



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

November 4, 2020

John Escobar  
Tristan & Cervantes  
150 North Wacker Drive, Suite 1550  
Chicago, IL 60606

Re: Minor change for PD No. 619 - 1737 W. Fullerton Avenue  
Parking Reduction and McDonald's Drive-Through

Dear Mr. Escobar:

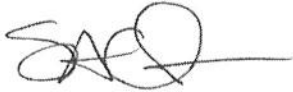
Please be advised that your request on behalf of your client, McDonald's Corp., for a minor change to Planned Development No. 619 ("PD 619") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 619.

You are seeking a minor change to expand McDonald's existing single lane drive-through to incorporate a two-lane, side-by-side drive-through facility. The new drive-through configuration of the McDonald's out-lot parcel is shown on the attached site plan and landscape plan. In addition, you are seeking a transit served parking reduction to reduce the overall parking requirement for PD619 from 476 spaces to 431 spaces. While the minimum parking requirement for PD 619 is 476 spaces the existing number of parking spaces, based on your field inspection, is only 438. The reconfiguration of the McDonald's drive-through facility will result in a further loss of 7 parking spaces for a new total of 431 overall spaces, as shown on the attached Overall PD Proposed Parking Exhibit. As noted in your request, the subject property is located within 1,320 feet of the Ashland Avenue Bus Line Corridor Roadway Segment.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed McDonald's drive-through reconfiguration and the overall parking reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 619, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (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, including construction, 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,

A handwritten signature in black ink, appearing to read 'S. Valenziano', with a long horizontal line extending to the right.

Steven Valenziano  
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Ron Daye, Main file



**GENERAL NOTES:**  
 1. THESE PLANS ARE BASED ON THE PREVIOUSLY APPROVED SURVEY PROJECT #2010141 PREPARED BY COMPASS SURVEYING LTD. 1000 W. FULLERTON AVENUE, SUITE 100, AURORA, IL 60502  
 2. FROM TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

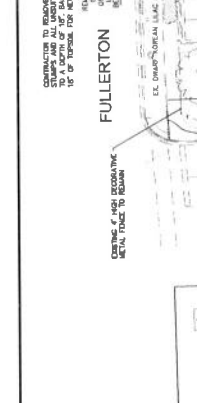
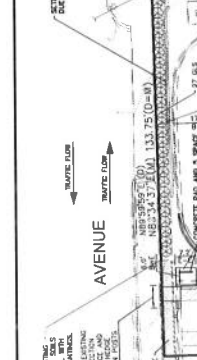
**PLANT LIST**

COMMON NAME	SIZE
3. SM Asher Maple	2 1/2" Cal
4. FTE Urtica	2 1/2" Cal
5. FTE Urtica	2 1/2" Cal

**PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS**

COMMON NAME	SIZE
1. DSH Hydrangea	3 Cal.
2. DSH Hydrangea	3 Cal.
3. DSH Hydrangea	3 Cal.
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**LANDSCAPE NOTES:**  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.  
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**PARKING DATA**

OH-SITE: \_\_\_\_\_  
 REGULAR SPACES: 11  
 TOTAL SPACES: 12

OH-SITE (DIRECTLY WEST OF SITE): \_\_\_\_\_  
 REGULAR SPACES: 19  
 TOTAL SPACES: 19

0 PARKING STALLS LOST

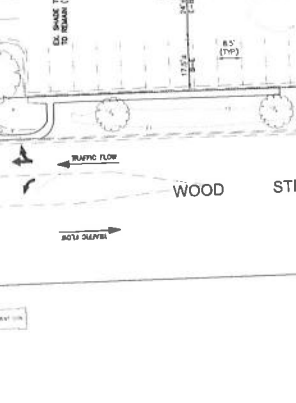
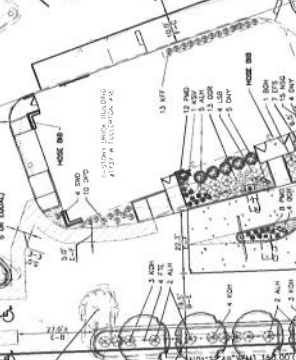
**SITE DATA**

LOT AREA: 13,296 S.F. (0.304 AC)  
 F.A.R. AREA: 4,172 S.F.  
 EXISTING PERVIOUS: 4,294 S.F. (18%)  
 PROPOSED PERVIOUS: 19,307 S.F. (62%)  
 PROPOSED PERVIOUS: 19,446 S.F. (62%)

**CHICAGO LANDSCAPE CALCULATIONS**

TOTAL VEGICULAR USE AREA (VUA) = 12,796 S.F.  
 MIN. INTERIOR LANDSCAPED AREA REQ. = 5908 S.F. (7.3%)  
 INTERIOR LANDSCAPED AREA PROVIDED = 3,200 S.F. (25.1%)  
 (DOES NOT INCLUDE 7 DETACHOS)

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**PREPARED BY:**  
 Lingle Design Group  
 158 West Main Street  
 Lena, IL 61048  
 Chicago, Illinois

**PREPARED BY:**  
 Matz Engineering  
 1737 West Fullerton Ave  
 Chicago, Illinois

**DESIGNED BY:**  
 J. WALTER  
 PROJECT NO.: 2010141  
 DATE: JUNE 23, 2010  
 DRAWN BY: J. OLSON

**LANDSCAPE PLAN DESIGNED BY:**  
 DAN OLSON, SA  
 LICENSE NO. 001-00000000

**LANDSCAPE PLAN**  
 LC #12-1865

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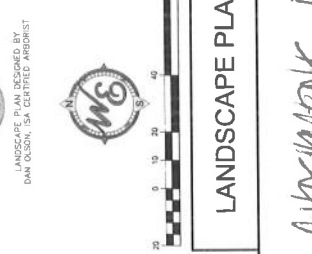
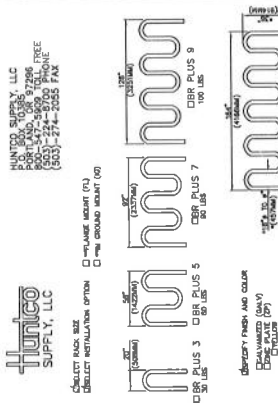
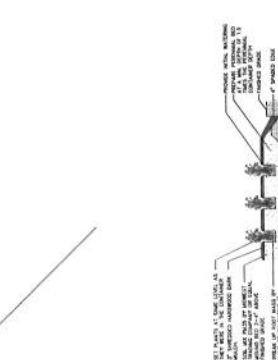
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 LICENSE NO. 001-00000000

**LANDSCAPE PLAN**  
 LC #12-1865

APPENDIX 1





**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>

November 3, 1997

**Mr. Howard Weiner**  
**Dearborn Development Corporation**  
**1777 Clybourn Avenue**  
**Chicago, Illinois 60614**

**Re: Request for a minor change to**  
**Business Planned Development No. 619**  
**(Fullerton Plaza)**  
**1801 West Fullerton Parkway**

**Dear Mr. Weiner:**

Please be advised that your request for a minor change to Business Planned Development No. 619 has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development and is hereby approved.

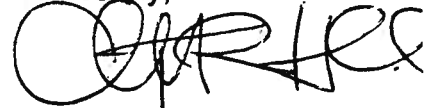
Specifically, you requested relief from the restrictions on sign area from the limit of no more than fifty (50) feet by four (4) feet to fifty (50) feet by four and one-half (4½) feet.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance. As represented on your Site Plan, the proposed Office Max sign would be set back 60 to 100 feet from Fullerton Avenue and the added six inches in sign height would not be significant due to this set back.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development, I hereby approve the foregoing minor change, but no other changes to Business Planned Development No. 619.

Sincerely,

A handwritten signature in black ink, appearing to read "CHRISTOPHER HILL", written over a circular stamp or mark.

Christopher R. Hill  
Commissioner

Originated:

A handwritten signature in black ink, appearing to read "Christine K. Slattery".

Christine K. Slattery  
Deputy Commissioner

cc: Philip Levin  
Tom Smith  
Michael A. Marmo  
Paul Woznicki



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Christopher R. Hill  
Commissioner

City Hall, Room 1000  
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<http://www.ci.chi.il.us>

July 3, 1997

Mr. Robert Buono  
Law Offices  
400 West Huron Street  
Chicago, Illinois 60610

Re: Request for minor changes to Riveredge-Commercial  
Planned Development No. 619  
(Fullerton Avenue/Chicago River-Fullerton Plaza)

Dear Mr. Buono:

Please be advised that your request for minor changes to Riveredge-Commercial Planned Development No. 619, on behalf of Urbcon, Inc., has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development and is hereby approved.

Specifically, you requested approval of a new Site/Landscape Plan and Building Elevations prepared by Pappageorge Haymes, LTD. dated May 14, 1997, which depict the following changes from the approved plans: addition of an outlot parcel at the northeast corner of the property, reconfiguration of the two main retail buildings and elimination of the plaza area between the two retail buildings, and the elimination of a right-turn lane on Fullerton Avenue and a pedestrian staircase from Fullerton Avenue. You also requested that the net site area be increased from 370,930 square feet to 384,133 square feet resulting from the vacation of certain City alleys and the acquisition of City owned property within the Planned Development's boundaries. In order to maintain the same development potential as originally approved, you have also requested that the maximum Floor Area Ratio be reduced from 0.43 to 0.415.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute minor changes pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance. The modified plans depict a total of 125,743 square feet of retail space compared to the



Please  
Recycle!



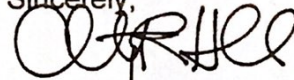
145,000 square feet as approved. This reduction in building size along with a slight increase in the total number of parking spaces increases the parking ratio from 3.28 to 3.82 cars per 1,000 square feet of space. Included in this total is a 3,690 square foot outlot building with a drive-through lane which would be accessed internally from the parking lot.

Although the reconfigured Site Plan eliminates the plaza area between the two buildings in order to provide loading capability to the southern portion of the west building, the distance between the two buildings has increased allowing greater visibility of the river and riveredge walkway. In addition, the total amount of riveredge green space has increased by approximately 2,500 square feet. Pedestrian access has also been modified so that all persons accessing the riverwalk area, including the handicapped, would utilize the same walkways which extend along Wood Street and around the northern perimeter of Building 1. This modification was requested by the Mayor's Office of People with Disabilities.

After conducting further review of the originally proposed right-turn lane into the retail center from eastbound Fullerton Avenue, the Department of Transportation has determined that the operation of Fullerton Avenue would be acceptable with its existing configuration. Finally, please note that the proposed riveredge improvements would be slightly modified by the proposed changes but would remain in substantial conformance with the plans as approved. The timing of completion of the riveredge improvements would remain prior to the issuance of a Certificate of Occupancy.

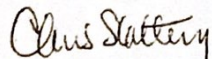
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Riveredge Commercial Planned Development No. 619, I hereby approve the foregoing minor changes, but no other changes to Planned Development No. 619.

Sincerely,



Christopher R. Hill  
Commissioner

Originated:



Christine K. Slattery  
Deputy Commissioner

cc: Philip Levin  
Michael A. Marmo  
Paul Woznicki

North Clybourn Avenue; a line 185 feet southeasterly of the intersection of North Sheffield Avenue and North Clybourn Avenue, as measured along the southwesterly line of North Clybourn Avenue and perpendicular thereto; the alley next southwesterly of and parallel to North Clybourn Avenue; and North Sheffield Avenue,

to those of a B2-2 Restricted Retail 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 Number 5-H.*  
(As Amended)

RCPD 619

*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 M3-3 Heavy Manufacturing District symbols and indications as shown on Map No. 5-H in the area bounded by:

West Fullerton Avenue; the west line of the right-of-way of the Chicago & Northwestern Railway Company; and the east line of the north branch of the Chicago River (except therefrom those parts thereof falling in North Wood Street),

to those of a C1-1 Restricted Commercial 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 C1-1 Restricted Commercial District symbols and indications established in Section 1 above to the designation of a Riveredge-Commercial Planned Development which is hereby established in the area above described, subject to the development regulations set forth in the Plan of Development attached hereto and made a part hereof.

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:

**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. 3-H in the area bounded by:

a line 75.117 feet north of West Walton Street; North Paulina Street; West Walton Street; and the alley that is west of North Paulina 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 Number 3-K.*

*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 B5-1 General Business District symbols and indications as shown on Map No. 3-K in the area bounded by:

West North Avenue; North Kildare Avenue; West Grand Avenue; and a line 100 feet west of North Kildare 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 full force and effect from and after its passage and due publication.

---

*Reclassification Of Area Shown On Map Number 5-G.*

*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 B1-2 Local Retail District symbols and indications as shown on Map No. 5-G in the area bounded by:

*Riveredge-Commercial**Planned Development No. 619**Plan Of Development**Statements.*

1. The area delineated herein as Riveredge-Commercial Planned Development (the "Planned Development") consists of approximately 370,930 net square feet (8.5 acres) (the "Property") and is owned or controlled by the applicant, Urbcon, Inc. (the "Applicant").
2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
3. 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 title holders 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 that the Applicant, the legal title holders or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 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 other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors. Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of the obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, 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, interests or obligations therein.

4. This Plan of Development consists of these fourteen (14) statements; an Existing Zoning Map and Existing Land-Use Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; a Bulk Regulations and Data Table; a Site and Landscape Plan (including a Landscape Detail), and Building Elevations, each dated April 11, 1996, prepared by Pappageorge Haymes, Ltd.. Full-size sets of the Site and Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted within the area delineated herein as "Riveredge-Commercial Planned Development". All uses permitted in the C1-1 Restricted Commercial District, excluding dwelling units, theaters, automobile sales, repair or service establishments, auto laundries, battery and tire service stations, non-accessory parking garages, liquor stores and pawn shops.
6. Business identification 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. One (1) pylon sign shall be permitted within the Planned Development in substantial conformance with the Site and Landscape Plan. Business identification signs shall be permitted in substantial conformance with the Building Elevations.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. The Applicant shall be responsible for paying the cost of constructing and dedicating the eastbound Fullerton right-turn lane depicted on the Site and Landscape Plan. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and Operations and of the Commissioner of the Department of Planning and Development.
8. Height restriction of any building or any appurtenance thereto shall, in addition to the Building Elevations and Bulk Regulations and Data Table, be subject to:

- a. height limitations as certified on form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
  - b. airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law, and approved by the City Council.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. Improvements to the Property shall be designed, installed and maintained in substantial conformance with the Site and Landscape Plan and Building Elevations dated April 11, 1996. The landscaping shall be designed, installed and maintained at all times in conformance with the Site and Landscape Plan dated April 11, 1996 and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Riveredge improvements shall be made in accordance with Statement 11 herein prior to the issuance of a Certificate of Occupancy (or if none is required, the first opening date) for any establishment within the Planned Development.
11. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance and quality of Chicago's waterways, and, wherever possible, establishing a continuous landscaped walkway and bicycle path along Chicago's waterways. To further these goals, the Applicant agrees to set back all buildings to a minimum of thirty (30) feet from the existing riveredge as depicted on the Site and Landscape Plan. The riveredge setback area shall be landscaped and improved with a pathway extending from the northwest corner of the Property to the Property's southeast corner as depicted on the Site and Landscape Plan. Notwithstanding any provision of this Planned Development, the requirement that a paved pathway be provided along the riveredge shall not be construed to require the Applicant to permit the public use of such pathway or access for any purpose other than pedestrian movement along the riveredge or to restrict the Applicant's ability to close off public access from time to time to prevent the establishment of any public or constructive easements.

12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development, upon the written request for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is a minor, appropriate change and is consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses 4 and 5 of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include, but not be limited to, a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land covered.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
14. Unless substantial construction has commenced within three (3) years following adoption of this Planned Development and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the Chicago City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing M3-3 Heavy Manufacturing District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site/Landscape Plan; Landscape Details Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 25720 through 25726 of this Journal.]

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

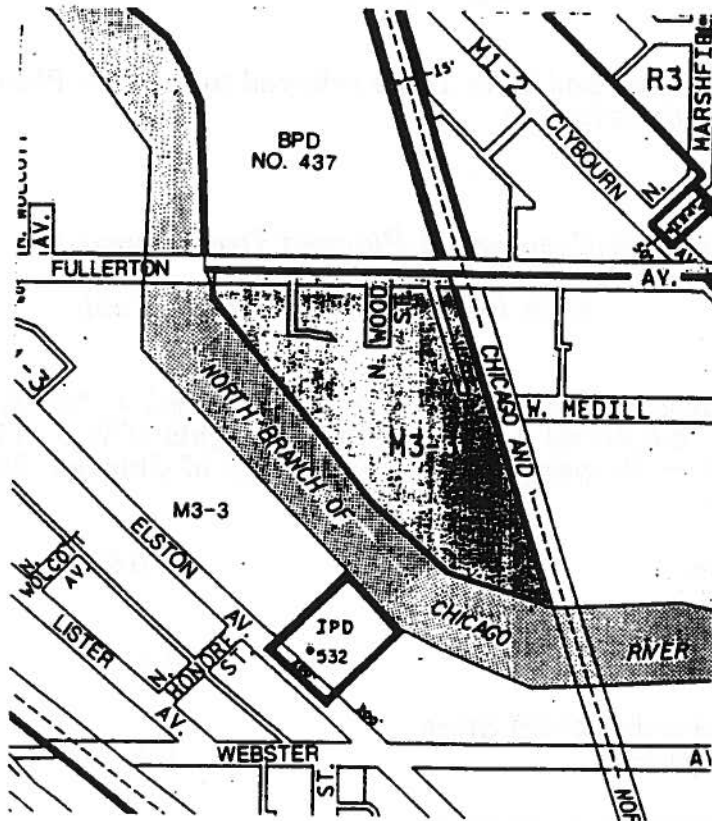
*Riveredge-Commercial Planned Development No. 619*

*Bulk Regulations And Data Table.*

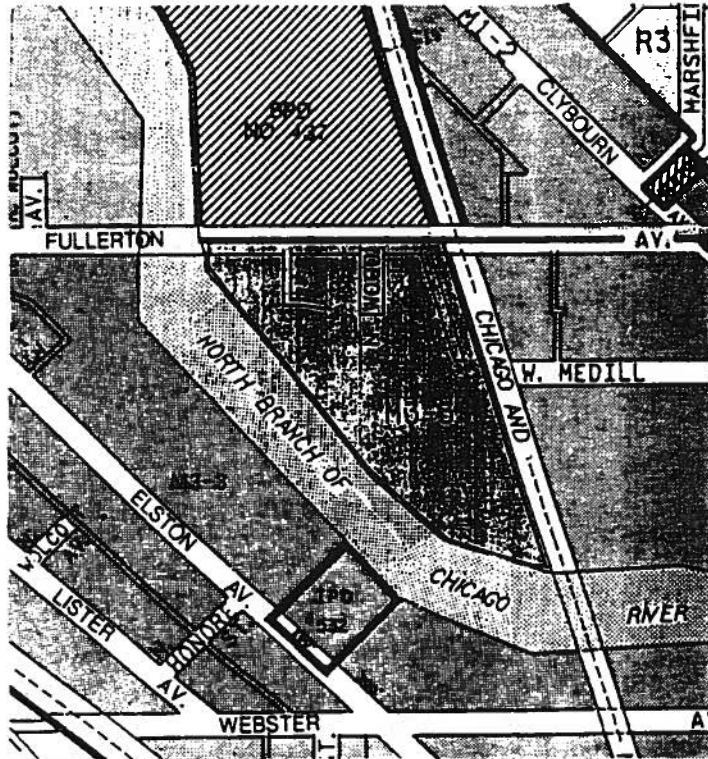
Gross Site Area, 408,374 square feet (9.12 acres) = Net Site Area, 370,930 square feet (8.5 acres) + Area in Public Rights-of-Way, 11,022 square feet (0.25 acres) + Property owned by the City of Chicago, 26,422 square feet (0.61 acres).

Net Site Area:	370,930.
Maximum Floor Area Ratio for Total Net Site Area:	0.43.
Minimum Number of Off-Street Parking Spaces:	476.
Minimum Number of Off-Street Loading Berths:	3 (10 feet by 50 feet).
Maximum Percentage of Site Coverage:	In accordance with the Site/Landscape Plan.
Minimum Required Building Setbacks:	In accordance with the Site/Landscape Plan.
Maximum Permitted Building Height:	In accordance with the Building Elevations.

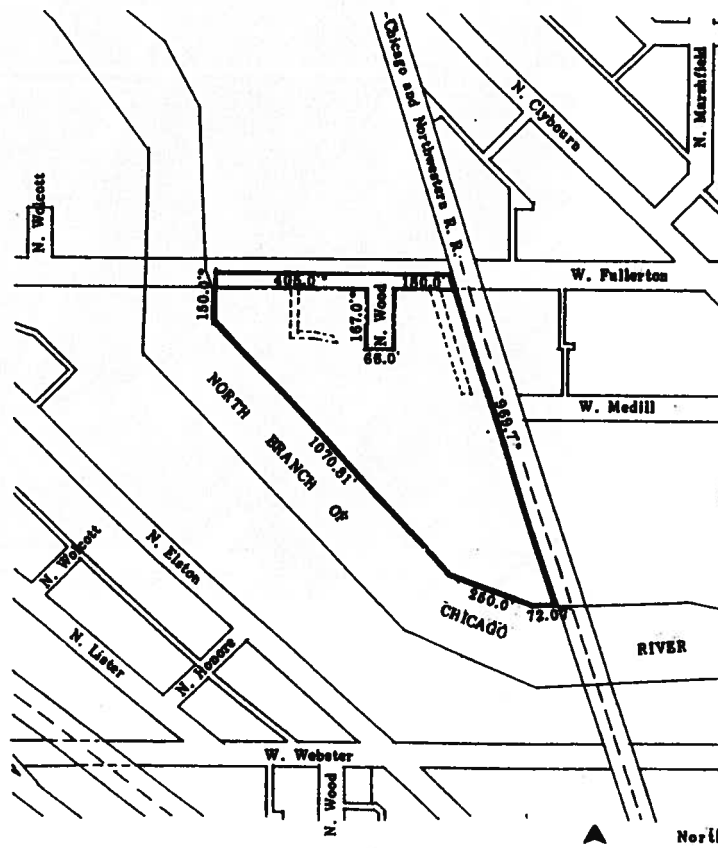
Existing Zoning Map.



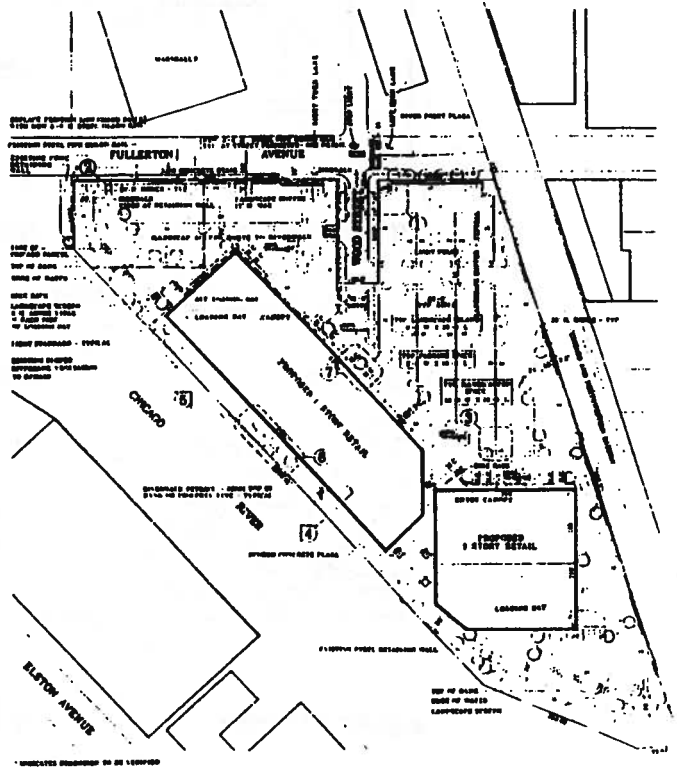
Existing Land-Use Map.



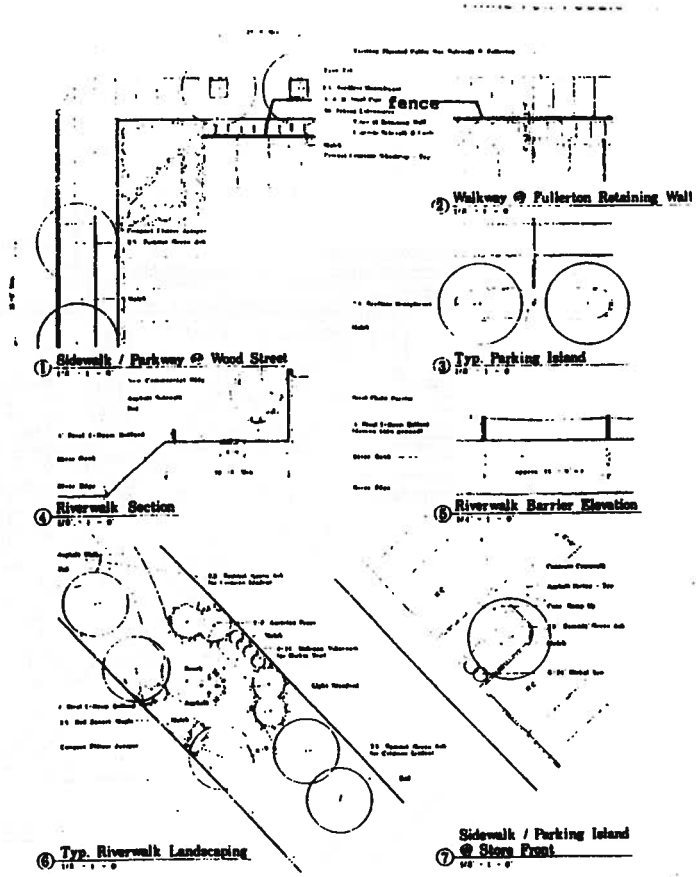
### Planned Development Boundary, Property Line And Right-Of-Way Adjustment Map.



Site/Landscape Plan.



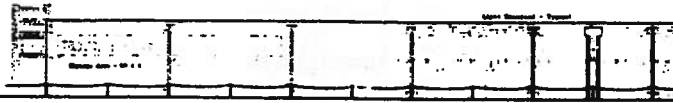
Landscape Detail Plan.



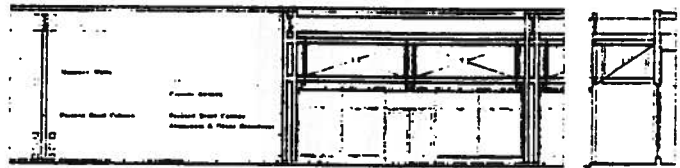
Building Elevations.  
(Page 1 of 2)



Partial Front Elevation (Northeast)

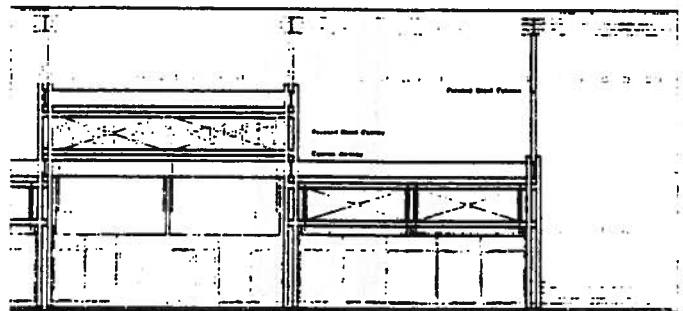


Partial Riverwalk Elevation (Southwest)



1 Story Elevation Detail (Northeast)

Section



Building Elevations.  
(Page 2 of 2)

