



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>

April 24, 2008

Eliza K. Bradley  
Roberge & Roberge  
9190 Priority Way West Drive  
Suite 100  
Indianapolis, Indiana 46240

**Re: Administrative Relief request for Business Planned Development  
No. 463, Yards Plaza, 2000 West 47<sup>th</sup> Street**

Dear Ms. Bradley:

Please be advised that your request for a minor change to Business Planned Development No. 463 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Specifically, you are requesting to reduce the West 47<sup>th</sup> Street setback from 30 feet to approximately 21 feet for the building located at 2000 West 47<sup>th</sup> Street. An interim stage Part II approval was granted by the Department of Planning and Development on October 26, 1992. Since its construction in 1993, the building has been and continues to be used as a fast-food restaurant. It was built approximately 21 feet from the West 47<sup>th</sup> Street property line, as shown on a survey, prepared by Boyes Land Surveying and dated June 23, 1997. However, the Planned Development's minimum periphery building setback along West 47<sup>th</sup> Street is 30 feet.

With regard to your request, the Department of Planning and Development has reviewed this request and has determined that allowing this setback reduction to a building that was constructed 15 years ago will not create an adverse impact on the Planned Development or surrounding neighborhood, 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. 463, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall  
Commissioner

ALR:SA:HG:tm

cc: Judy Minor Jackson, Mike Marmo, Pat Haynes, Erik Glass, DPD files





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Lori T. Healey  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
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January 4, 2007

Scott Ridgley  
Pacific Star Capital  
11111 Santa Monica Blvd.,  
Suite 1400  
Los Angeles, CA 90025

**Re: Administrative Relief request for Business Planned Development  
No. 463, Yards Plaza, West 47<sup>th</sup> Street and South Damen Avenue**

Dear Mr. Ridgley:

Please be advised that your request for a minor change to Business Planned Development No. 463 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Specifically, you are requesting to allow a drive-thru facility for a proposed Starbuck's at the above-referenced location. The Department of Transportation has reviewed and approved the proposed use. With regard to your request, the Department of Planning and Development, has determined that this proposed Starbuck's drive-thru facility would not create an adverse impact on the Planned Development or surrounding neighborhood, would 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. 463, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Lori T. Healey  
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, ~~\_\_\_\_\_~~, Mike Marmo, DPD files





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
David R. Mosena  
Commissioner  
Charles Thurow  
First Deputy Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471

June 12, 1990

Yards, Developers Limited Partnership  
Merchants Plaza  
115 West Washington Street  
Indianapolis, IN 46204  
Attn: Kathryn A. Watson

Re: Ward's "Auto Express"  
Business Planned Development  
No. 463 (Yards Plaza)  
Chicago, IL

Dear Ms. Watson:

This letter is provided in response to yours of May 29, 1990 in which you made a request for a determination by the City of Chicago, Departments of Planning and Zoning that the development of a Tire Battery and Accessory (TBA) facility at the Yards Plaza, Business Planned Development No. 463, does not constitute a "service station" use as defined in the Chicago Zoning Ordinance. Pursuant to Article 8.3-4(5) of the Chicago Zoning Ordinance, the use "Automobile Service Stations" is made reference to, as follows:

- (5) Automobile Service Stations--for the retail sale and dispensing of fuel, lubricants, tires, batteries, accessories and supplies including installation and minor services customarily incidental thereto. Facilities for chassis and gear lubrication and for washing of not more than two vehicles, are permitted only if enclosed in a building.

The proposed use as referenced above is an Automobile Service Use as defined by the Chicago Zoning Ordinance, and would be a permitted use in B4-1 to B4-5 Restricted Service District.

The Business Planned Development as approved on November 16, 1988 permits the following uses:

B5 General Service District Uses including,  
but not limited to: grocery stores, retail drug stores, general merchandise uses, restaurants, retail and service type business uses, office and banking uses, and related and ancillary uses



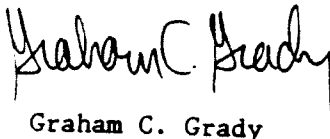
including the sale of liquor and the provision of live entertainment (exclusive of any principal activity of permanent outdoor storage and service station uses.)

The planned development was designed to exclude as a principal activity any permanent outdoor storage and service station uses. The use classifications upon which the planned development controls were based would not permit the storage of materials unless within a completely enclosed building. The use, for the service of automobiles could be permitted only if the activities were to be performed in a completely enclosed structure. Further, that the use as presented, would also be classified as a "Ancillary Use" and be a permitted function.

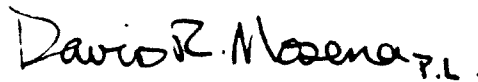
The Departments of Planning and Zoning have determined that outdoor storage and sale of gasoline and other fuels in underground storage tanks would not be permitted under use and bulk controls established for this planned development, and that the use of the building as a Tire Battery and Accessory facility would be permitted in Business Planned Development No. 463, the Yard Plaza.

Please let us know if there is anything further that you need in this regard from the Departments of Planning and Zoning.

Sincerely,



Graham C. Grady  
Zoning Administrator  
Department of Zoning



David R. Mosena  
Commissioner  
Department of Planning

cc: Montgomery Wards & Co., Inc.  
Lawyers Title Insurance Corporation  
Louik/Schneider & Associates, Inc.

Minimum required off-street loading berths: as required under the B2-4 Restricted Retail District Regulations

Minimum periphery setbacks:

North -- Five (5) feet

East -- Five (5) feet

South -- None (0) feet

West -- Fifteen (15) feet

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 Planning.

[Generalized Land Use Plan, Property Line and Planned Development Boundary Map and Existing Zoning and Preferential Street System Map printed on pages 19334 through 19336 of this Journal.]

*Reclassification Of Area Shown On Map No. 10-H  
(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 M2-3 Heavy Manufacturing District symbols and indications as shown on Map No. 10-H in the area bounded by

the west right-of-way line of the South Damen Avenue viaduct; the north line of West 46th Street or the line thereof if extended where no street exists; the west right-of-way line of the South Damen Avenue viaduct; West 47th Street; the east line of the

(Continued on page 19337)

PD 463

(Continued from page 19333)

Chicago River and Indiana Railroad Company right-of-way; a line 901.6 feet west of the intersection of West 47th Street and South Damen Avenue; a line from a point 578.84 feet north of West 47th Street and 901.6 feet of South Damen Avenue to a point 851.0 feet north of West 47th Street and 820 feet west of the west line of the right-of-way of the South Damen Avenue viaduct; a line from a point 851.0 feet north of West 47th Street and 820 feet west of the west line of the right-of-way of the South Damen Avenue viaduct, to a point 1,083.39 feet north of West 47th Street and 546 feet west of the west line of the right-of-way of the South Damen Avenue viaduct; a line from a point 1,083.39 feet north of West 47th Street and 546 feet west of the west line of the right-of-way of the South Damen Avenue viaduct, to a point 1,226.74 feet north of West 47th Street and 304 feet west of the west line of the right-of-way of the South Damen Avenue viaduct; a line from a point 1,226.74 feet north of West 47th Street and 304 feet west of the west line of the right-of-way of the South Damen Avenue viaduct, to a point 1,290.74 feet north of West 47th Street and 138.5 feet west of the west line of the right-of-way of the South Damen Avenue viaduct; a line from a point 1,290.74 feet north of West 47th Street and 138.5 feet west of the west line of the right-of-way of the South Damen Avenue viaduct, to a point 1,295.75 feet north of West 47th Street and 138.5 feet west of the west line of the right-of-way of the South Damen Avenue viaduct; and a line from a point 1,295.75 feet north of West 47th Street and 138.5 feet west of the west line of the right-of-way of the South Damen Avenue viaduct, to be connected by a 140.49 arc with a chord of 138.9 feet, to a point 1,290.74 feet north of West 47th Street at the west line of the right-of-way of the South Damen Avenue viaduct,

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

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B5 General Service District Symbols in the area described in Section 1 of this ordinance 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.

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

Plan of Development attached to this ordinance reads as follows:

Business Planned Development No. 463

*Plan Of Development*

*Statements.*

1. The area delineated herein as "Business Planned Development" is controlled by Simon Landev, Inc., pursuant to a contractual agreement to purchase said property executed on April 29, 1988. The actual developer of the Planned Development shall be Simon Landev, Inc., a wholly owned subsidiary of Melvin Simon & Associates, Inc.
2. All applicable and required official reviews, approvals, and permits must be obtained by the applicant or its successors, assignees or grantees.
3. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated as Business Planned Development. Such data indicates that the development shall be in general compliance with the B5 General Service District classification, as well as the intent and purpose of the Chicago Zoning Ordinance.
4. The following uses shall be permitted within the area delineated herein as Business Planned Development: department stores, grocery stores, retail drug stores, general merchandise uses, restaurants, retail and service type business uses, office and banking uses, and related uses, including the sale of liquor and the provision of live entertainment (exclusive of any principal activity of permanent outdoor storage and service station uses).
5. Accessory and/or outlet 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.
6. Business establishments shall be unrestricted in respect to maximum gross floor area, subject only to aggregate maximum floor area ratio. The maximum floor area ratio shall be 0.27.
7. Business and business identification signs may be permitted within the area delineated herein as Business Planned Development subject to review and approval of the Department of Inspectional Services and the Department of Planning. Temporary signs such as construction and marketing signs may be permitted subject to the aforementioned approvals. No other advertising signs shall be permitted.

8. Any service drives or any other points of ingress and egress shall be adequately designed and paved in accordance with the regulations of the Bureau of Traffic Engineering and Operations and in compliance with the City of Chicago Municipal Code. Ingress and egress shall be provided for vehicles, including emergency vehicles, and there shall be no parking within such points of ingress and egress. Fire lanes, if required, shall be adequately designed and paved in compliance with the City of Chicago Municipal Code to provide ingress and egress for emergency vehicles. There shall be no parking within such emergency lanes.
9. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Department of Planning. Access to any accessory or outlet structures shall be from the same location serving the general parking for the Business Planned Development.
10. Any dedication or vacation of streets and alleys, or easements, or adjustment of right-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees.
11. Applicant shall submit a landscaping plan for review and approval by the Department of Planning.
12. 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.

Use and Bulk Regulations attached to this Plan of Development read as follows:

*Business Planned Development No.* \_\_\_\_\_

*Use And Bulk Regulations.*

Net site area:

23.8 acres

1,040,000 square feet

Land use:

Community Shopping Center

Maximum floor area ratio:

.27

Maximum percentage of  
land covered: 27%

**Parking and loading requirements:**

Off-street parking and off-street loading requirements for proposed retail and commercial uses shall conform to the B5 General Service District classification, as set forth in the Chicago Zoning Ordinance, subject to review and approval by the Department of Streets and Sanitation and the Department of Planning.

**Permitted uses:**

B5 General Service District Uses including, but not limited to: grocery stores, retail drug stores, general merchandise uses, restaurants, retail and service type business uses, office and banking uses, and related and ancillary uses including the sale of liquor and the provision of live entertainment (exclusive of any principal activity of permanent outdoor storage and service station uses).

**Minimum periphery building setbacks:**

West 47th Street:	30 feet
South Damen Avenue:	30 feet
Chicago River and Indiana Railroad Company:	30 feet

[Generalized Land Use Plan, Property Line Map and Right-of-Way  
Adjustments and Existing Zoning Map printed on  
pages 19341 through 19343 of this Journal.]

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*Reclassification Of Area Shown On Map No. 14-K.*

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


(Continued on page 19344)

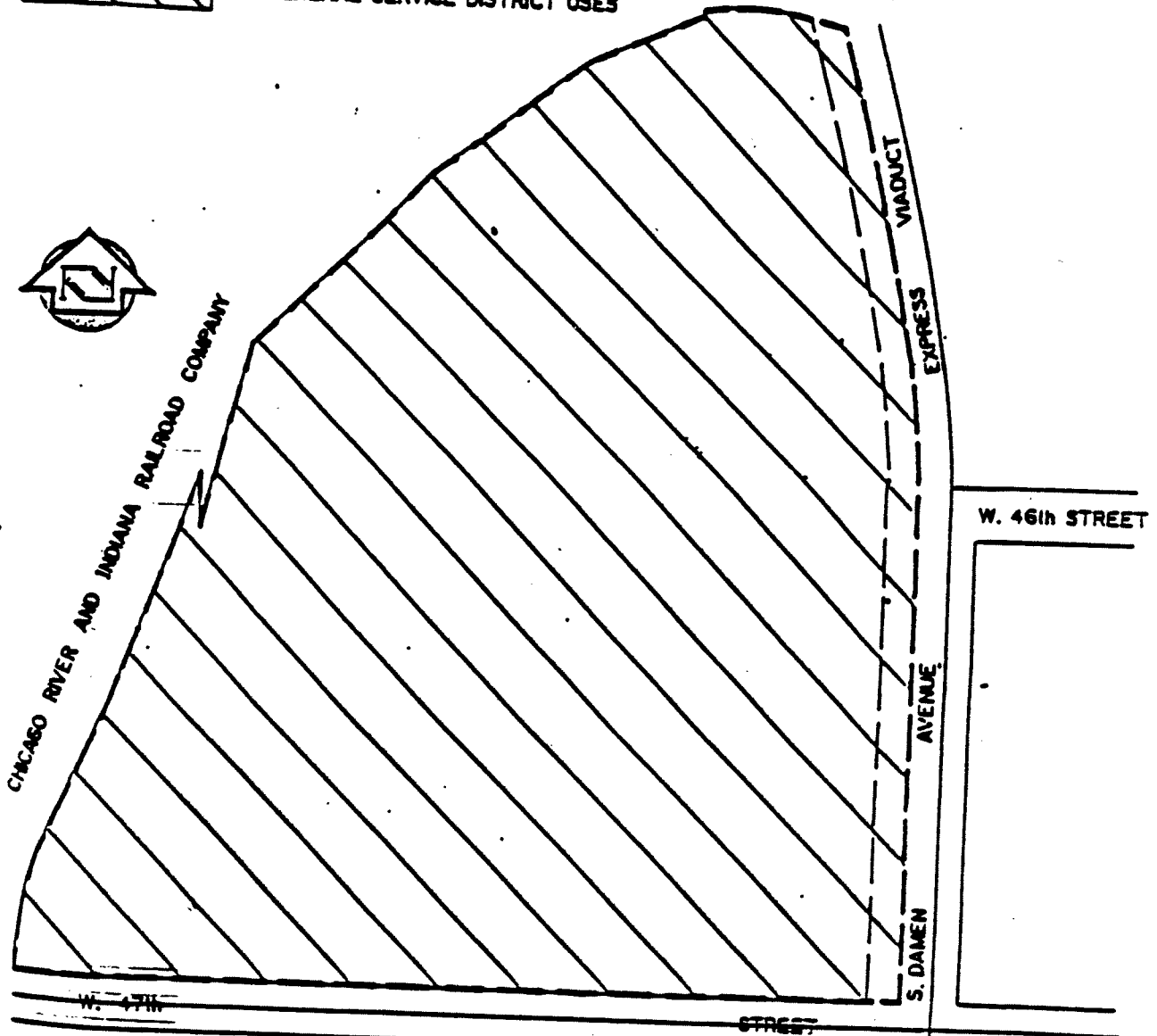
11/16/88

REPORTS OF COMMITTEES

19341

BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_  
GENERALIZED LAND USE PLAN

- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY
-  BS GENERAL SERVICE DISTRICT USES



APPLICANT: SIMON LANDEV, INC.  
ADDRESS: NORTHWEST CORNER  
47th and DAMEN  
DATE: SEPTEMBER 14, 1988

S. HOYNE AVE.

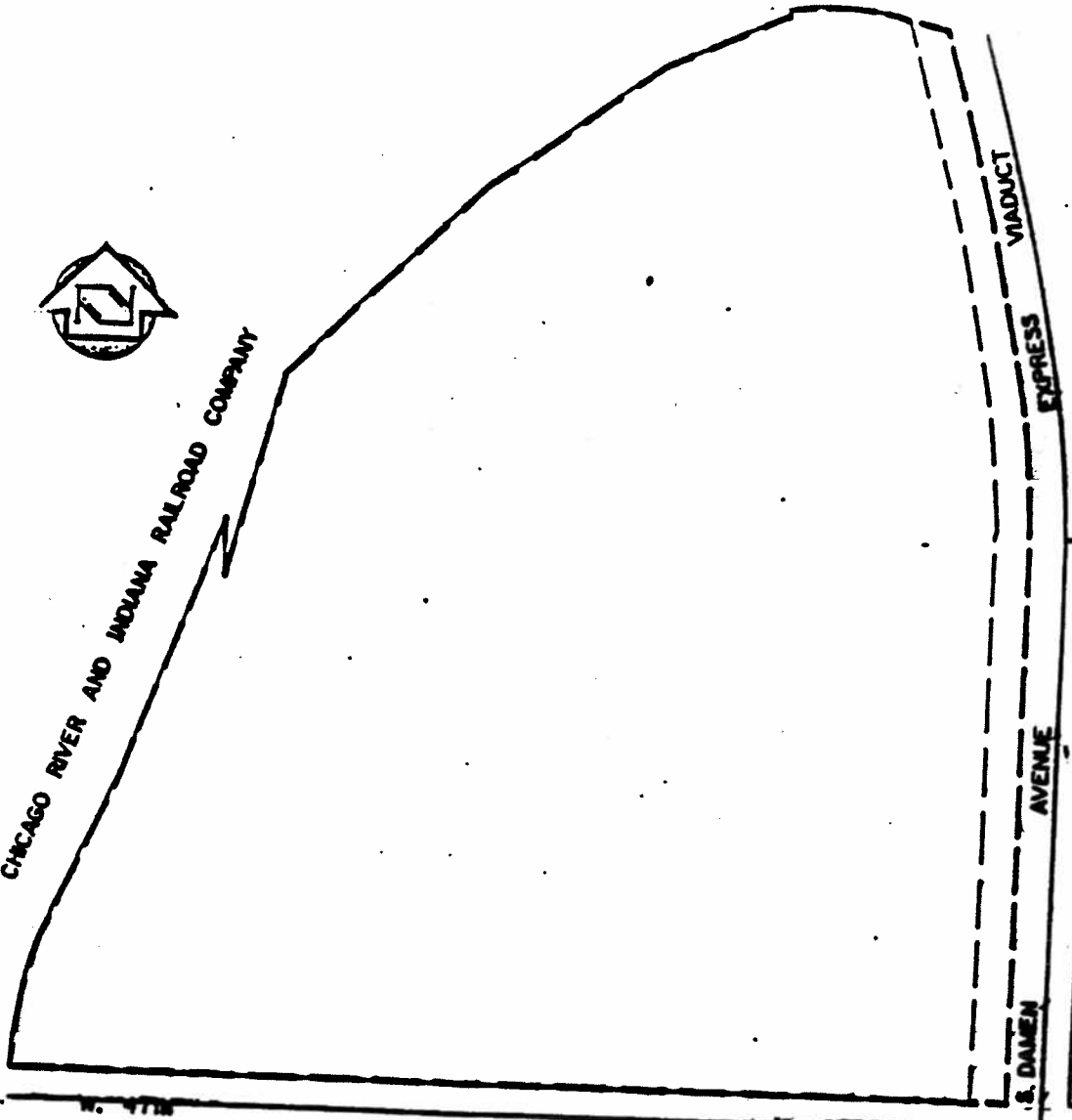
S. SEELY AVE.

BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_  
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT

----- PROPERTY LINE  
----- PLANNED DEVELOPMENT BOUNDARY



CHICAGO RIVER AND INDIANA RAILROAD COMPANY



W. 47th  
APPLICANT: SIMON LANDEY, INC.  
ADDRESS: NORTHWEST CORNER  
47th and DAMEN  
DATE: SEPTEMBER 14, 1988

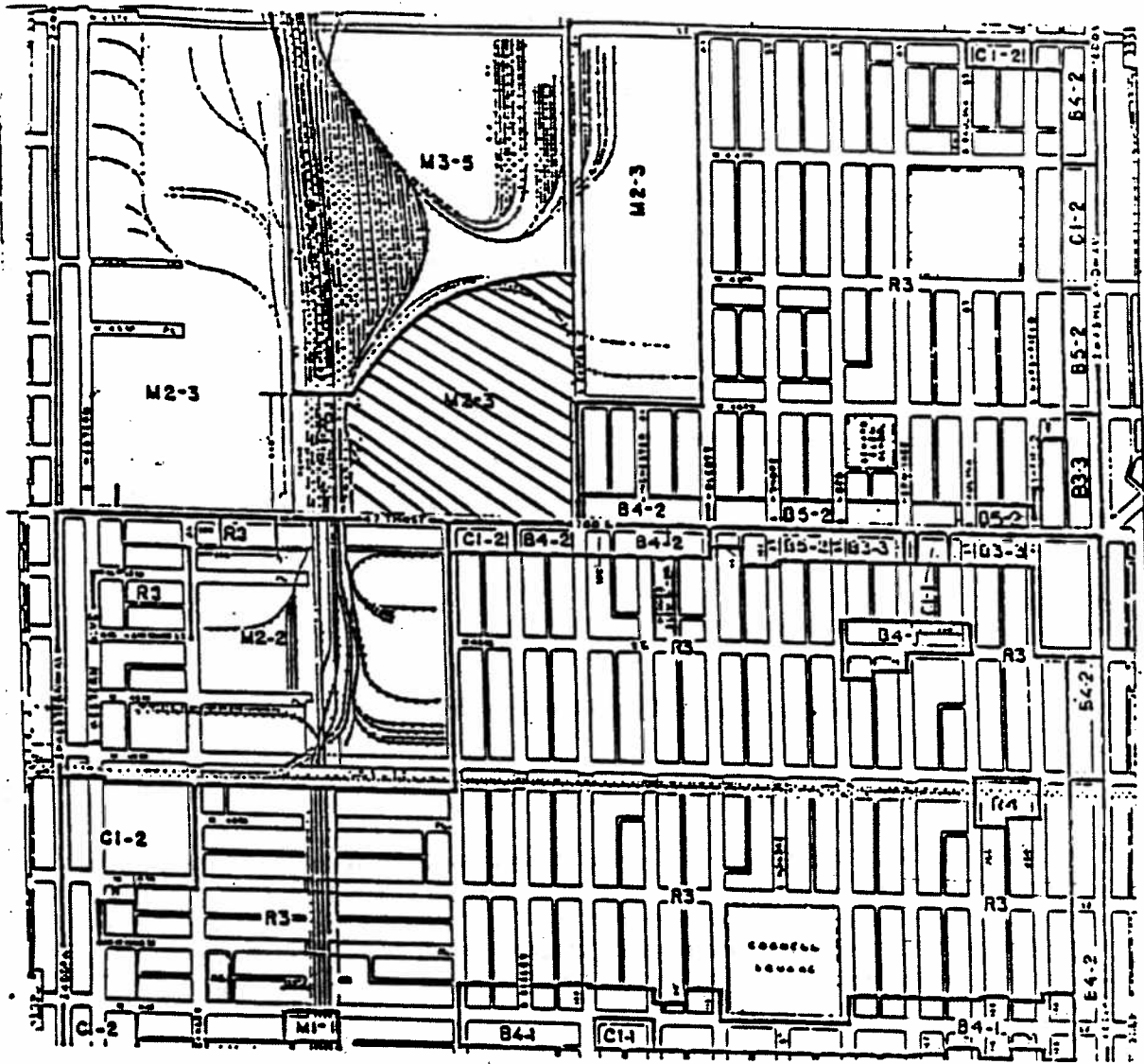
S. HOYNE AVE.

S. SEELY AVE.

STREET

W. 46th

BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_  
EXISTING ZONING



 Subject Property

APPLICANT: SIMON LANDEV, INC.  
ADDRESS : NORTHWEST CORNER  
          47th and Damen  
DATE : September 14, 1988



(Continued from page 19340)

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the B5-1 General Service District and M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 14-K in the area bounded by

West 58th Place; South Keating Avenue; a line from a point 250.692 feet east of South Cicero Avenue and 106.16 feet south of West 58th Place, to a point 239.794 feet north of West 59th Street along the center line of South Keating Avenue, or the line thereof if extended where no street exists; the center line of South Keating Avenue or the line thereof if extended where no street exists; West 59th Street; and South Cicero 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.

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*Reclassification Of Area Shown On Map No. 15-P.*

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

**SECTION 1.** That the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, be and is hereby amended by supplementing all of the B5-3 General Services District symbols and indications as shown on Map No. 15-P to reflect the establishment of a Communications Planned Development for the erection of an earth station receiving dish located on the roof of the parking garage of the existing hotel located at 5615 North Cumberland Avenue, Chicago, Illinois.

**SECTION 2.** This Communications Planned Development is specifically for the erection of the earth station receiving dish above described and in no way affects, alters or prejudices the existing zoning district regulations applicable to any other improved or unimproved portions of the above described area.

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