



City of Chicago
Richard M. Daley, Mayor

Department of Housing
and Economic Development

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190 (Voice)
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

February 7, 2011

Donna J. Pugh
Foley & Lardner LLP
321 North Clark Street
Suite 2800
Chicago, IL 60654-5313

**Re: Administrative Relief request for Planned Development No. 464,
Additional firework displays at U.S. Cellular Field**

Dear Ms. Pugh:

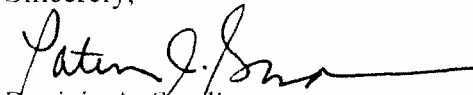
Please be advised that your request for a minor change to Planned Development No. 464 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 9 of the Planned Development.

Planned Development No. 464 was passed by City Council on December 21, 1988, and states that post-event firework displays shall be limited to no more than sixteen (16) publicly-noticed occasions per year, no more than six (6) of which shall occur on weekday (including Sunday) evenings as distinct from weekend (Friday and Saturday) evenings. You are requesting to add an additional five (5) firework displays per year on weekend (Friday and Saturday) evenings, for a total of twenty-one (21) publicly noticed occasions per year.

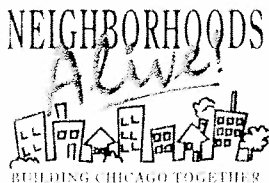
With regard to your request, the Department of Housing and Economic Development has determined that allowing five (5) additional firework displays per year will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 464, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm
C: Mike Marmo, Erik Glass, Main file





City of Chicago
Richard M. Daley, Mayor

Department of Housing
and Economic Development

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190 (Voice)
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

January 14, 2011

George Heinlein, AIA
360 Architecture, Inc.
300 W. 22nd Street
Kansas City, MO 64108

**Re: Administrative Relief request for Stadium Planned Development
No. 464, U.S. Cellular Field Team Store, 320 West 35th Street**

Dear Mr. Heinlein:

Please be advised that your request for a minor change to Stadium Planned Development No. 464 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.


You are requesting to:

- Reduce the overall building footprint by 6,500 square feet through the elimination of five structural bays at the east end of the original proposal. This reduction will also result in changes to the landscape and plaza design. In order to accommodate grade changes between w. 35th St. and the north side of the development, steps and an accessible ramp have been added outside the south-east retail entrance.
- Reduce the glass area in the exterior shell by approximately 50% in order to improve thermal efficiency and meet interior storage needs. Revised drawings, prepared by 360 Architecture and dated November 30, 2010, shall be inserted into the main file.

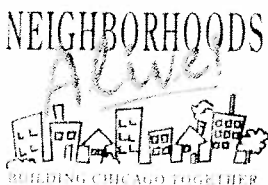
With regard to your request, the Department of Housing and Economic Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Stadium Planned Development No. 464, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm
C: Mike Marmo, Erik Glass, Main file



~~Yeas -- Aldermen Roti, Rush, Tillman, T. Evans, Bloom, Robinson, Beavers, Caldwell, Shaw, Vrdolyak, Huels, Fary, Madrzyk, Burke, Carter, Langford, Streeter, Sheahan, Jones, Garcia, Krystyniak, Henry, Soliz, Gutierrez, Butler, Smith, Davis, Hagopian, Figueroa, Gabinski, Austin, Kotlarz, Banks, Giles, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Eisendrath, Hansen, Levar, Shiller, Schuller, Osterman, Orr, Stone -- 47.~~

~~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 the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 8-F in the area bounded by~~

~~West 33rd Street; the west line of the Chicago and Western Iroquois Railroad Company (C.&W.I. R.R. Co.); the north line of West 35th Street; the east line of the Chicago and Western Iroquois Railroad Company (C.&W.I. R.R. Co.); West 33rd Street; South Shields Avenue; West 34th Street; South Wells Street; West 33rd Street; South Wentworth Avenue; a line 660.428 feet south of and parallel with West 35th Street; South Wells Street; a line 805.3 feet south of and parallel with West 35th Street; South Princeton Avenue; West 38th Street; the east line of the Chicago and Western Iroquois Railroad Company (C.&W.I. R.R. Co.); the center line of West 35th Street; and South Normal Avenue,~~

~~to the designation of a Stadium 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 2. 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:~~

464

Stadium Planned Development

464

Statements.

1. The area delineated herein as "Stadium Planned Development" is owned or controlled by the Illinois Sports Facilities Authority.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees, or grantees.
3. Use of land will consist of general stadium uses including spectator facilities for day and night events; lighting for night events; dining and picnic areas; vendor, concessionaire and catering facilities; retail sales, including sale of alcoholic beverages; public address and sound systems; ticket sales facilities; scoreboards with video replay capability, flashing lights and other animated displays; stadium suites, administrative offices; team and other service uses, including clubhouse, locker rooms and related facilities; storage; press facilities; radio and television communication facilities including earth station receiving dishes; parking and parking control facilities; and accessory uses.
4. Any dedication or vacation of streets or resubdivision of parcels shall require a separate submittal on behalf of the applicant and approval by the City Council.
5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Public Works 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.
7. Advertising and business signs are permitted subject to the provisions of the M1-2 Restricted Manufacturing District, provided that, except as otherwise restricted by federal law, a single, double-faced business sign, not exceeding eighty-five (85) feet in height and with a gross sign area not exceeding 1,200 square feet per side, may be located at the southwest corner of Wentworth Avenue and 35th Street, which business sign may contain electronic displays of a minimum duration as determined by the Commissioner of the Department of Planning and which, in consequence, shall not be construed to be either a flashing, animated or moving sign. Advertising signs are restricted to the interior of the stadium structure.
8. The restriction of any building or any appurtenance attached thereto shall be subject to:

- a. height limitations as certified on form FAA-117, or successor forms involving the same subject matter and approved by the Federal Aviation Administration; and
 - b. airport zoning regulations as established by the Department of Planning, Department of Aviation, and Department of Law and approved by the City Council.
9. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Stadium Planned Development. The provisions of Article 10.5 through and including Article 10.11 of the Chicago Zoning Ordinance shall be applicable to this Stadium Planned Development, provided that:
- a. post-events fireworks displays shall be limited to no more than sixteen (16) publicly-noticed occasions per year, no more than six (6) of which shall occur on weekday (including Sunday) evenings as distinct from week-end (Friday and Saturday) evenings; and
 - b. in-game fireworks displays shall be limited after sunset to fireworks which as a principal purpose serve to provide an aerial display in distinction to fireworks having a principal purpose of noise production.
10. The Plan of Development, hereby attached, shall be subject to the "Rules and Regulations and Procedures in Relation to Planned Development", as adopted by the Commissioner of the Department of Planning; as part of the Part II review process thereunder, screening, fencing and buffering, as well as a construction plan of operations shall be subject to the review and approval of the Commissioner of the Department of Planning. The construction plan of operations shall detail the applicant's plan for mitigating the impact of construction on adjoining properties, including the T. E. Brown Apartments and the Abbott elementary school, and shall address security for persons and property, staging of construction, control of construction noise, dirt and other environmental matters related to health and safety, and access to and from adjacent areas and the Stadium Planned Development for emergency vehicles. Prior to approving said plan, the Commissioner of the Department of Planning shall submit the plan for review and comment by the Chicago Board of Education, a representative of the T. E. Brown Apartments and the Chicago Plan Commission.

Planned Development Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Stadium Planned Development No. _____

Planned Development Use And Bulk Regulations And Data.

Net Site Area	General Description Of Land Use	Max. Floor Area Ratio	Max. % Of Land Coverage
3,475,252 square feet 79.78 acres	Stadium and related uses. See Statement No. 3	0.5	20 per cent

Net Site Area = 3,145,839 square feet (72.21 acres) plus rights of way to be vacated,
329,413 (7.56 acres) = 3,475,252 square feet (79.78 acres).

Gross Site Area = Net Site Area: 79.78 acres plus area to remain in public rights of
way: 6.5 acres = 86.28 acres.

Maximum permitted floor area ratio: 0.5

Minimum number of off-street parking spaces: 7,000

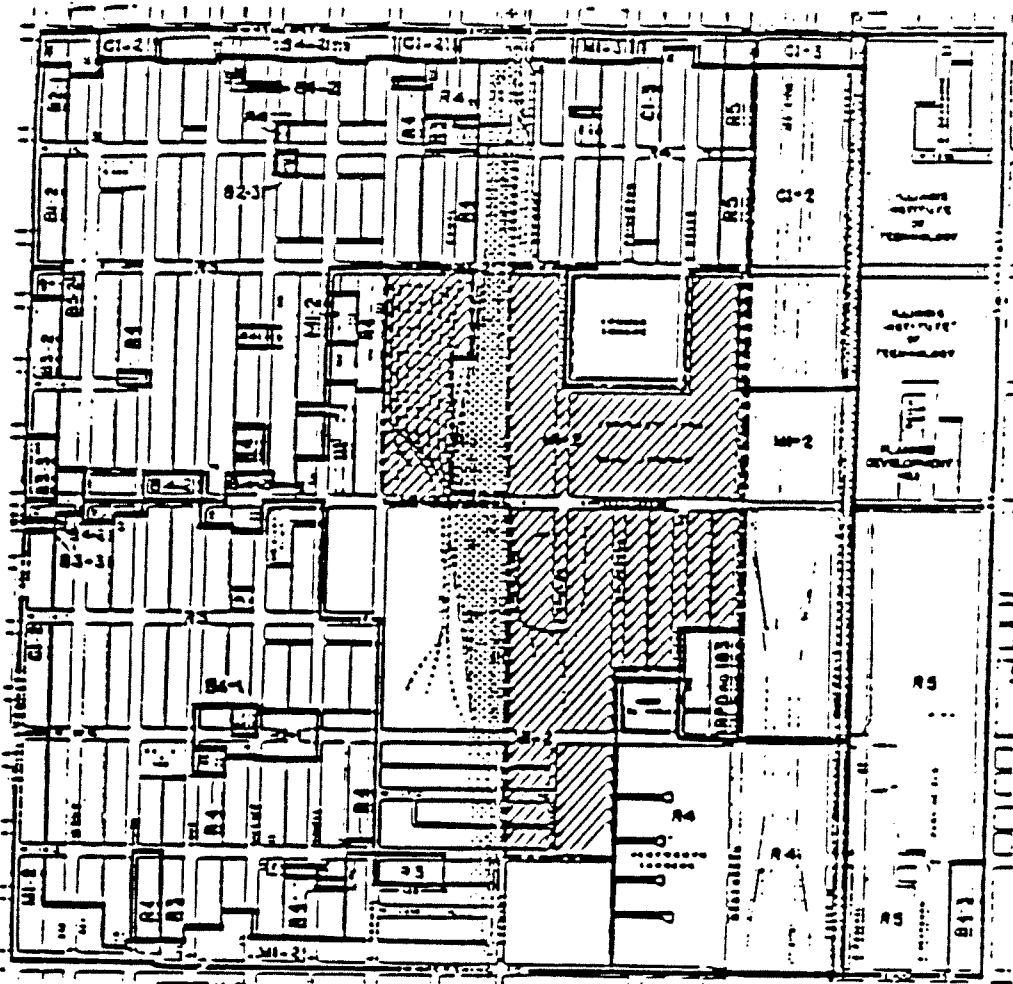
Maximum percentage of land covered: At Grade: 20 per cent

Minimum number of off-street loading docks: per M1-2 requirements



Minimum periphery setbacks: Principal Stadium Structure: 20 feet
Accessory Structures: none

[Generalized Land Use Plan, Property Line Map and Right-of-Way
Adjustments and Existing Zoning and Preferential
Street System printed on pages 23547
through 23549 of this Journal.]

STADIUM PLANNED DEVELOPMENT No. _____ GENERALIZED LAND USE PLAN



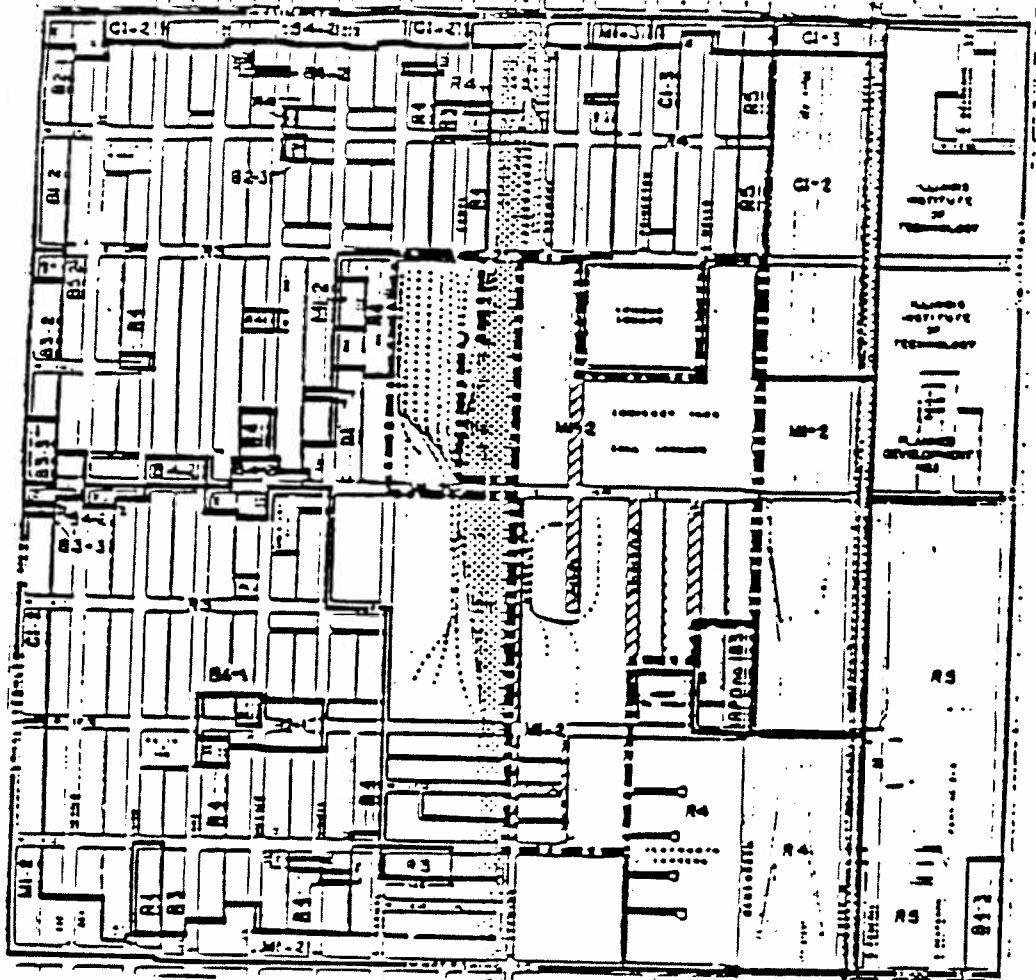
LEGEND

-  STADIUM PLANNED DEVELOPMENT
-  GENERAL LOCATION OF PEDESTRIAN BRIDGES

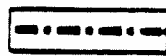


APPLICANT: ILLINOIS SPORTS FACILITIES AUTHORITY
 DATE: OCTOBER 13, 1988
 REVISED: DECEMBER 8, 1988

STADIUM PLANNED DEVELOPMENT No. _____
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



LEGEND



STADIUM PLANNED DEVELOPMENT
BOUNDARY LINE



RIGHTS-OF-WAY
TO BE VACATED

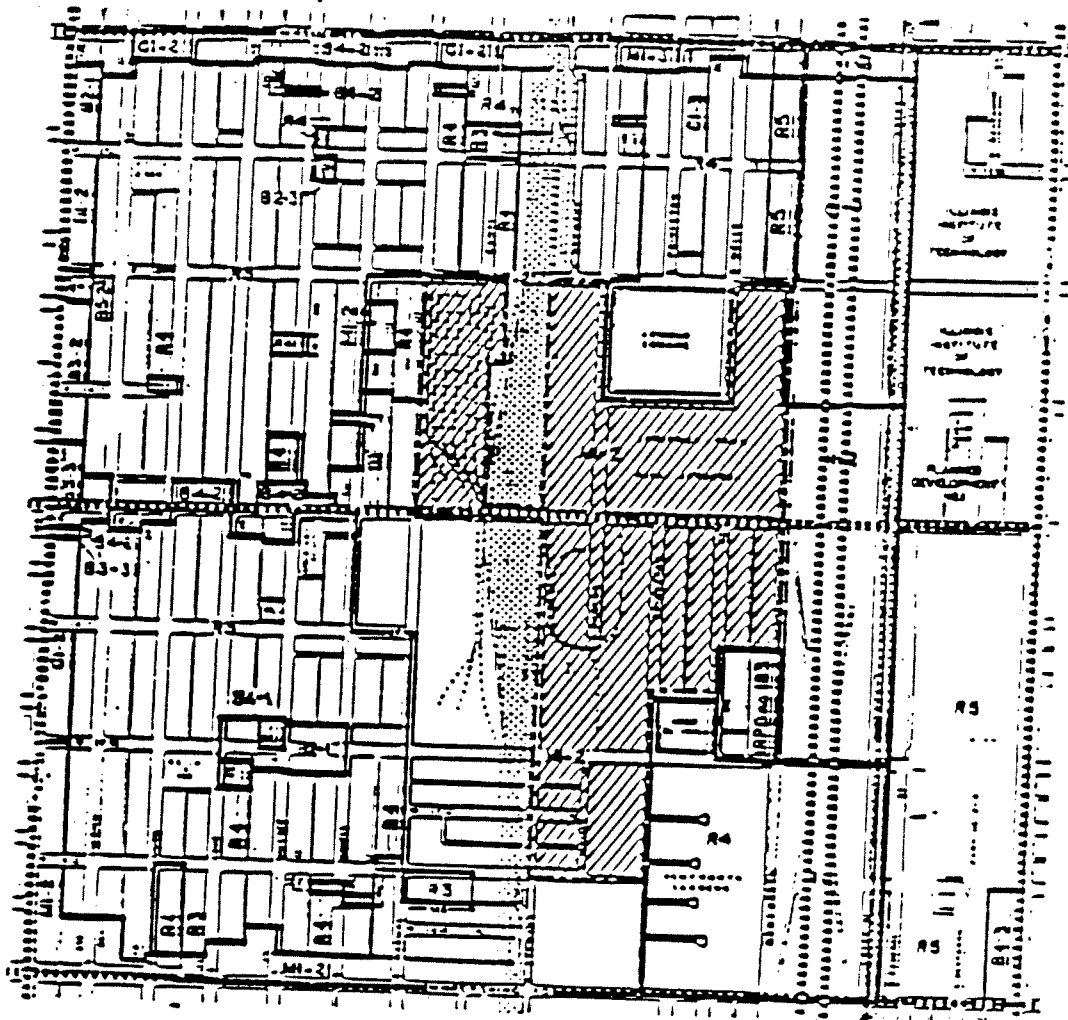


APPLICANT: ILLINOIS SPORTS FACILITIES AUTHORITY




DATE: OCTOBER 13, 1988

REVISED: DECEMBER 8, 1988

STADIUM PLANNED DEVELOPMENT No. _____ EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET SYSTEM
-  STADIUM PLANNED DEVELOPMENT



APPLICANT: ILLINOIS SPORTS FACILITIES AUTHORITY
 DATE: OCTOBER 13, 1988
 REVISED: DECEMBER 8, 1988