



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 20, 2022

John Porcaro
Majestic Pets/Majestic Paws
john@majesticpaws.com

Re: PD 318, Approximately 307-317 W. Grand Ave.

Dear Mr. Porcaro:

In response to your recent request, please be advised that the subject property is currently zoned Residential-Business Planned Development No. 318 ("PD 318").

You are seeking to expand your business, Majestic Paws, and occupy approximately 9,000 SF of ground floor space within the existing building. Per your request, your business would consist of the following: a dog daycare allowing dogs to play during the day, overnight boarding of dogs with staff sleeping overnight at the facility, grooming services, retail product sales, training services, and dog walking services to and from the facility. The floor plans would include multiple rooms for pets to play in, a room for boarding overnight and during the day, a space for dogs to play in a pool, a grooming station, etc.

Statement No. 3 of the PD states the following uses are permitted: elevator apartment structure; townhouse apartments; business uses; related health and recreational uses, including swimming pool; and required parking. The PD Bulk Table further defines the business uses as at the street level and identifies a maximum allowable floor area for business and commercial uses of 32,000 SF. The PD's underlying zoning was M1 which was converted to DS in 2004.

It is our opinion that the proposed use is animal services, as defined in Section 17-17-0104-B of the Zoning Ordinance, and it is a permitted use at the street level within PD 318. Please include a copy of this letter with any building permit or business license application submittals.

Sincerely,

Patrick Murphey
Zoning Administrator

C: Janice Hill, Main file

*Reclassification of Area Shown on Map No. 1-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 B7-5 General Central Business District symbols and indications as shown on Map No. 1-F in area bounded by

W. Superior Street; a line 110.30 feet east of N. Clark Street; W. Huron Street; and N. Clark Street,

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

[Planned Development printed on pages 5861 thru 5866 of this Journal.]

SECTION 2. That this ordinance shall be in force and effect from after its passage and due publications.

*Reclassification of Area Shown on Map No. 1-F
(as amended).**Be It Ordained by the City Council of the City of Chicago:*

PD 318

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

N. Franklin Street; a line 57.81 feet north of W. Illinois Street; a line 38.72 feet west of N. Franklin Street; a line 47.81 feet north of W. Illinois Street; a line 68.72 feet west of N. Franklin Street; W. Illinois Street; and N. Orleans Street,

to the designation of a Residential-Business Planned Development District, 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 5867 thru 5874 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-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 C3-7 Commercial Manufacturing District symbols and indications as shown on Map No. 2-F in area bounded by

a line 222.47 feet north of and parallel to W. Adams Street; S. Wells Street; W. Adams Street; a line 128.265 feet west of and parallel to S. Wells Street; a line 160.12 feet north of and parallel to W. Adams Street; a line 80.14 feet west of and parallel to S. Wells Street; a line 180.36 feet north of and parallel to W. Adams Street; a line 82.14 feet west of and parallel to S. Wells Street; a line 199.64 feet north of and parallel to W. Adams Street; and a line 90.73 feet west of and parallel to S. Wells Street,

to those of a Business Planned Development District, and a corresponding use district is hereby established in the area above described.

(Continued on page 5875)

March 30, 1984

No. 318
REPORTS OF COMMITTEES

9665
5867

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT
STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" is owned by Irving J. Markin, sole beneficiary of Trust No. 106806, LaSalle National Bank as Trustee, whose address is 135 S. LaSalle Street, Suite 1611, Chicago, Illinois 60603.
2. The applicant, Irving J. Markin, sole beneficiary of Trust No. 106806, LaSalle National Bank as Trustee, or his successors, assignees or grantees shall obtain all official reviews, approvals, licenses and permits.
3. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": elevator apartment structure; townhouse apartments; business uses; related health and recreational uses, including swimming pool; and required parking.
4. 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.
5. Any dedication or vacation of streets or alleys or easements or any adjustments of rights of way shall require a separate submittal on behalf of the applicant, Irving J. Markin, sole beneficiary of Trust No. 106806, LaSalle National Bank as Trustee, or his successors, assignees or grantees and approval by the City Council.

APPLICANT: Irving J. Markin, sole beneficiary of Trust No. 106806, LaSalle National Bank as Trustee

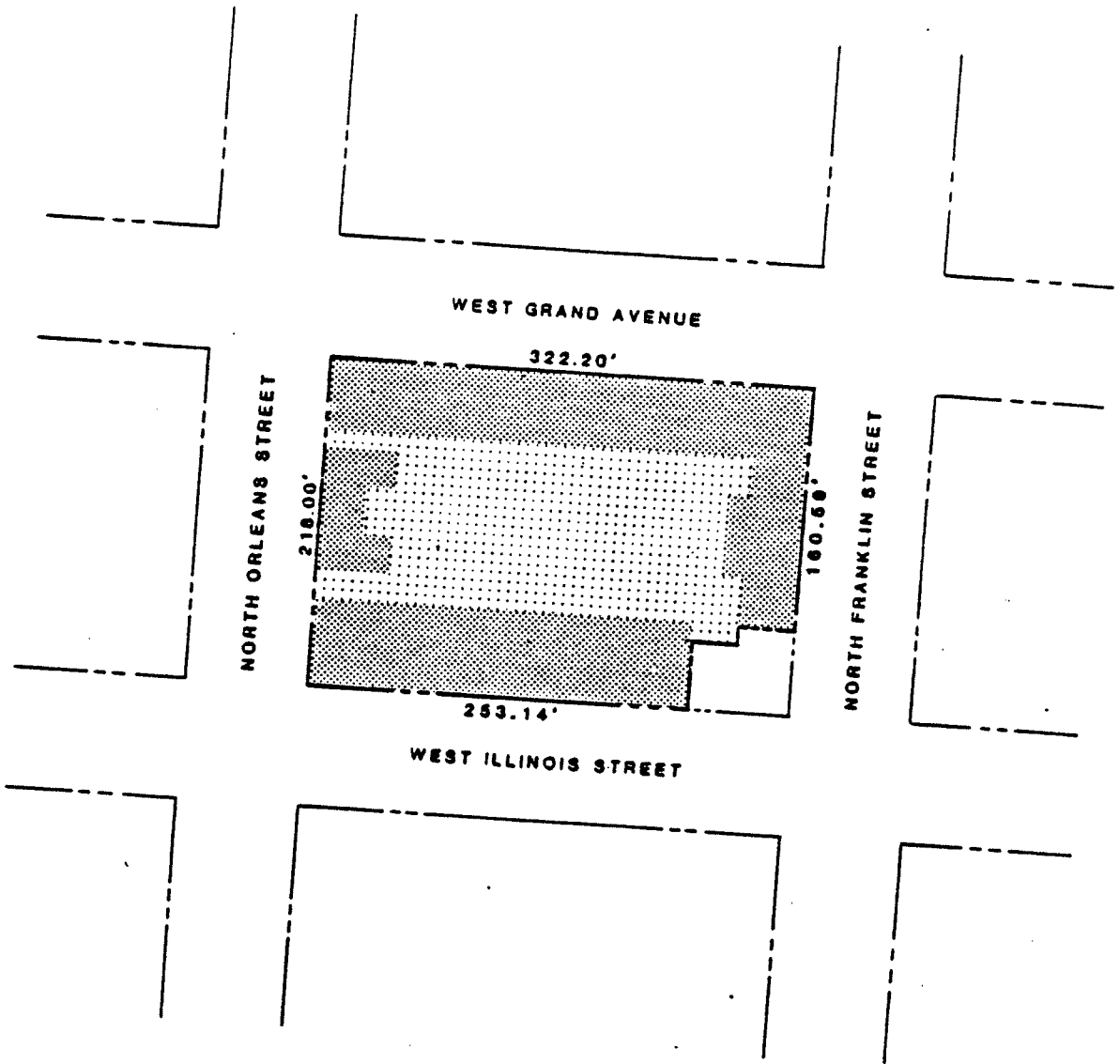
DATE: January 10, 1984

6. Business and business identification signs may be permitted within the area delineated herein as "Residential-Business Planned Development" subject to the review and approval of the Department of Inspectional Services and the Department of Planning.
7. Any service drive 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. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
8. The height restriction of each building and any appurtenance attached thereto shall be subject to:
 - (a) Height limitations as certified on form FAA-117 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and
 - (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.
9. The information in the table attached hereto sets forth the data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of this Planned Development.

APPLICANT: Irving J. Markin, sole beneficiary of Trust No. 106806, LaSalle National Bank as Trustee

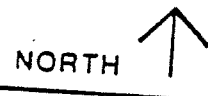
DATE: January 10, 1984

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT PROPOSED GENERAL LAND USE PLAN - SECOND FLOOR



LEGEND

- RESIDENTIAL AND RELATED USES
- OPEN SPACE



Applicant: Irving J. Markin

Date: Jan. 20, 1984

Rev: March 8, 1984

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Gross Site Area = Net Site Area (66,593.7 S.F. or 1.5288 Acres)

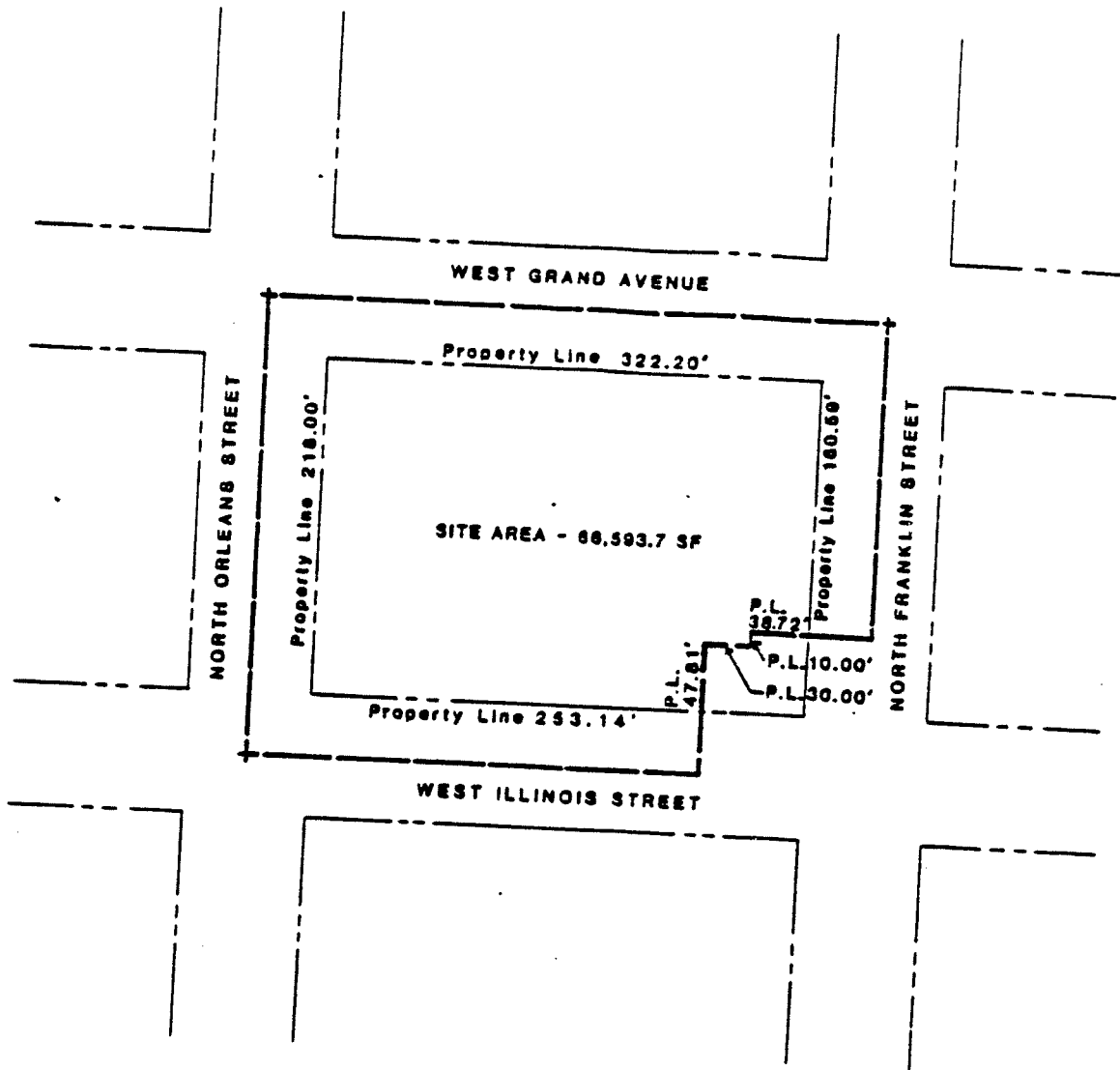
Zoning District	Net Site Sq. Ft.	Area Acres	General Description of Land Use	Maximum No. of D.U.	Maximum % of Coverage At Grade
Planned Development	66,593.7	1.5288	Elevator apartment structure and townhouses; related health and recreational uses including swimming pool; and street level business uses; related services.	401	96.5%
				<u>Planned Development</u>	
Maximum Allowable Floor Area Ratio for Total Net Site Area:				5.9	
Maximum Allowable Number of Dwelling Units for Total Net Site Area:				401	
Maximum Allowable % of Efficiency Units:				19%	
Maximum Allowable Floor Area for Business and Commercial Use:				32,000 SF	
Maximum Allowable % of Net Site Coverage at Grade Level:				96.5%	
Maximum Allowable % of Net Site Coverage at and above a plane 50 feet above Grade Level:				20%	
Minimum Required Perimeter Setbacks to enclosed building area:				None	
Minimum Required Off-Street Parking Spaces:				200	
Minimum Required Off-Street Loading Berths:				2	

10. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning.

APPLICANT: Irving J. Markin, sole beneficiary of Trust No. 106806, LaSalle National Bank as Trustee

DATE: January 10, 1984

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT PLANNED DEVELOPMENT BOUNDARY MAP



LEGEND

----- PROPERTY LINE

----- PROPOSED PLANNED DEVELOPMENT AREA BOUNDARY



Applicant: Irving J. Markin

Date: Jan. 20, 1984

Rev: March 6, 1984

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT ZONING & PREFERENTIAL STREETS MAP



LEGEND

||||||| PREFERENTIAL STREETS

▨ PROPOSED PLANNED DEVELOPMENT AREA

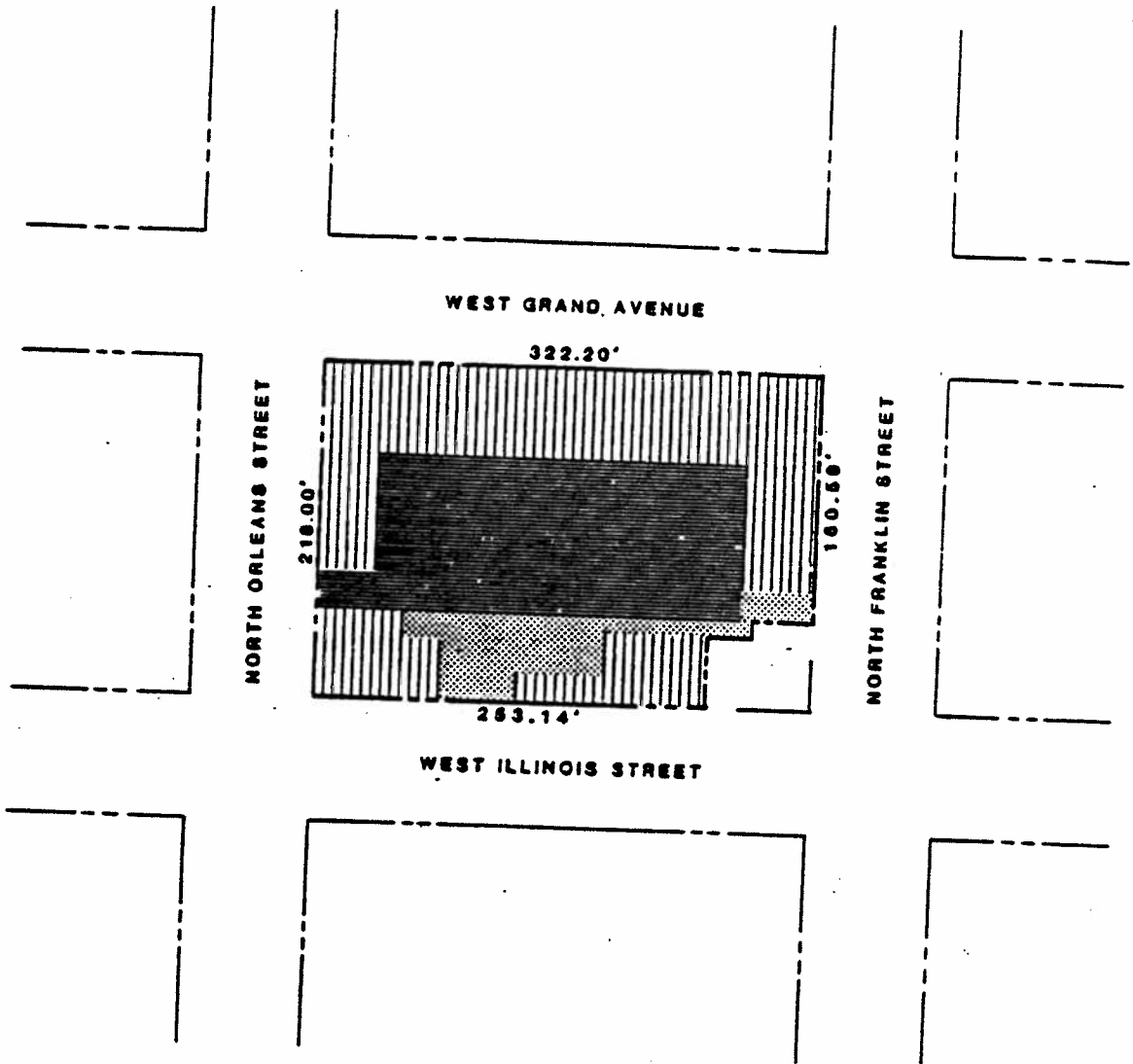


Applicant: Irving J. Markin




Date: Jan. 20, 1984

Rev: March 5, 1984

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT PROPOSED GENERAL LAND USE PLAN - GROUND FLOOR



LEGEND

-  RESIDENTIAL AND RELATED USES
-  BUSINESS AND RELATED USES
-  PARKING AND RELATED USES



Applicant: Irving J. Markin

Date: Jan. 20, 1984

Rev: March 8, 1984