



December 23, 2021

William E. Ryan
Ryan & Ryan Law
9501 W. Devon Avenue
Suite 300
Rosemont, IL 60018

**Re: Minor Change to PD 667
1030 W. Division Street**

Dear Mr. Ryan:

Please be advised that your request for a minor change to Commercial-Manufacturing Planned Development No. 667 ("PD 667") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 11 of PD 667.

JMDH Real Estate of Goose Island, LLC, is the sole owner of PD 667, and they are seeking a minor change to allow the Department of Transportation to acquire 1,940 sq. ft. along Division Street to complete their Division Street improvement project. The reduction in the net site area and the boundary changes are shown on the attached Bulk Regulations and Data Table, Overall Proposed ROW Plan, Enlarged Proposed ROW Plan, Overall Resulting Site Plan and Enlarged Site Plan.

Regarding your request, the Department of Planning and Development has determined that allowing the proposed site area 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, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 667, 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 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 "SAC", with a long horizontal line extending to the right.

Steven Valenziano
Assistant Zoning Administrator

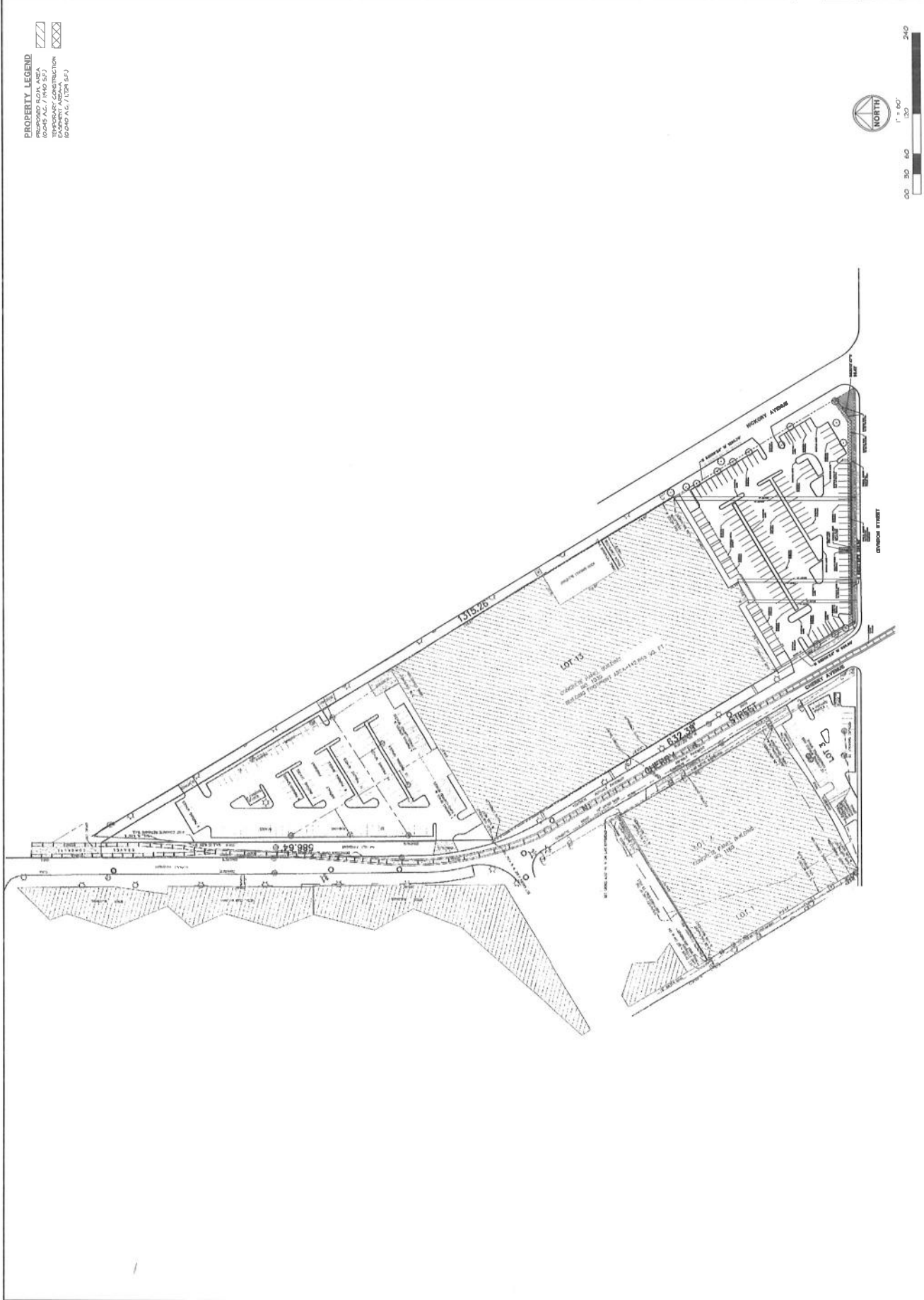
C: Mike Marmo, Erik Glass, Noah Szafraniec, Bill Higgins, Main file

Commercial-Manufacturing Planned Development Number 667

Bulk Regulations and Data Table as amended December ____, 2021

Net Site Area Square Feet/Acres	Floor Area Ratio	Building Area Square Feet	Minimum Off-Street Parking	Minimum Off-Street Loading
289,763/6.7	0.95	160,000	200	4

Minimum Number of Parking Spaces:	200.
Minimum Number of Loading Berths:	4.
Maximum Floor Area Ratio:	0.95.
Maximum Percent of Site Coverage:	In accordance with the Revised Site and Landscape Plan.
Minimum Required Building Setbacks:	In accordance with the Revised Site and Landscape Plan.
Maximum Permitted Building Heights:	In accordance with Building Elevations.

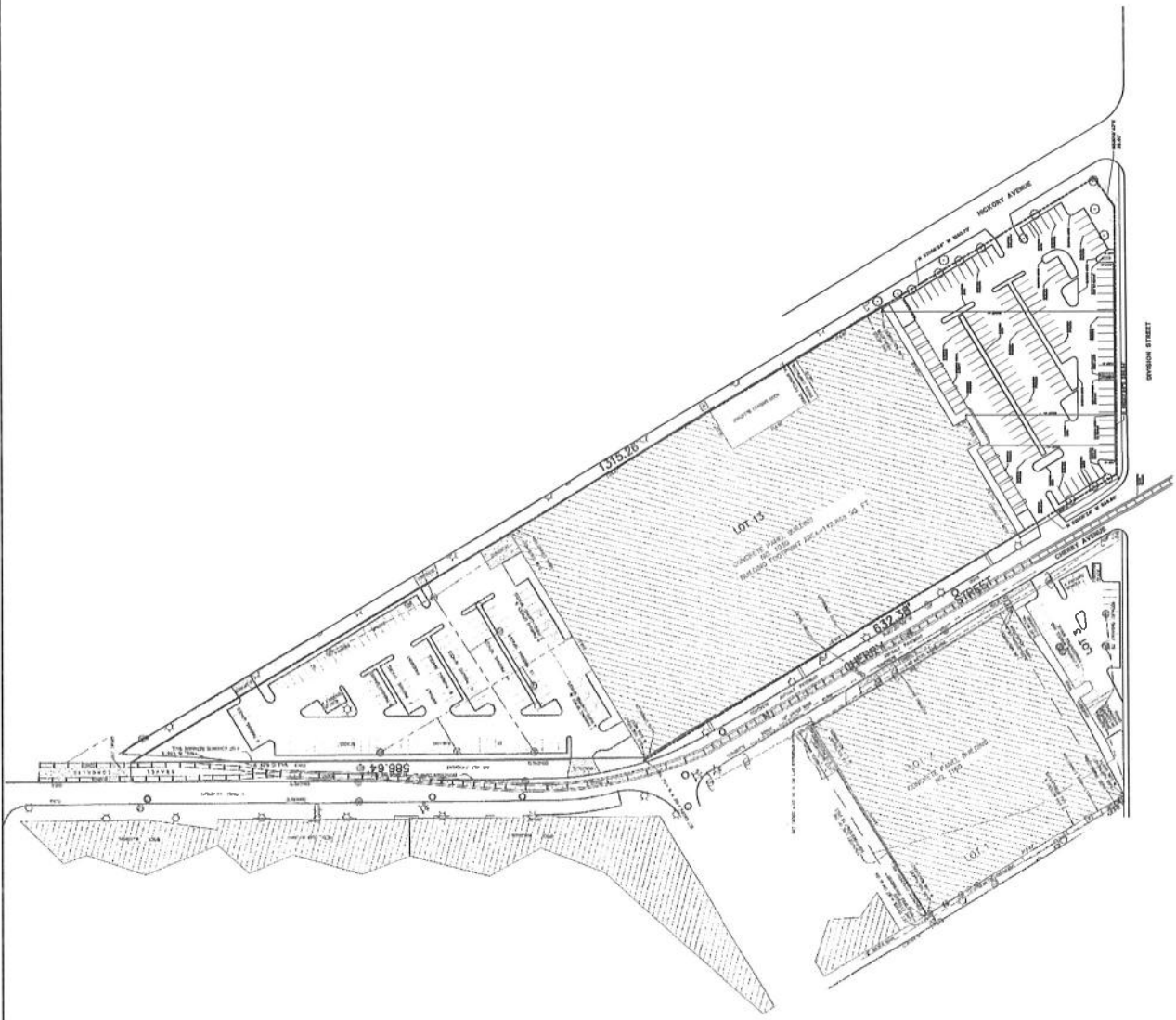


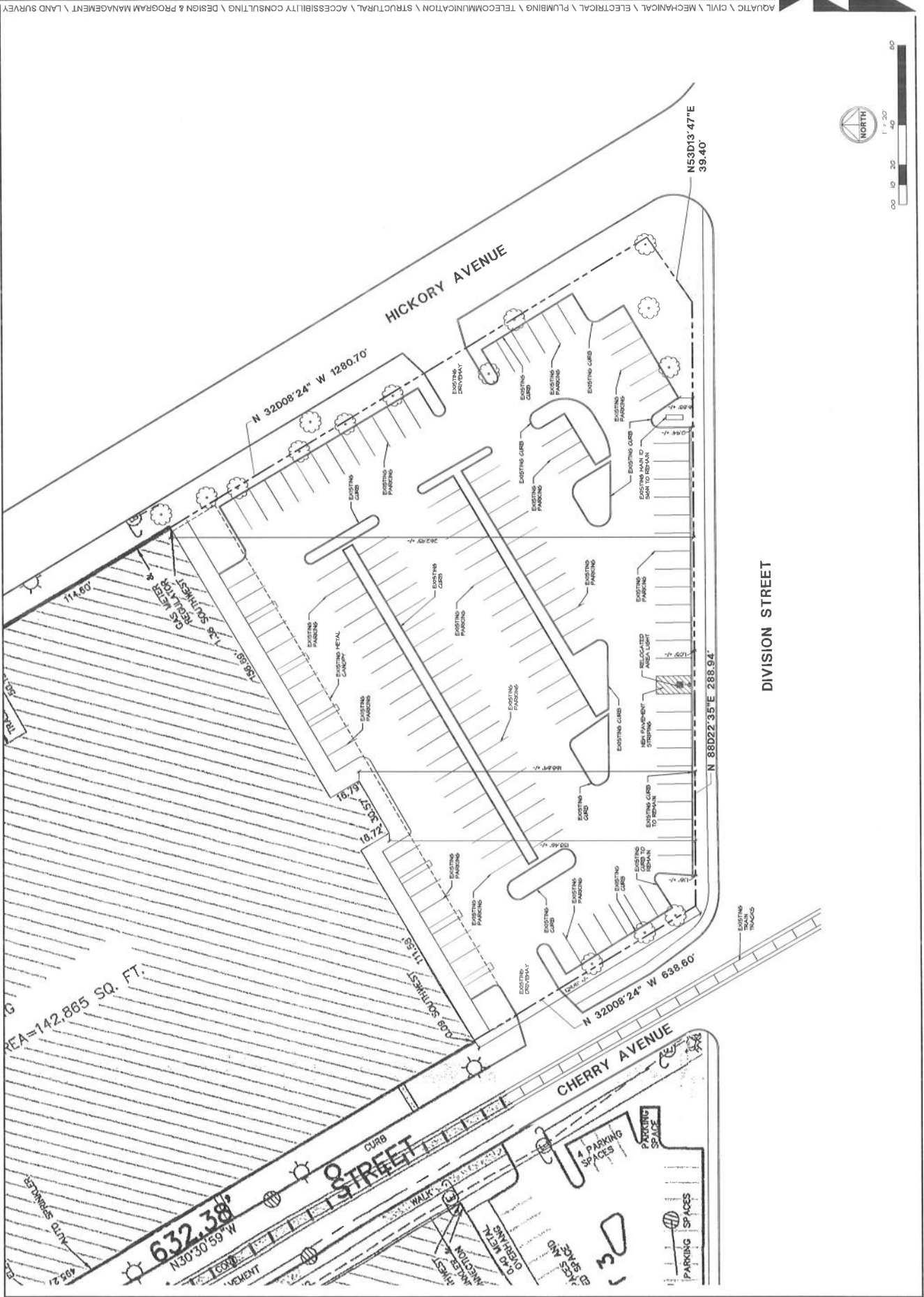
PROPERTY LEGEND
 PROPOSED FLOOR AREA
 EXISTING FLOOR AREA
 EXISTING SITE CONDITIONS
 EXISTING ADJACENT
 EXISTING ADJACENT
 EXISTING ADJACENT

NORTH
 1" = 60'
 00 30 60 90 120 150 180 210 240

ISSUE	DATE	BY

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY





square feet (4.09 acres)

Maximum Permitted Floor Area Ratio for Total Net Site Area: 1.00.

Minimum Number of Off-Street Parking Spaces: 60*.

Minimum Number of Off-Street Loading Spaces: 1.

Maximum Height: 75 feet, 0 inches.

Minimum Setbacks: Per Site Plan.

Reclassification Of Area On Map Number 3-G.
(As Amended) *CMPD 667*
(Application Number 12245)

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

SECTION 1. That the City of Chicago Zoning Ordinance be amended by changing all the Planned Manufacturing District Number 3 symbols and indications as shown on Map Number 3-G in the area bounded by:

North Hickory Avenue; West Division Street; and North Cherry Avenue,

* Additional 60 spaces to be provided within 500 feet of the Planned Development Boundary.



Section of text on the right side of the page, appearing to be a list or a set of instructions.

Section of text on the right side of the page, continuing the list or instructions.

Section of text on the left side of the page, possibly a heading or a specific instruction.

Section of text on the right side of the page, continuing the list or instructions.

Section of text in the middle of the page, possibly a paragraph or a detailed instruction.



Section of text on the right side of the page, continuing the list or instructions.

Section of text on the left side of the page, possibly a paragraph or a detailed instruction.

Section of text on the left side of the page, possibly a paragraph or a detailed instruction.

Section of text on the right side of the page, continuing the list or instructions.

Section of text on the left side of the page, possibly a paragraph or a detailed instruction.

Section of text at the bottom of the page, possibly a footer or a concluding statement.



(Continued from page 67700)

to those of a Commercial-Manufacturing Planned Development which is hereby established in the area above described, subject to such use and bulk regulations set forth therein.

SECTION 2. 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:

Commercial-Manufacturing Planned Development Number 667.

Plan Of Development Statements.

1. The area delineated herein as a Commercial-Manufacturing Planned Development (the "Planned Development") consists of approximately two hundred ninety-one thousand seven hundred three (291,703) gross square feet (six and seven-tenths (6.7) acres) (the "Property") and is owned and controlled by the applicant, Gooseland Venture (the "Applicant"), an Illinois general partnership.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees (collectively, "Affiliates"). Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision or parcels, shall require separate submittal on behalf of the Applicant or its Affiliates and approval by the City Council of the City of Chicago (the "City Council").
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its Affiliates and, if different than the Applicant, the legal title holders and ground lessors, if any. All rights granted hereunder to the Applicant shall inure to the benefit of the Affiliates and, if different than the Applicant, the legal title holder 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

Section 1: Introduction

The purpose of this document is to provide a comprehensive overview of the project's objectives and scope. It is intended for the project team and stakeholders.

The project will be completed by the end of the year and will have a significant impact on the organization's operations.

The project team is composed of experienced professionals who are committed to the success of the project.

Section 2: Project Objectives

2.1 Project Goals

The primary goal of the project is to improve the efficiency of the current process. This will be achieved through the implementation of new technology and the reorganization of resources.

Secondary goals include reducing costs and increasing customer satisfaction. The project team will monitor progress and adjust the plan as needed to ensure these goals are met.

The project is expected to be completed within the budget and on time. The team will provide regular updates to the steering committee and stakeholders throughout the project lifecycle.

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 of Chicago (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.

4. This Plan of Development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line and Boundary Map; a Site and Landscape Plan (the "Site and Landscape Plan"), Building Elevation Plans (the "Building Elevations"), each dated April 16, 1998 prepared by Lev Zetlin Associates. The Site and Landscape Plan and Building Elevations are sometimes collectively hereinafter referred to as the "Plans". Full-size sets of the Plans 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 controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of the City of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The following uses shall be permitted the area delineated herein as "Riveredge-Commercial-Manufacturing Planned Development": All uses permitted in Planned Manufacturing Planned District No. 3, including without limitation a wholesale food and packaged goods warehouse and distribution facility along with offices related thereto and accessory parking.
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 Commissioner of the Department of Planning and Development.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the City of Chicago Department of Transportation ("C.D.O.T.") in effect at the time of construction and in compliance with the Municipal Code, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of C.D.O.T. and the Commissioner of the Department of Planning and Development.

8. In addition to the maximum height of any building or any appurtenance thereto prescribed in this Planned Development, the height of any improvements shall also be subject to limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements to the Property shall be designed, installed and maintained in substantial conformance with the Plans. The landscaping shall be designed, installed and maintained at all times in conformance with the Site and Landscape Plan and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. 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 application 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 minor, appropriate and consistent with the nature of the improvements contemplated by 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 (3), (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in periphery setbacks or an increase in the maximum percent of land coverage.
12. 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 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.
13. The Applicant acknowledges that it is in the public interest to design,

construct and maintain the project in a manner which promotes, enables, and maximizes universal access through the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

- 14. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and thereafter the zoning of the property shall automatically revert to that of Planned Manufacturing District Number 3.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 67711 through 67715 of this Journal.]

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

Commercial-Manufacturing Planned Development Number 667.

Bulk Regulations And Data Table.

Net Site Area Square Feet/Acres	Floor Area Ratio	Building Area (Square Feet)	Minimum Off-Street Parking	Minimum Off-Street Loading	
Total	291,703/6.7	0.95	160,000	200	4

Minimum Number of Parking Spaces:	200.
Minimum Number of Loading Berths:	4.
Maximum Floor Area Ratio:	0.95.
Maximum Percent of Site Coverage:	In accordance with the Site and Landscape Plan.
Minimum Required Building Setbacks:	In accordance with the Site and Landscape Plan.
Maximum Permitted Building Heights:	In accordance with Building Elevations.

—

*Reclassification Of Area Shown On Map Number 3-G.
(Application Number 12301)*

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

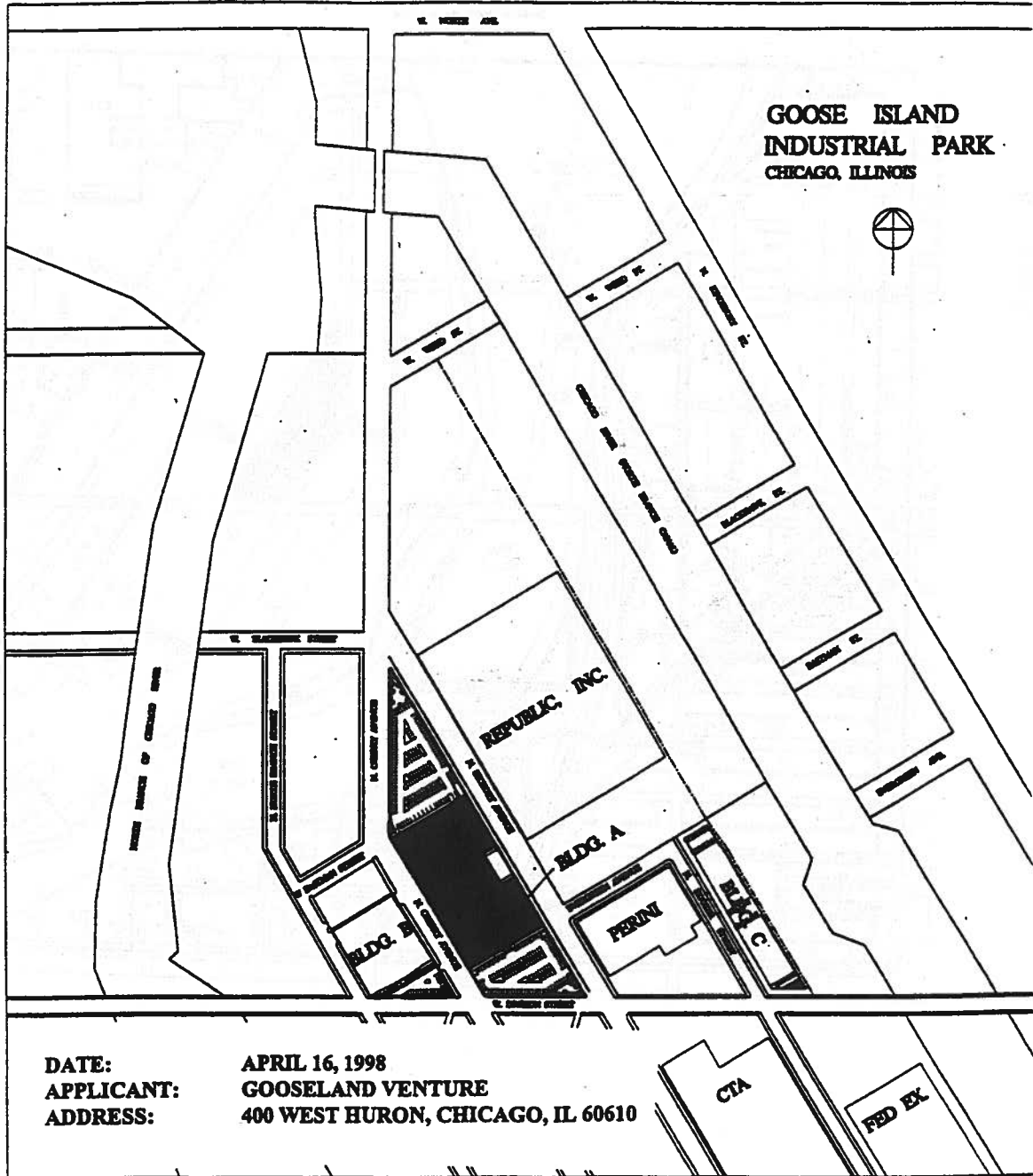
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map Number 3-G in the area bounded by:

a line 725 feet south of West Augusta Boulevard; North Elston Avenue; a line 750.07 feet south of West Augusta Boulevard; and a line 100.28 feet west of North Elston Avenue,

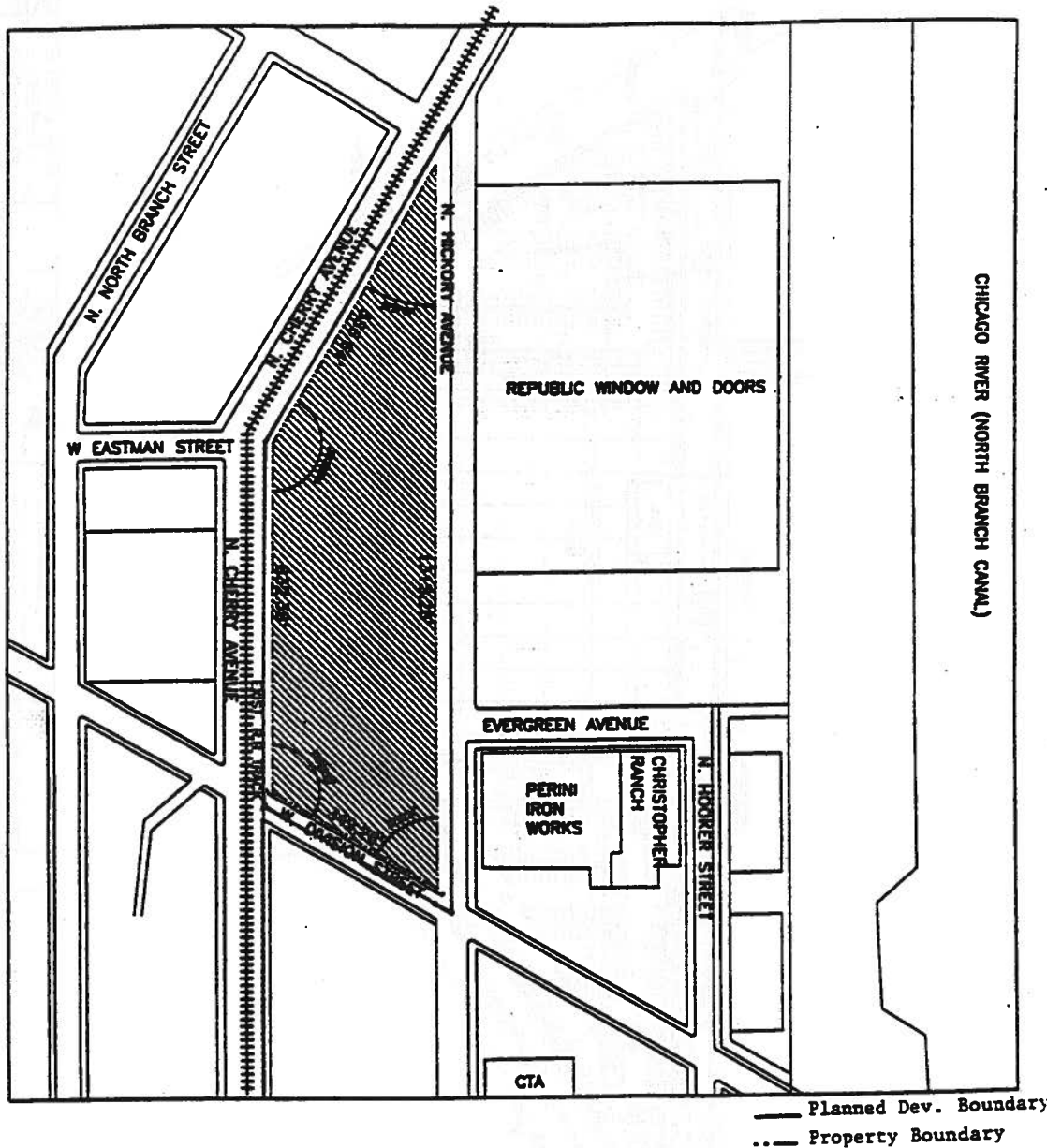
to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

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

Existing Land-Use Map.



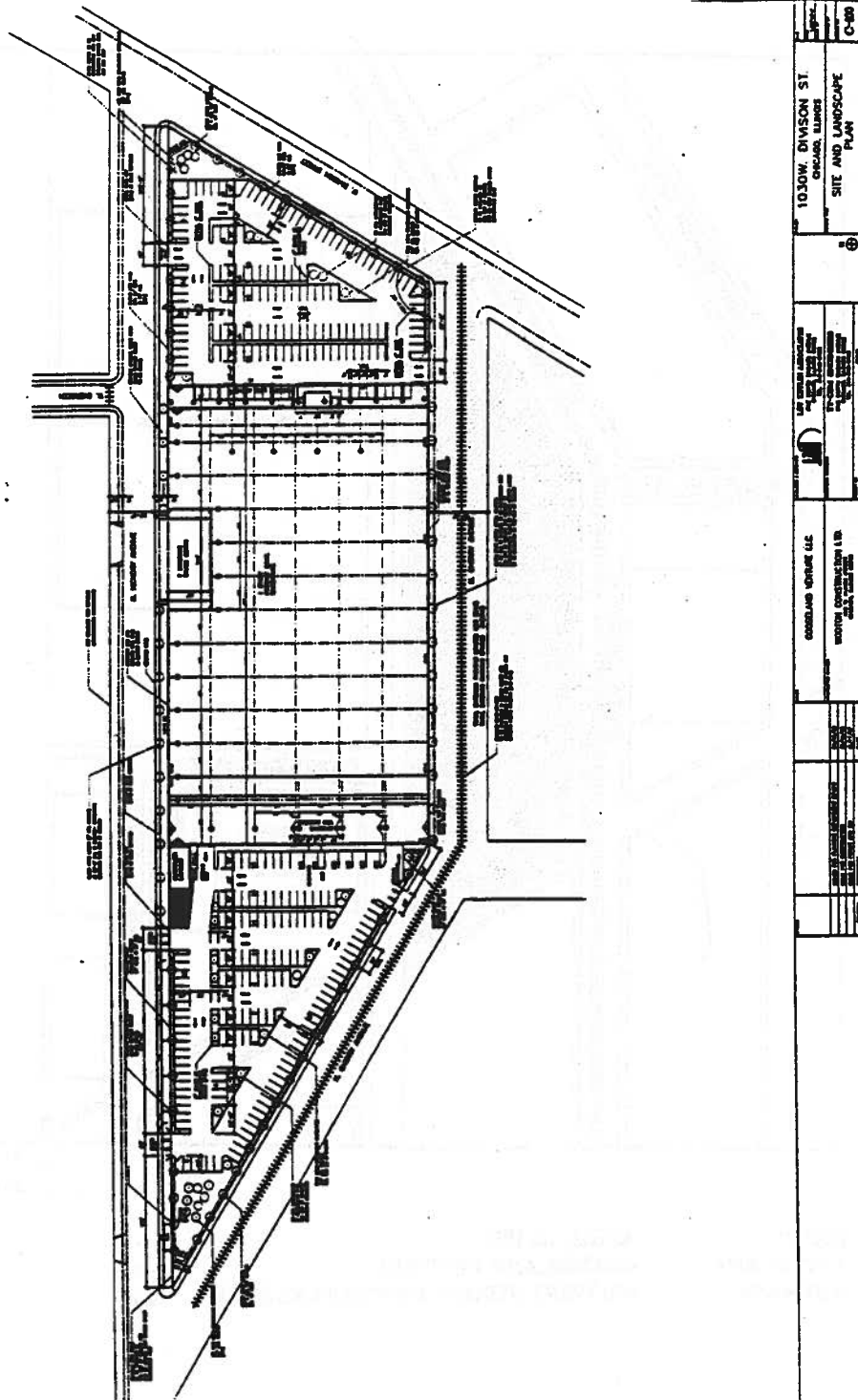
Planned Development Property
Line And Boundary.



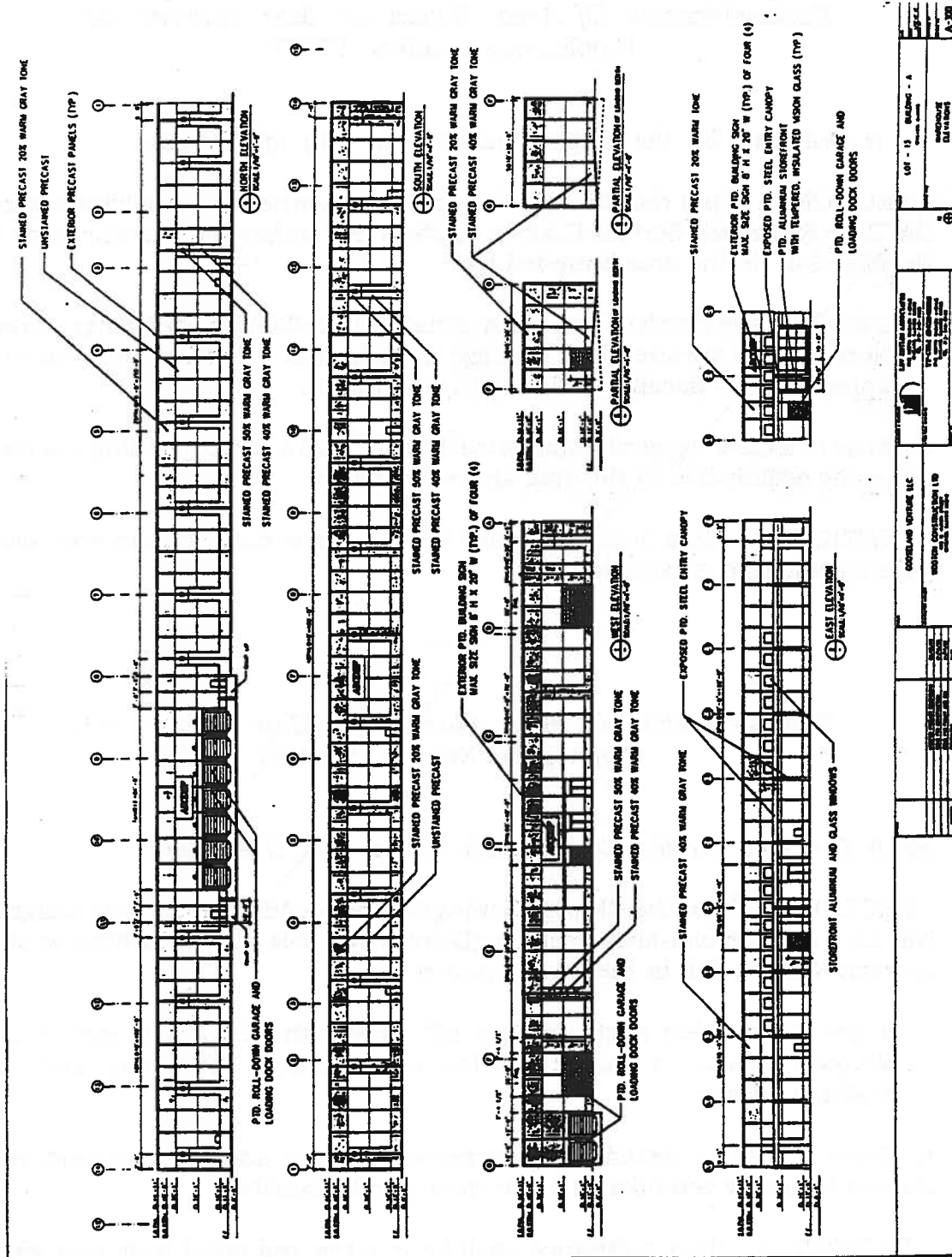
DATE: APRIL 16, 1998
 APPLICANT: GOOSELAND VENTURE
 ADDRESS: 400 WEST HURON, CHICAGO, IL 60610



Site/Landscape Plan.



Building Elevations.



<p>FOR THESE ELEVATIONS SEE SHEETS: 101 - 11</p> <p>DATE: 4/29/98</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>SCALE: AS SHOWN</p>	<p>101 - 11 ELEVATIONS - A</p> <p>DATE: 4/29/98</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>SCALE: AS SHOWN</p>
---	---

*Reclassification Of Area Shown On Map Number 3-H.
(Application Number 12337)*

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 B4-5 Restricted Service District symbols and indications as shown on Map Number 3-H in the area bounded by:

a line 117 feet north of and approximately parallel to West Chicago Avenue; North Hoyne Avenue; West Chicago Avenue; and a line 110 feet west of and approximately parallel to North Hoyne Avenue,

to those of a C2-2 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.

*Reclassification Of Area Shown On Map Number 4-E.
(Application Number A-3904)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C3-5 Commercial-Manufacturing District symbols and indications as shown on Map Number 4-E in the area bounded by:

a line 466.20 feet north of East 16th Street; the alley next east of South Wabash Avenue; a line 416.20 feet north of East 16th Street; and South Wabash Avenue,

to those of a C1-4 Restricted 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.