



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 28, 2024

Eric Brahar
Architect
Imperial Realty Company
4747 W. Peterson
Chicago, IL 60646

Re: **PD 418, 4600 W. Diversey Avenue**

Dear Mr. Brahar:

In response to your recent request, please be advised that the subject property is zoned Business Planned Development Number 418 ("PD 418") and improved with a shopping center consisting of several buildings. The property owner is seeking to add parallel parking spaces behind the existing one-story commercial building on the eastern edge of the PD. Based on your submittal, there is currently a 20-foot wide, one-way drive aisle in the rear of the building for loading/unloading and trash pick-up. The PD requires a minimum of 461 off-street parking spaces.

The proposed parking modification will require the approval of a minor change, pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 12 of PD 418. The requested change must be detailed in writing and must, at a minimum, include the following information:

- Details of the proposed change(s), including purpose of and reasons for
- All previously approved PD exhibits that would be altered by the change
- Revised exhibits detailing changes from the previously approved exhibits
- A check made payable to the City of Chicago for \$1,500.00
- Identification and consent of all the property owners within the PD to the proposed change(s)

All parking improvements must comply with Chapter 17-10 of the Zoning Ordinance and an Overall Parking Plan for the entire PD shall be included with the request identifying the total current and proposed number of parking spaces. Prior to our approval or denial of the request, the applicant will need to first receive the approval of the Department of Transportation, the Bureau of Fire Prevention, Stormwater Management, and the Mayor's Office for People with Disabilities. If approved, minor changes are effective for one year (12 months) from the date of issuance.

Sincerely,



Patrick Murphey
Zoning Administrator

PM:tm

C: Noah Szafranec, Mike Marmo, Janice Hill, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 29, 2020

Rachel Young
Novus Architects
Rachel.young@novusa.com

Re: Proposed blood plasma donation center within PD 418, 4600-4622 W. Diversey Ave.


Dear Ms. Young:

In response to your recent request, please be advised that the subject property is currently zoned Business Planned Development Number 418 ("PD 418"), as amended. You are seeking confirmation that a blood plasma donation center is a permitted use at this location.

Pursuant to Statement Number 5 of PD 418, the following uses are permitted: all uses permitted in the B3 Community Shopping District, including: general merchandise uses; retail drug stores; bakeries; department stores; limited auto repair; restaurants general and limited; outdoor patio located at grade level; hair salons, nail salons and barbershops; residential storage warehouses; silk screen and shirt/sign printing; and service type business uses; accessory parking and related uses (related uses as permitted in the B3 District). The following uses shall also be permitted: school and drive-through facility with side-by-side lanes, multiple order stations and pay and service windows. The following uses, to the extent that they are in existence at the time of passage of the amended Planned Development, shall be legal nonconfining and may not be expanded or relocated: vehicle storage (indoor), storage, warehousing and wholesale establishments.

It is our opinion that a blood plasma donation center is a medical service use, as defined in Section 17-17-0104-T of the Zoning Ordinance ("Ordinance"). Pursuant to Section 17-3-0207(JJ) of the Ordinance, a medical service is a permitted use within the B3 District. Therefore, a blood plasma donation center is a permitted use at the subject site.

Sincerely,


Patrick Murshey
Zoning Administrator
Bureau of Zoning

C: Teresa McLaughlin, Main file

4/24/2012

REPORTS OF COMMITTEES

16988
25077

At this time, I move for passage of the proposed substitute ordinances transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Solis, the said proposed substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Foulkes, Thomas, Lane, O'Shea, Cochran, Muñoz, Zalewski, Solis, Burnett, Ervin, Graham, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 45.

Nays -- None.

Alderman Pope moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 7-K.
(As Amended)
(Application No. 16988)

BPD 418,99

(Common Address: 4600 -- 4652 W. Diversey Ave.; 4601 -- 4613 W. Diversey Ave.;
2801 -- 2859 N. Kilpatrick Ave.; 4641 -- 4653 W. George St.; 4623 --
4639 W. Wellington Ave.; And 3001 -- 3005 N. Knox Ave.)

[SO2012-2179]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Planned Development Number 418, Business Planned Development Number 418 symbols and indications as shown on Map Number 7-K in the area bounded by:

a line 133.01 feet north of the south line of West Wellington Avenue; the Chicago and Northwestern Railroad; West Diversey Avenue; North Kilpatrick Avenue; West George Street; a line 135.82 feet east of and parallel to North Kilpatrick Avenue; West Wellington Avenue; and North Knox Avenue; and

West Diversey Avenue; a line 145.00 feet west of the Chicago and Northwestern Railroad; a line 135.2 feet south of West Diversey Avenue; the arc of a circle with a 355.06 foot radius; a line 92.1 feet west of the Chicago and Northwestern Railroad; a line 331.3 feet south of West Diversey Avenue; and the Chicago and Northwestern Railroad,

to those of a B3-1 Community Shopping District symbols and a corresponding use district is hereby established.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the symbols and indications in the area described above to those of Business Planned Development Number 418, as amended, and a corresponding use district is hereby established.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

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

Business Planned Development No. 418, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development Number 418, as amended (the "Planned Development") consists of a net site area of approximately 14.99 acres, and is owned by Klairmont Family Associates, L.P. and Klairmont Enterprises, Inc. (collectively hereinafter referred to as "Owner") and controlled by 4600 Schubert, LLC (the "Applicant") for purposes of this Planned Development.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any future dedication or vacation of streets or alleys, or easements or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Owner, its successors, assignees or grantees and approval by City Council. All conveyance of property to the City for public right-of-way shall be through the City's dedication process.
3. The requirements, obligations and conditions applicable within this Planned Development shall be binding upon the Owner, its successors and assigns. All rights granted hereunder shall inure to the benefit of the Owner, successors and assigns and, if different than the Owner, the legal titleholder and any ground lessors.

Furthermore, pursuant to the requirements of Section 17-13-0600 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications, or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any modification or change thereto (administrative, legislative or otherwise) shall be made by the Owner, successors and assigns and, if different than the Owner, the legal titleholder and any ground lessors. However nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the property or any rights, interest or obligations therein.

4. This plan of development consists of these thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Overall Site Plan; and a Site Plan, Landscape Plan, and Building Elevations for McDonald's restaurant building on the south side of West Diversey Avenue; all dated February 16, 2012, and prepared by Hartshorne & Plunkard. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted within the area delineated herein as Business Planned Development: all uses permitted in the B3 Community Shopping District, including: general merchandise uses; retail drug stores; food stores; bakeries; department stores; limited auto repair; restaurants general and limited; outdoor patio located at grade level; hair salons, nail salons and barbershops; residential storage warehouses; silk screen and shirt/sign printing; and service type business uses; accessory parking and related uses (related uses as permitted in the B3 Community Shopping District). The following uses shall also be permitted: school and drive-through facility with side-by-side lanes, multiple order stations and pay and service windows. The following uses, to the extent that they are in existence at the time of passage of the amended Planned Development, shall be legal nonconforming and may not be expanded or relocated: vehicle storage (indoor), storage, warehousing and wholesale establishments.
6. On-premises signs shall be permitted within the area delineated herein as Business Planned Development, as amended, subject to the review and approval of the Department of Housing and Economic Development. Temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, as amended, subject to review and approval of the Department of Housing and Economic Development. Off-premises signs shall not be permitted within the Planned Development, as amended.
7. Any future service drives or any other means ingress or egress, including emergency vehicle access, shall be adequately designed, constructed, and paved in accordance with the Municipal Code of Chicago and the regulations of the Chicago Department of Transportation in effect at the time of construction. There shall be no parking within

such paved areas or within fire lanes. Changes in ingress or egress shall be subject to the review and approval of the Chicago Department of Transportation and the Department of Housing and Economic Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development subject to review of the Department of Transportation and Housing and Economic Development. Required parking for all uses developed on the parcel located on the south side of West Diversey Avenue shall be provided as per the parking provisions of the Chicago Zoning Ordinance and shall be located on the south side of West Diversey Avenue.

8. For purposes of building height measurement and calculations, the definition in the Chicago Zoning Ordinance shall apply to all future buildings. In addition to the maximum height of any building or any appurtenance attached thereto, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. Business establishments shall be unrestricted in respect to maximum gross floor areas, subject only to aggregate maximum floor area ratio. The maximum permitted floor area ratio shall be 0.65 in accordance with the attached Bulk Regulations and Data Table. For purposes of FAR calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply.
10. In the event a Part II Review is sought, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance and Land Use Ordinance. 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.
11. The Owner shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
12. The terms, conditions and exhibits of this Planned Development, as amended, may be modified, administratively, by the Zoning Administrator, upon the written request for such modification by the Applicant and after a determination by the Zoning Administrator, that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this Planned Development, as amended. Any such modification of the requirements of this Planned Development by the Zoning Administrator shall be deemed to be a minor change in the Planned Development, as amended, as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

16988

4/24/2012

REPORTS OF COMMITTEES

25081

- 13. Unless substantial construction of the expanded and remodeled drive-through restaurant in the southeast portion of the Planned Development has begun within one (1) year of the date of passage of this amended Planned Development, the approval of the attached Site Plans and Elevations pertaining to such drive-through restaurant shall be considered lapsed. The one-year period may be extended for one (1) additional year if, before expiration, the Zoning Administrator determines that there is good cause for such an extension.

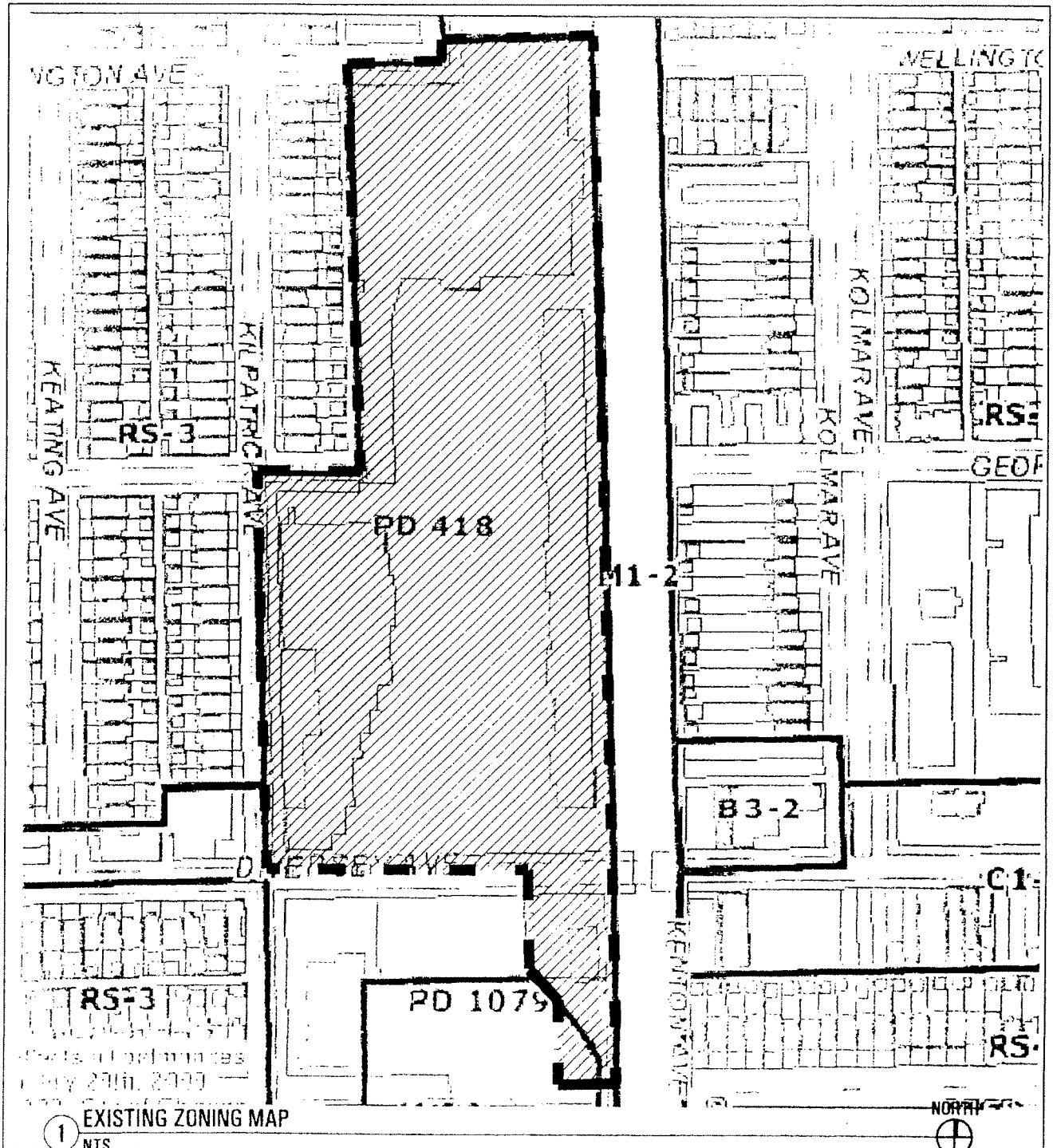
[Existing Zoning Map; Planned Development Boundary and Property Line Map; Overall Site Plan; Site Plan -- McDonald's Restaurant; Landscape Plan -- McDonald's Restaurant; Building Elevations (East and West) -- McDonald's Restaurant; and Building Elevations (North and South) -- McDonald's Restaurant referred to in these Plan of Development Statements printed on pages 25082 through 25088 of this *Journal*.]

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

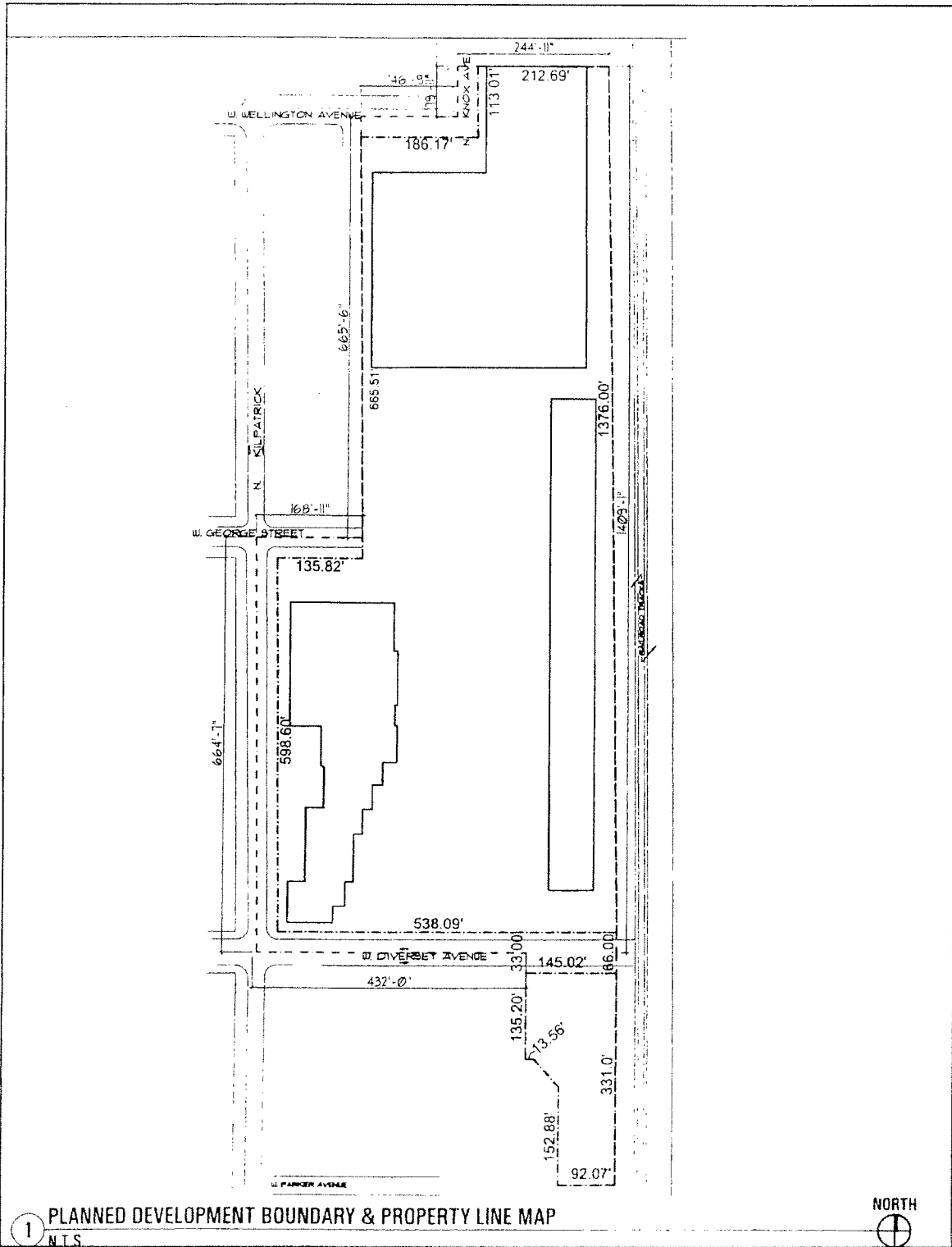
Bulk Regulations And Data Table.

Gross Site Area:	707,613 square feet
Area Remaining in Public Right-of-Way	54,751 square feet
Net Site Area:	652,862 square feet
Maximum Floor Area Ratio:	0.65
Minimum Required Setbacks:	0
Minimum Off-Street Loading:	5
Minimum Off-Street Parking:	461

Existing Zoning Map.



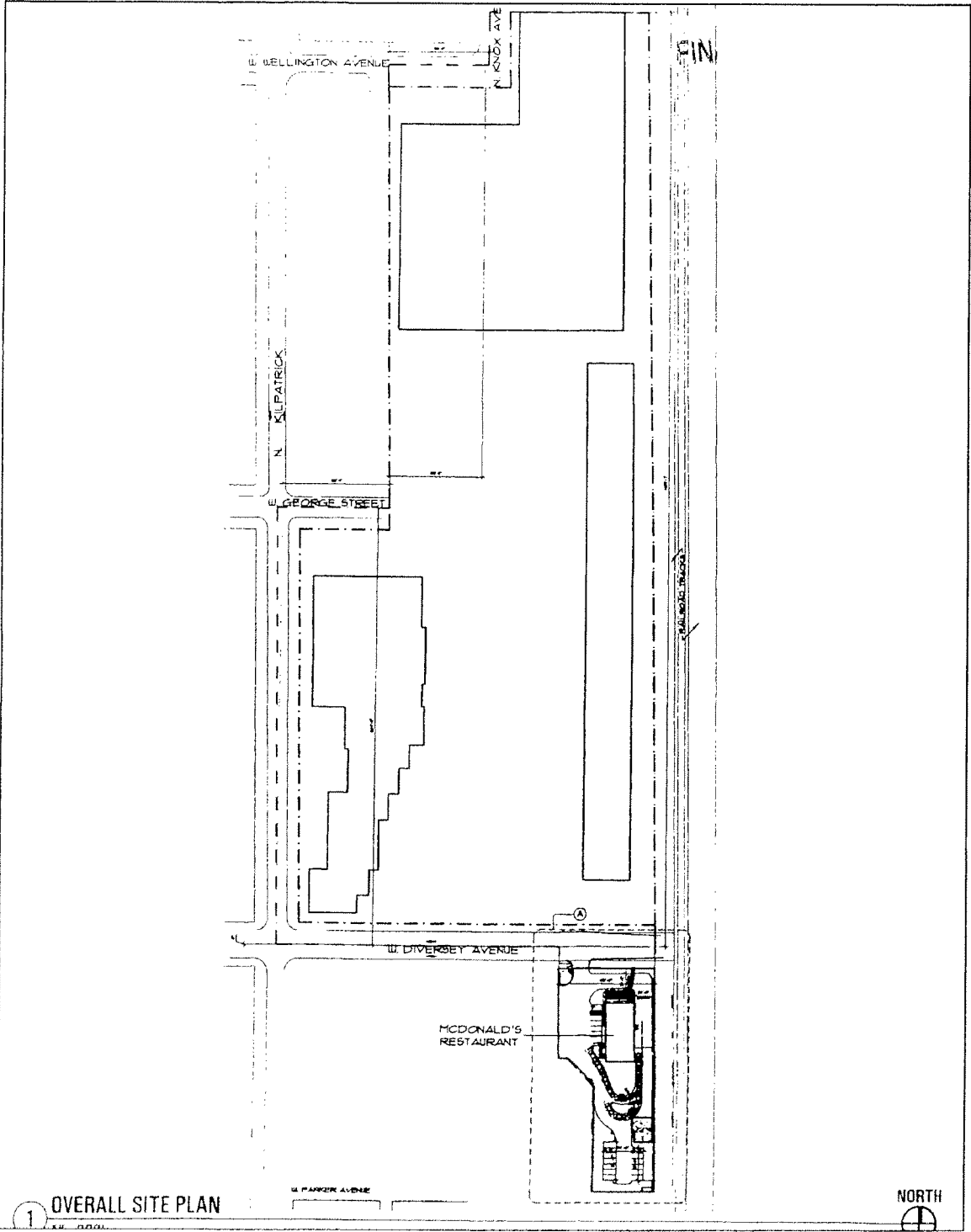
Planned Development Boundary And Property Line Map.



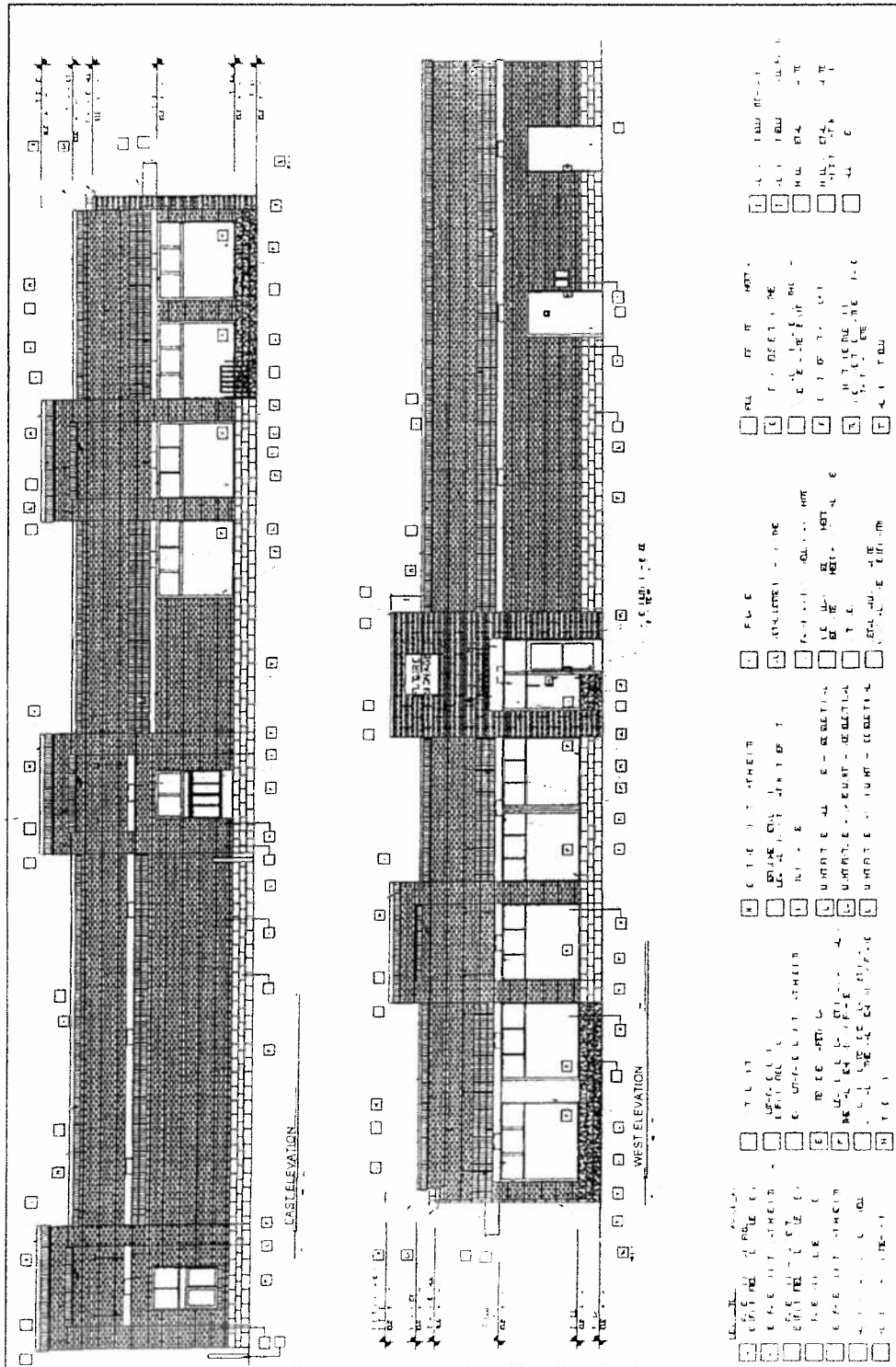
1 PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP
N.T.S.



Overall Site Plan.



Building Elevations (East And West) -- McDonald's Restaurant.



Reclassification Of Area Shown On Map No. 6-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 R4 General Residence District symbols and indications as shown on Map No. 6-J in the area bounded by

West 25th Street; South St. Louis Avenue; a line 29.85 feet south of and parallel to West 25th Street; the alley next east of and parallel to South St. Louis Avenue; a line 59.85 feet south of and parallel to West 25th Street; South St. Louis Avenue; a line 64.65 feet south of and parallel to West 25th Street; and the alley next west of and parallel to South St. Louis Avenue,

to those of a B4-2 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-K.

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

PD 418
PD 418

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. 7-K in the area bounded by

a line 1,376 feet north of West Diversey Avenue; the west right-of-way line of the Chicago & Northwestern Railroad; a line 367 feet south of West Diversey Avenue; a line 503 feet east of North Kilpatrick Avenue; a line from a point 503 feet east of North Kilpatrick Avenue and 285 feet south of West Diversey Avenue to be connected by said line having 184.2 foot arc with a radius of 372 feet, to a point 403 feet east of North Kilpatrick Avenue and 135 feet south of West Diversey Avenue; a line 403 feet east of North Kilpatrick Avenue; a line 159 feet south of West Diversey Avenue; a line 388 feet east of North Kilpatrick Avenue; a line 135 feet south of West Diversey Avenue; a line 125 feet east of North Kilpatrick Avenue; West Parker Avenue; North Kilpatrick Avenue; West George Street; the alley next east of and parallel to North Kilpatrick Avenue; West Wellington Avenue; and North Knox Avenue,

to those of a B5-1 General Service District, and a corresponding use district is hereby established in the area above described.

SECTION 2. Further, that the Chicago Zoning Ordinance be amended by changing all the B5-1 General Service District symbols on Map No. 7-K in the area bounded by

a line 1,376 feet north of West Diversey Avenue; the west right-of-way line of the Chicago & Northwestern Railroad; a line 367 feet south of West Diversey Avenue; a line 503 feet east of North Kilpatrick Avenue; a line from a point 503 feet east of North Kilpatrick Avenue and 285 feet south of West Diversey Avenue to be connected by said line having 184.2 foot arc with a radius of 372 feet, to a point 403 feet east of North Kilpatrick Avenue and 135 feet south of West Diversey Avenue; a line 403 feet east of North Kilpatrick Avenue; a line 159 feet south of West Diversey Avenue; a line 388 feet east of North Kilpatrick Avenue; a line 135 feet south of West Diversey Avenue; a line 125 feet east of North Kilpatrick Avenue; West Parker Avenue; North Kilpatrick Avenue; West George Street; the alley next east of and parallel to North Kilpatrick Avenue; West Wellington Avenue; and North Knox 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 of thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Business Planned Development attached to this ordinance reads as follows:

Business Planned Development No. 418

Statements.

1. The area delineated herein as a "Business Planned Development" is owned or controlled by First National Bank of Highland Park as Trustee, Under Trust No. 4172, dated August 19, 1986.
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 from such off-street facilities shall be from West Diversey Avenue.
3. All applicant official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees.
4. Any dedication or vacation of streets and alleys, or easements, or adjustments of right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Applicant 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 18 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.

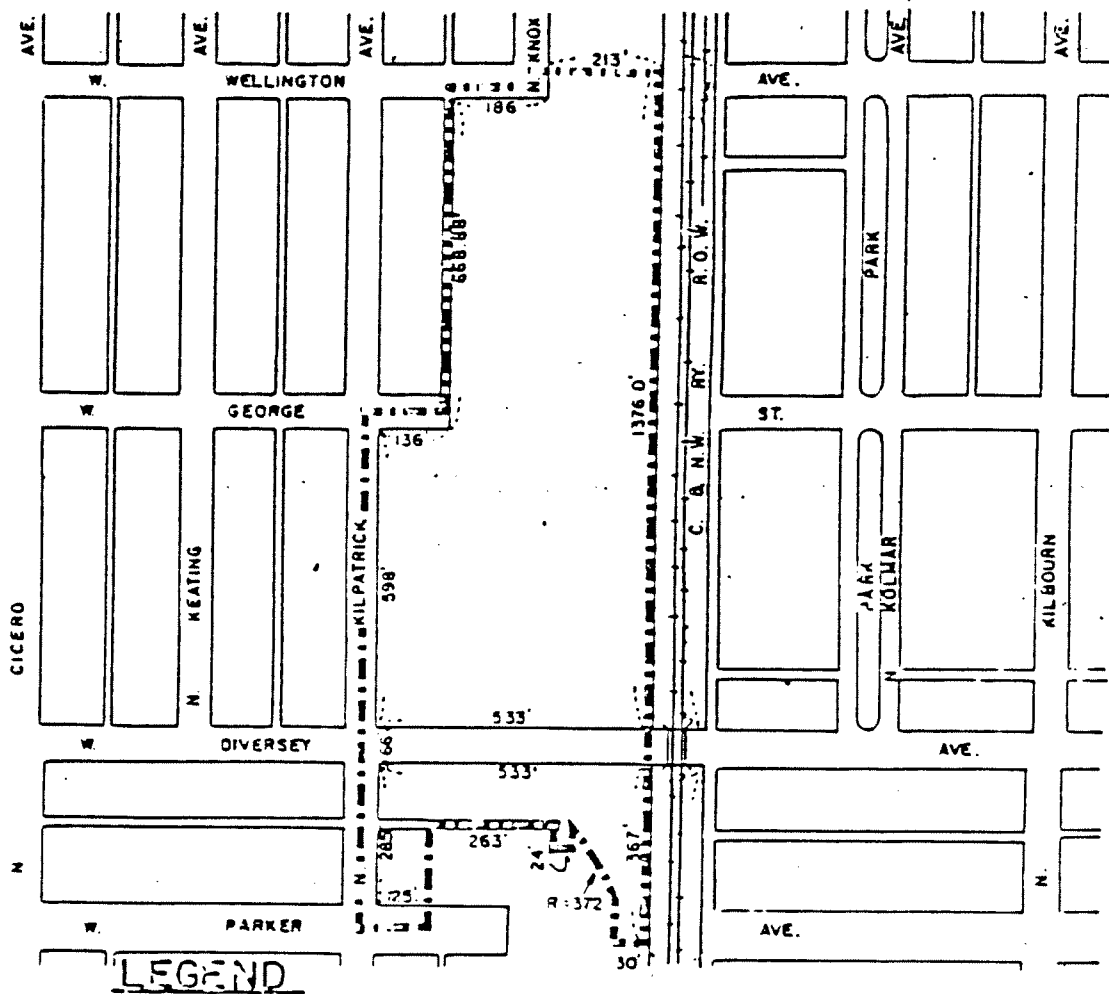
6. The following uses shall be permitted within the area delineated herein as Business Planned Development: General merchandise uses, retail drug stores, food stores, department stores, restaurants and service type business uses, parking and related uses (Related uses as permitted in the B5 General Service District), storage, warehousing and wholesale establishments.
7. Accessory buildings or structures may be constructed in the Business Planned Development either prior to, subsequent to or concurrently with any one or more principal buildings, subject to the approval of the Department of Planning.
8. Business establishments shall be unrestricted in respect to maximum gross floor areas, subject only to aggregate maximum floor area ratio. The maximum floor area ratio shall be 0.65.
9. 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 Planning.
10. The height restriction of any building or any appurtenance attached hereto 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, City and Community Development, Department of Aviation, and Department of Law, as approved by the City Council.
11. 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 stipulates the land use and development controls applicable to the site.

Attached hereto and incorporated herein by reference are:

- A. Property line map and right-of-way adjustments;
 - B. Existing zoning and preferential street system map;
 - C. Generalized Land Use Plan; and
 - D. Planned Development Use and Bulk Regulations and Data Chart.
12. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development", as promulgated by the Commissioner of Planning.

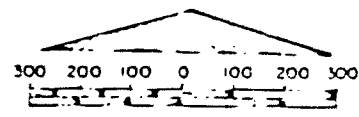
[Maps printed on pages 1904 through 1907 of this Journal.]

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



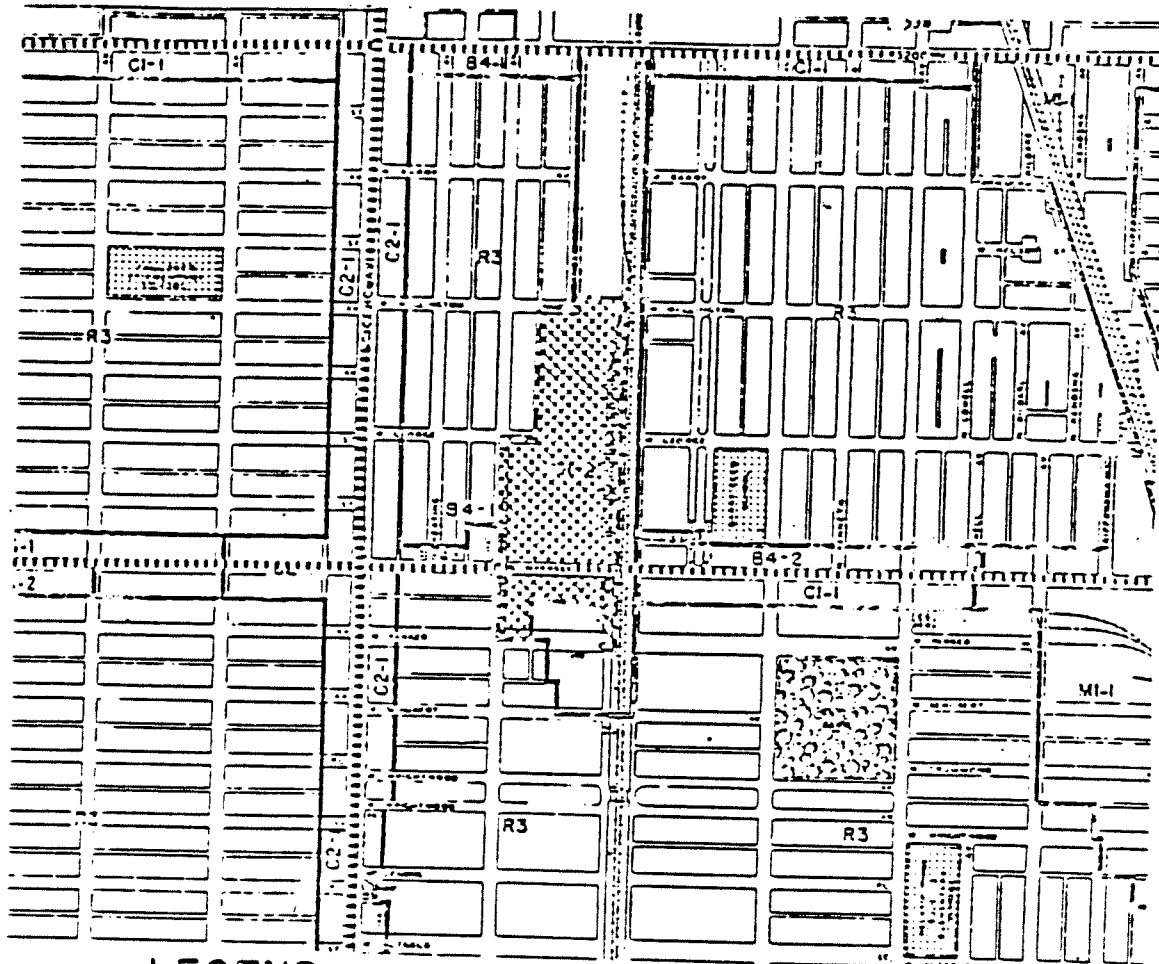
LEGEND

--- PLANNED DEVELOPMENT BOUNDARY








APPLICANT: FIRST NATIONAL BANK OF HIGHLAND PARK
 AS TRUSTEE UNDER TRUST #4172,
 DATE: dated AUGUST 19, 1986.
 December 22, 1986.

BUSINESS PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



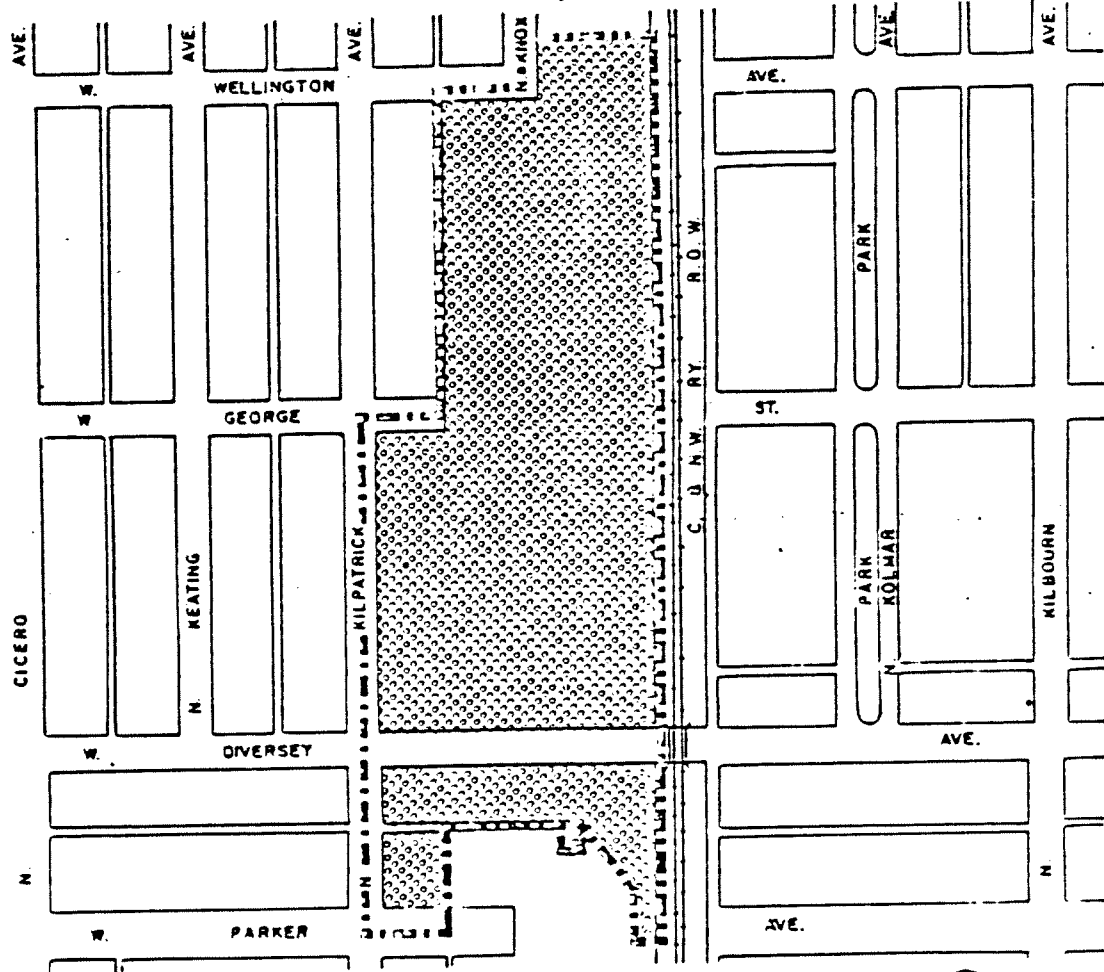
LEGEND

-  BUSINESS PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET SYSTEM
-  PUBLIC AND QUASI-PUBLIC FACILITIES
-  PARKS AND PLAYGROUNDS




APPLICANT: FIRST NATIONAL BANK OF HIGHLAND PARK
 AS TRUSTEE UNDER TRUST #4172,
 dated AUGUST 19, 1986.
 DATE: December 22, 1986.

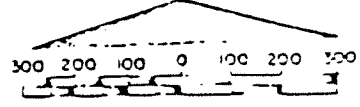
BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND

----- PLANNED DEVELOPMENT BOUNDARY


 GENERAL MERCHANDISE, SUPERMARKET,
 RETAIL AND SERVICE TYPE BUSINESS
 USES, WITH RELATED PARKING AND
 LOADING, STORAGE, WAREHOUSING AND
 WHOLESALE ESTABLISHMENTS.



FIRST NATIONAL BANK OF HIGHLAND PARK
 AS TRUSTEE UNDER TRUST #4172,
 dated AUGUST 19, 1986.

APPLICANT:
 DATE:

December 22, 1986.

Reclassification Of Area Shown On Map No. 8-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 of the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 8-F in the area bounded by

a line 376.2 feet south of and parallel to West 33rd Street; the center line of South Parnell Avenue; a line 564.3 feet south of and parallel to West 33rd Street; and the center line of the alley east of and parallel to South Parnell 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 full force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 9-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 of the B4-3 Restricted Service District symbols and indications as shown on Map No. 9-F in the area bounded by

West Melrose Street; the alley next east of and parallel to North Halsted Street; a line 122.40 feet south of and parallel to West Melrose Street; and North Halsted Street,

to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

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

Reclassification Of Area Shown On Map No. 9-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 of the C1-4 Restricted Commercial District symbols and indications as shown on Map No. 9-F in the area bounded by