, 1977, page 5848, recommending that the City Council pass a proposed ordinance to amend Chapter 194A of the Municipal Code, the Chicago Zoning Ordinance, concerning parking lots in resident districts.

On motion of Alderman Vrdolyak said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Jaksy, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Pucinski, Natarus, Oberman, Simpson, Fifielski, Schullter, Saperstein, Stone—42.

Nays—None.

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

The following is said ordinance as passed:

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

SECTION 1 That Section 7.4-1, paragraph 4, of the Chicago Zoning Ordinance is hereby amended by deleting therefrom the language contained in brackets and inserting in lieu thereof new language in *Italics* below, as follows:

"An automobile parking lot, in a Resident District on a lot [not over 75 feet wide] not over 125 feet wide which . . ."

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

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

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 August 31, 1977, pages 5848-5849, recommending that the City Council pass thirteen 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 and *each* of the thirteen proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Jaksy, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Pucinski, Natarus, Oberman, Simpson, Fifielski, Schullter, Saperstein, Stone—42.

Nays—None.

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

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. 2-R.

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 B7-7 General Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Monroe Street; S. Dearborn Street; W. Marble Place and a line 163.652 feet west of S. Dearborn Street

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 here-with attached and made a part hereof and to no others.

[Plan of Development printed on pages 6062-6066 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. 2-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 M1-2 Restricted Manufacturing, C2-2 General Commercial, C1-2 Restricted Commercial, B5-2 General Service, B4-2 Restricted Service, B3-3 General Retail, and R4 General Residence District symbols and indications as shown on the attached existing Zoning and Preferential Street System Map in the area bounded by

W. Fillmore Street; S. Kedzie Avenue; W. Roosevelt Road and S. Homan 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 here-with attached and made a part hereof and to no others.

[Plan of Development printed on pages 6067-6071 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. 3-L.

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. 3-L in area bounded by

LeMoyne Avenue on the north; N. Lamont Avenue on the west; a line 267.83 feet south of and parallel to W. LeMoyne Avenue on the south and Cicero Avenue on the east

to those of a B5-1 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.

1/2/77

PD 177

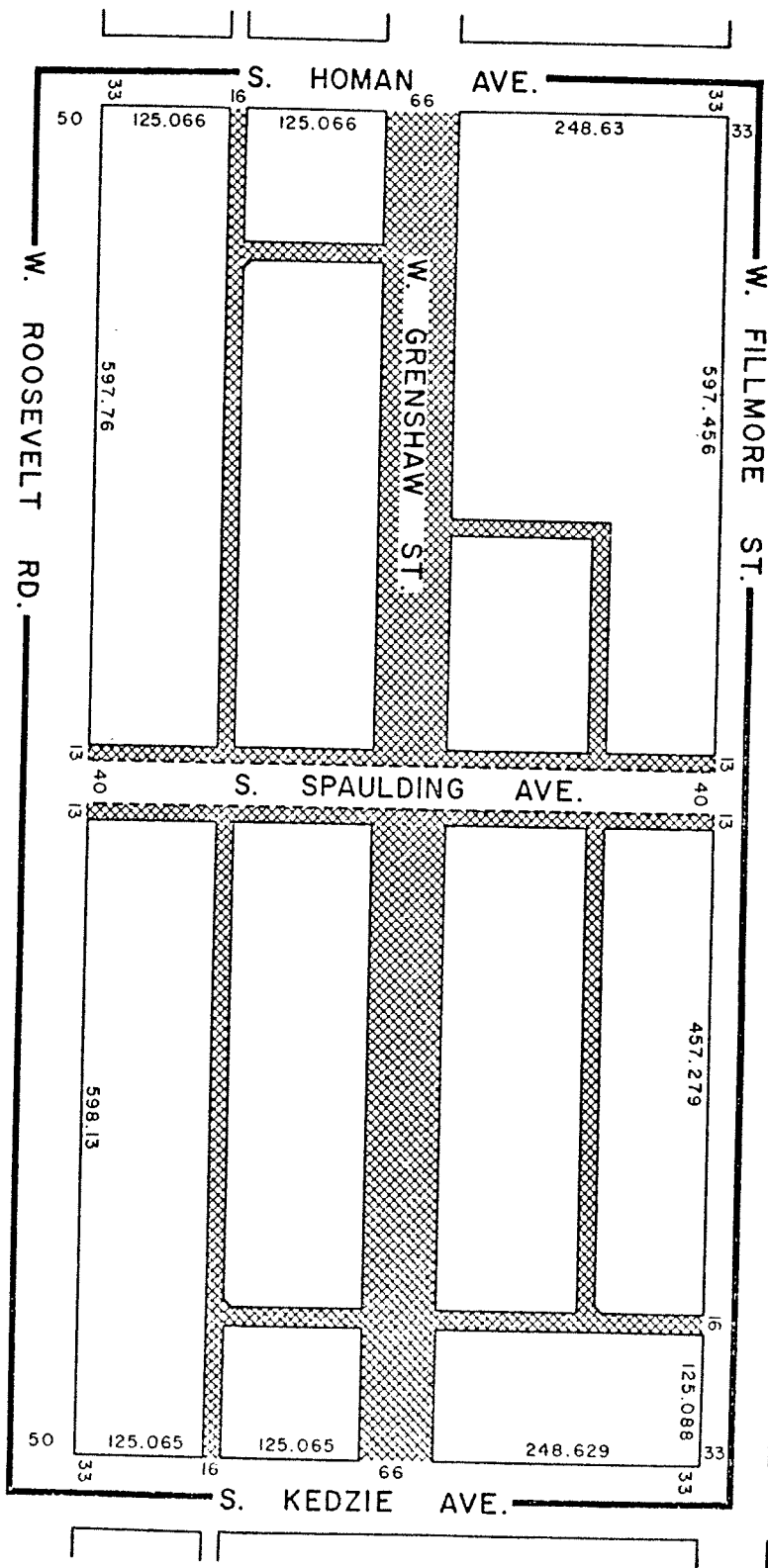
PLAN OF DEVELOPMENTBUSINESS PLANNED DEVELOPMENT # 177STATEMENTS

1. The area delineated hereon as "Business Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago.
2. Off-street parking and loading facilities will be provided in compliance with the Plan of Development as authorized by the B2-1 Restricted Retail District classification of the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets and alleys or adjustments of right-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successors and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successors upon conveyance on Lawndale Disposition Parcel C-1.
5. 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 permitted within such paved areas.
6. Use of the land will consist of Retail Business, Service and auxiliary uses, Medical Clinic and off-street parking as authorized by the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. The uses permitted in the Business Planned Development shall be uses permitted under B-5 General Service Classification, except for dwelling units, lodging rooms, hotel or motel uses.
9. No advertising signs shall be permitted within said Planned Development; business identification signs may be permitted subject to the review and approval of the Commissioner of the Department of Development and Planning.
10. 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 the Department of Development and Planning.

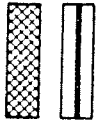
APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: JUNE 9, 1977

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



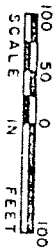
LEGEND



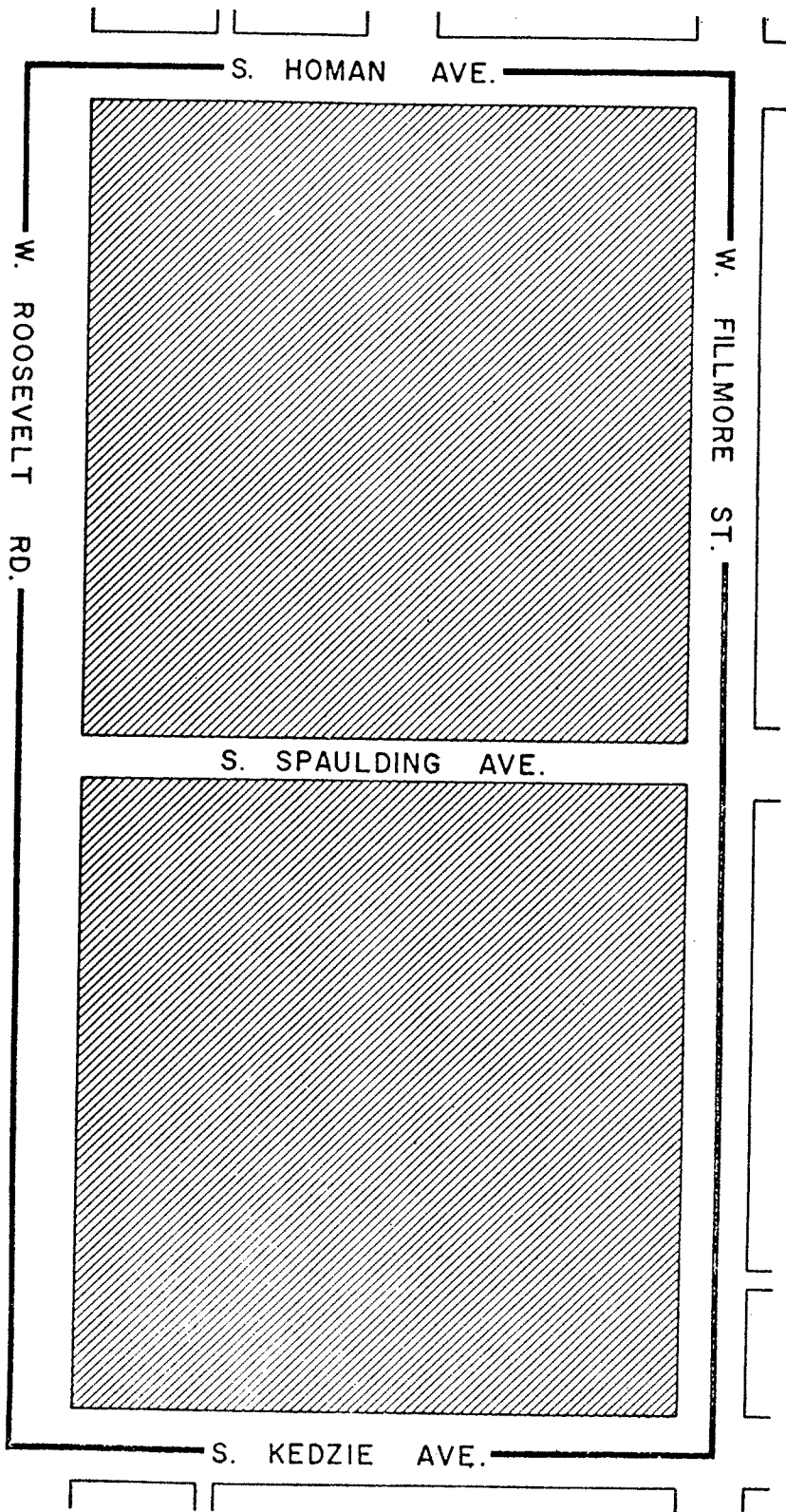
PLANNED DEVELOPMENT BOUNDARY

STREETS AND ALLEYS TO BE VACATED



APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO
 DATE: JUNE, 1977



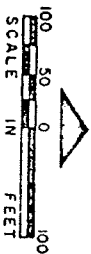
BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  RETAIL AND SERVICE BUSINESS USES, PARKING

APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO
 DATE: JUNE, 1977



BUSINESS PLANNED DEVELOPMENT
 PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENTAGE LAND COVERED
SQUARE FEET	ACRES				
709,623.34	16.3	Retail Business, Service and Auxiliary Uses, Medical Clinic, and Off- Street Parking	—	.60	40%

GROSS SITE AREA = NET SITE AREA + AREA OF PUBLIC STREETS AND ALLEYS

19.5 Acres 16.3 Acres 3.2 Acres

MAXIMUM PERMITTED F. A. R. FOR TOTAL NET SITE AREA :

.60

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA :

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 750- Number of Spaces Provided:

1,167 OFF-STREET PARKING

MINIMUM NUMBER OF OFF-STREET LOADING SPACES : LOADING REQUIREMENTS FOR PROPOSED SHOPPING CENTER AND MEDICAL CLINIC SHALL BE PROVIDED AS REQUIRED BY A B2-1 RESTRICTED RETAIL DISTRICT CLASSIFICATION OF THE CHICAGO ZONING ORDINANCE.

MINIMUM SETBACKS :

BOUNDARY AND FRONT YARD: 10' - 0"
 BOUNDARY AND SIDE YARD: 10' - 0"

MAXIMUM PERCENT OF LAND COVERED :

(NET SITE AREA) = 40%

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHERE NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: JUNE 9, 1977