

3/13/2013

REPORTS OF COMMITTEES

A-7872

49277

Reclassification Of Area Shown On Map No. 15-K.
(As Amended)
(Application No. A-7872)
(Common Address: 5810 -- 5830 N. Pulaski Rd.)

M2-1

[SO2013-423]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Commercial Manufacturing Planned Development Number 789 symbols and indications as shown on Map Number 15-K in the area bounded by:

a line 1,018 feet north of and parallel to West Hollywood Avenue; North Pulaski Road; a line 800 feet north of and parallel to West Hollywood Avenue; and a line 1,233.34 feet west of and parallel to North Pulaski Road,

to those of an M2-1 Light Industry District.

SECTION 2. This ordinance takes effect after its passage and approval.

~~*Reclassification Of Area Shown On Map No. 17-I.*
(As Amended)
(Application No. A-7861)
(Common Addresses: 6601 -- 6653 N. Kedzie Ave., 3046 -- 3154
W. Albion Ave., 3046 -- 3154 W. Wallen Ave. (Private)
And 3047 -- 3155 W. Wallen Ave. (Private))~~

[SO2012-7253]

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

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Residential Planned Development Number 826 symbols and indications as shown on Map Number 17-I in area bounded by:~~

~~a line 548.23 feet north of and parallel to West Albion Avenue; a line 330.20 feet east of and parallel to North Kedzie Avenue; a line 308.23 feet north of and parallel to West Albion Avenue; the public alley next east of and parallel to North Kedzie Avenue; West Albion Avenue; and North Kedzie Avenue,~~

~~to the designation of an RT4 Residential Two-Flat, Townhouse, and Multi-Unit District.~~

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Commercial Manufacturing Planned Development No. 789 symbols and indications as shown on Map No. 15-K in the area bounded by

A line 1,018 feet north of and parallel to West Hollywood Avenue; North Pulaski Road; a line 800 feet north of and parallel to West Hollywood Avenue; and a line 1,2334 feet west of and parallel to North Pulaski Road,

to those of an M2-1 Light Industry District.

SECTION 2. This ordinance takes effect after its passage and approval.



Margaret Laurino
Alderman, 39th Ward

Common Address of Property: 5810-30 N. Pulaski Road



Office of the City Clerk



O2013-423

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	1/17/2013
Sponsor(s):	Laurino, Margaret (39)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 15-K at 5810-5830 N Pulaski Rd
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards



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
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

May 7, 2007

Mr. John J. George
Attorney At Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, IL 60603-1903

Re: **One-year sunset extension for Commercial-Manufacturing Planned Development No. 789, 5800-5834 North Pulaski Road**

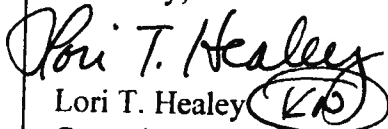
Dear Mr. George:

Please be advised that your request for a one-year sunset extension to the six-year construction period for Commercial-Manufacturing Planned Development No. 789 has been considered by the Department of Planning and Development pursuant to Section 17-13-0612-B of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Commercial-Manufacturing Planned Development No. 789 was passed by the City Council on June 27, 2001 and authorized the construction of a retail shopping center. Statement No. 14 of the Planned Development provides that 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. You have indicated that it is unlikely that a building permit and substantial construction will be commenced prior to the expiration date of June 27, 2007.

Please be advised that pursuant to the authority granted by the Chicago Zoning Ordinance and Commercial-Manufacturing Planned Development No. 789, I hereby deny a one-year sunset extension for Commercial-Manufacturing Planned Development No. 789.

Sincerely,


Lori T. Healey
Commissioner

LTH:MRD:tm

cc: Alderman Margaret Laurino, Patricia Scudiero, Kathleen Nelson, Danita Childers, Mike Marmo, Pat Haynes, 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
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

January 10, 2006

John J. George
Attorney at Law
Two First National Plaza
Suite 400
Chicago, Illinois 60603

Re: Request for a minor changes to Institutional Planned
Development No. 789. 5800 North Pulaski, Chicago,
Illinois

Dear Mr. George:

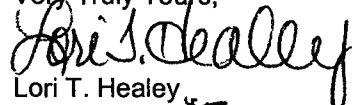

Please be advised that your request for a minor change to Institutional Planned
Development No. 789 has been considered by the Department of Planning and
Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance
and Statement No. 11 of the Planned Development.

Specifically, you requested the increase of parking from 178 to 205, decrease in
the total building coverage, increase in landscaping and a 50% green roof for
the proposed structures.

With regard to your request, the Department of Planning and Development has
determined that these revisions to the Planned Development would constitute a
minor change pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance
and Statement No. 11 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning
Ordinance, Institutional Planned Development No. 789, I hereby approve the
foregoing minor change as stated, but no other changes to Institutional Planned
Development No. 789. The revised site plan, landscaping plan and elevations
dated January 6, 2006 and prepared by Richard Thomas Architects of Illinois
are hereby made a part of this approval.

Very Truly Yours,


Lori T. Healey
Commissioner 

PS;CVH

cc: Mike Marmo, PD files



*Reclassification Of Area Shown On Map Number 15-K.
(As Amended)
(Application Number 13244)*

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 M2-1 General Manufacturing District symbols and indications as shown on Map Number 15-K in the area bounded by:

a line 1,018 feet north of and parallel to West Hollywood Avenue; North Pulaski Road; a line 800 feet north of and parallel to West Hollywood Avenue; and a line 1,233.34 feet west of and parallel to North Pulaski Road,

to those of a C3-1 Commercial-Manufacturing 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 C3-1 Commercial-Manufacturing District symbols and indications established in Section 1 above to the designation of a Commercial-Manufacturing Planned Development which is hereby established in the area above described, subject to such use 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 Statements referred to in this ordinance read as follows:

Commercial-Manufacturing Planned Development Number 789

Plan Of Development Statements.

1. The area delineated herein as a Commercial-Manufacturing Planned Development, consists of approximately two hundred sixty-four thousand six hundred forty-five (264,645) square feet (six and eight hundredths (6.08) acres) and is owned or controlled by the applicant, Chicago Food Corp.

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 easement, or any adjustment of rights-of-way, or consolidation or resubdivision of parcels, shall require a 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 titleholders 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 then to the owners of record title to all of the property and to any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time of 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. An agreement among property owners or a covenant binding property owners may designate the authorize party for any future amendment, modification or change.
4. This plan of development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line and Boundary Map; and a Site Plan, Landscape Plan and Building Elevations prepared by Richard Thomas Architects dated, June 14, 2001. Full size sets of the Site Plan, 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.
5. The following uses shall be permitted within the area delineated herein as "Commercial-Manufacturing Planned Development": all uses permitted in the food and seafood importing, distribution, wholesale and retail, retail shopping center within the eastern four hundred twenty-five (425) feet of the development, office and business uses provided that all sales and storage shall take place within completely enclosed buildings and no temporary banners shall be permitted.

6. Business identification signs shall be permitted within the planned development subject to the review and approval of the Department of the Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and the Department of Planning and 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. Subject to approval by the Chicago Department of Transportation and if warranted after the completion of the first operating year of the shopping center, the applicant shall install at its own expense a traffic signal on North Pulaski Road at the location depicted on the Site Plan.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations 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 in the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this planned development ordinance 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 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.

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 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.
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 throughout 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. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of the pre-existing M2-1 General Manufacturing District.

[Existing Zoning Map; Planned Development Property Line and Boundary Map; Overall Aerial Perspective Site Plan; Partial Site Plan; Landscape Notes and Details; First and Second Floor Plans; Building Elevation Drawings; Perspective View Drawings; Details and Notes; and Landscape Plan referred to in these Plan of Development Statements printed on pages 63783 through 63796 of this Journal.]

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

Commercial-Manufacturing Planned Development Number 789.

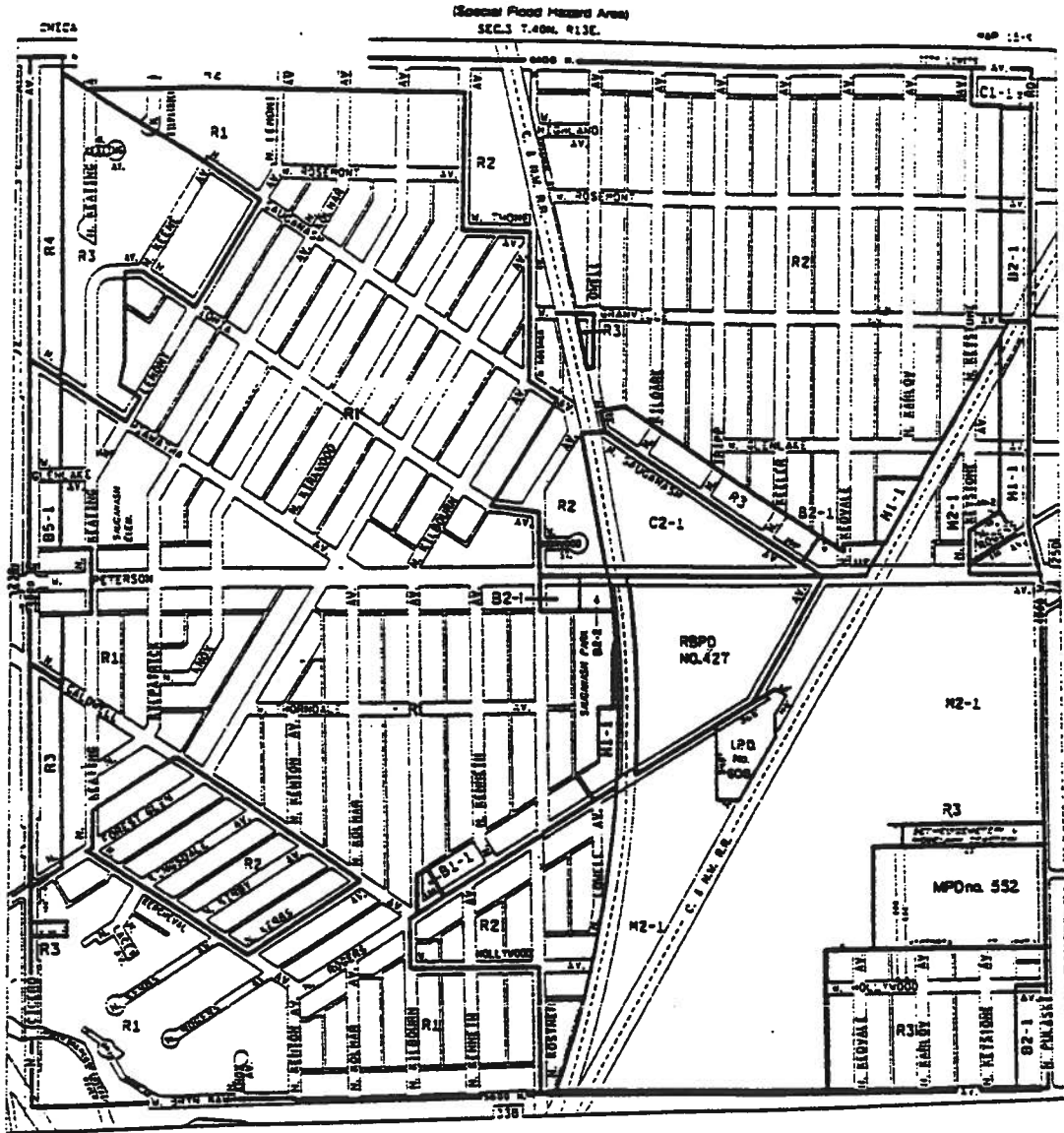
Bulk Regulations And Data Table.

Net Site Area		Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
Square Feet	Acres		
264,645	6.08	0.75	Per Site Plan

Gross Site Area = Net Area, 264.645 square feet (6.08 acres) + Area in Public Way, 8.938 square feet (0.20 acres) = 273,583 (6.28 acres)

- Maximum Floor Area Ratio for Total Net Site Area: 0.75.
- Minimum Required Off-Street Parking Spaces: 175 (including 2% for handicapped).
- Minimum Number of Off-Street Loading Berths: 4 at 10 feet, 0 inches by 50 feet, 0 inches.
- Maximum Percent of Site Coverage: Per Site Plan.
- Minimum Required Building Setbacks: Per Site Plan.
- Maximum Permitted Building Height: Per Building Elevations.

Existing Zoning.



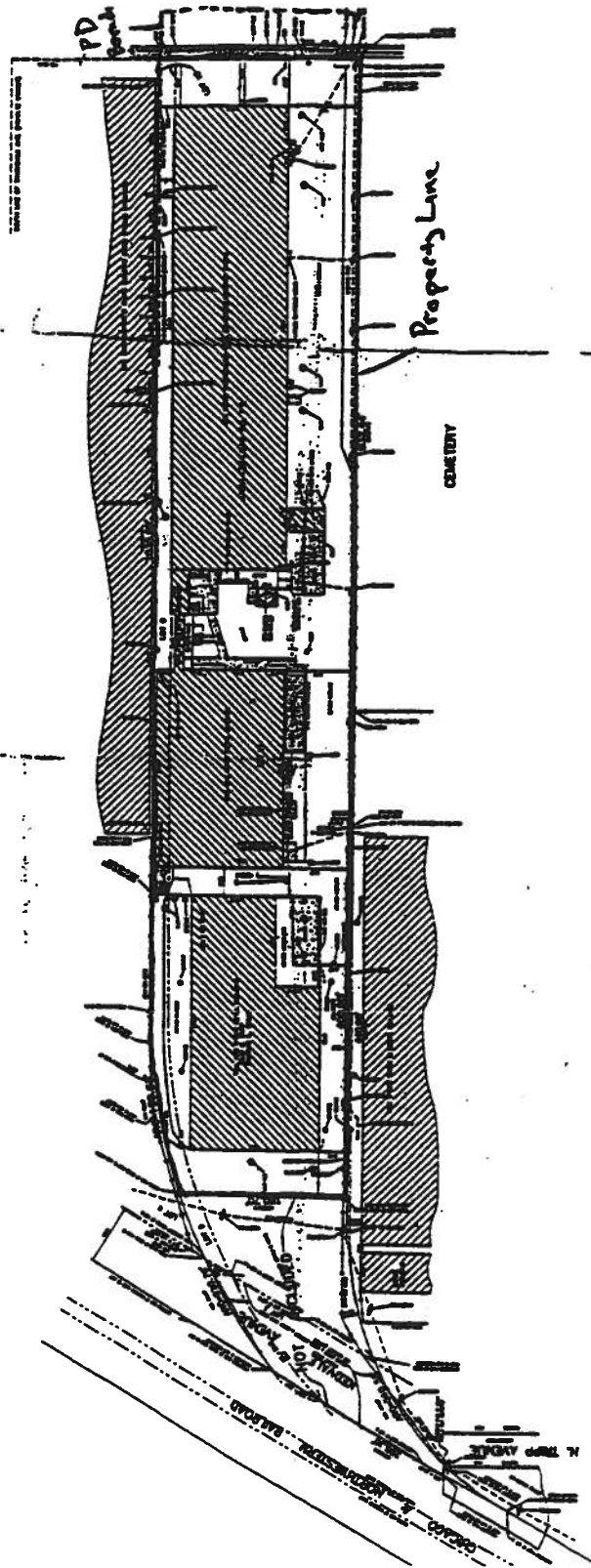
EXISTING ZONING MAP

APPLICANT: CHICAGO FOOD CORP.
 ADDRESS: 5800-5834 NORTH PULASKI ROAD
 DATE: February 6, 2001
 REVISED:

Planned Development Property Line And Boundary Map.

APPLICANT: CHICAGO FOOD CORP.
 ADDRESS: 5800-5834 NORTH PULASKI ROAD
 DATE: FEBRUARY 6, 2001
 REVISED: JUNE 14, 2001

This is a Planned Development Property Line and Boundary Map. It shows the location of the property line and boundary of the property. The property is located at 5800-5834 North Pulaski Road, Chicago, Illinois. The map was prepared by the City of Chicago, Department of Planning and Economic Development, on February 6, 2001. It was revised on June 14, 2001.



PLANNED DEVELOPMENT PROPERTY LINE
 AND BOUNDARY MAP

City of Chicago
 Department of Planning and Economic Development
 440 North Dearborn Street
 Chicago, Illinois 60610
 (773) 321-3000
 www.cityofchicago.org

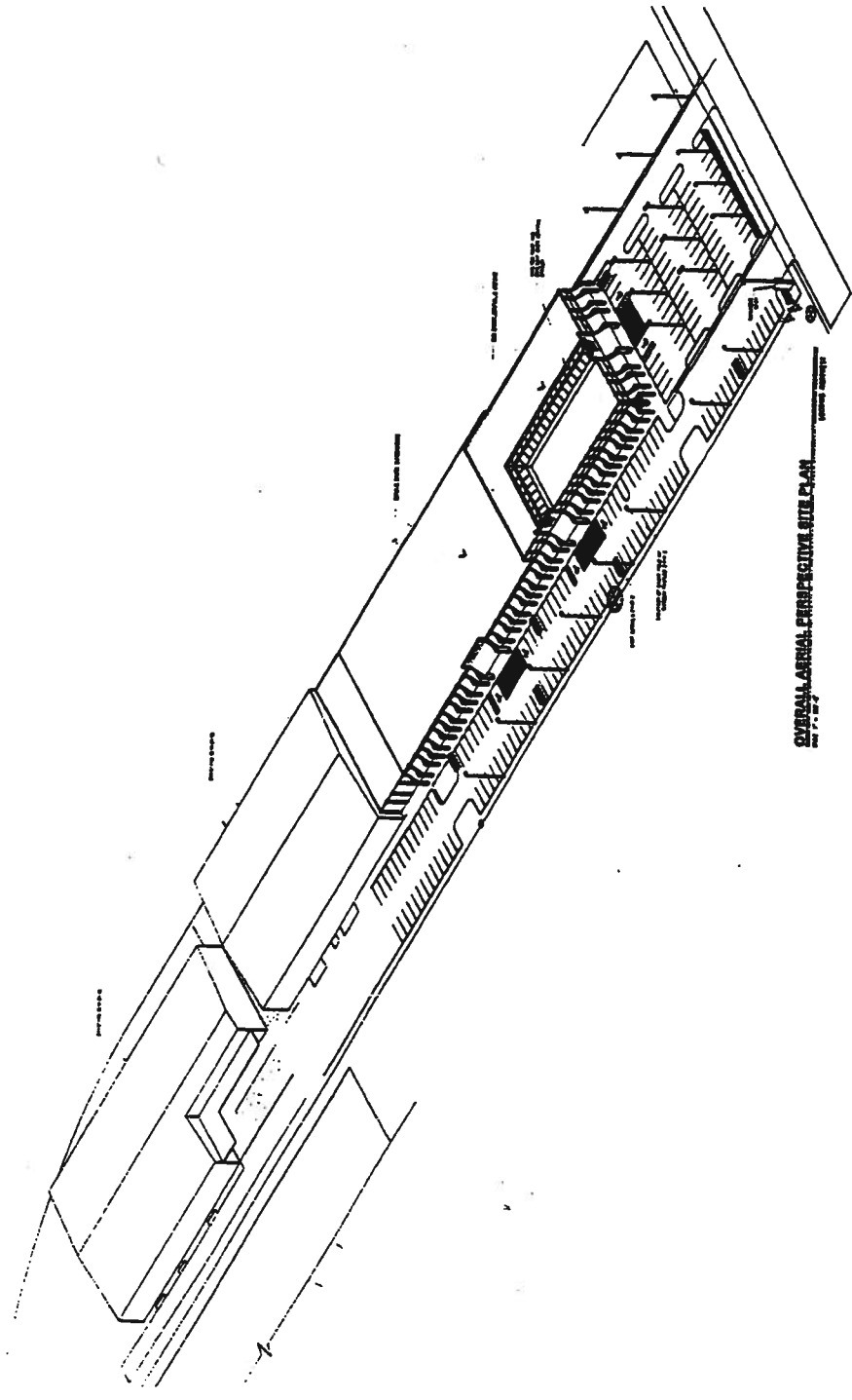


City of Chicago
 Department of Planning and Economic Development

MAP NO. 90802
 DATE: FEBRUARY 6, 2001
 REVISED: JUNE 14, 2001

90802
 CHICAGO FOOD CORP.
 5800-5834 NORTH PULASKI ROAD
 CHICAGO, ILLINOIS 60641

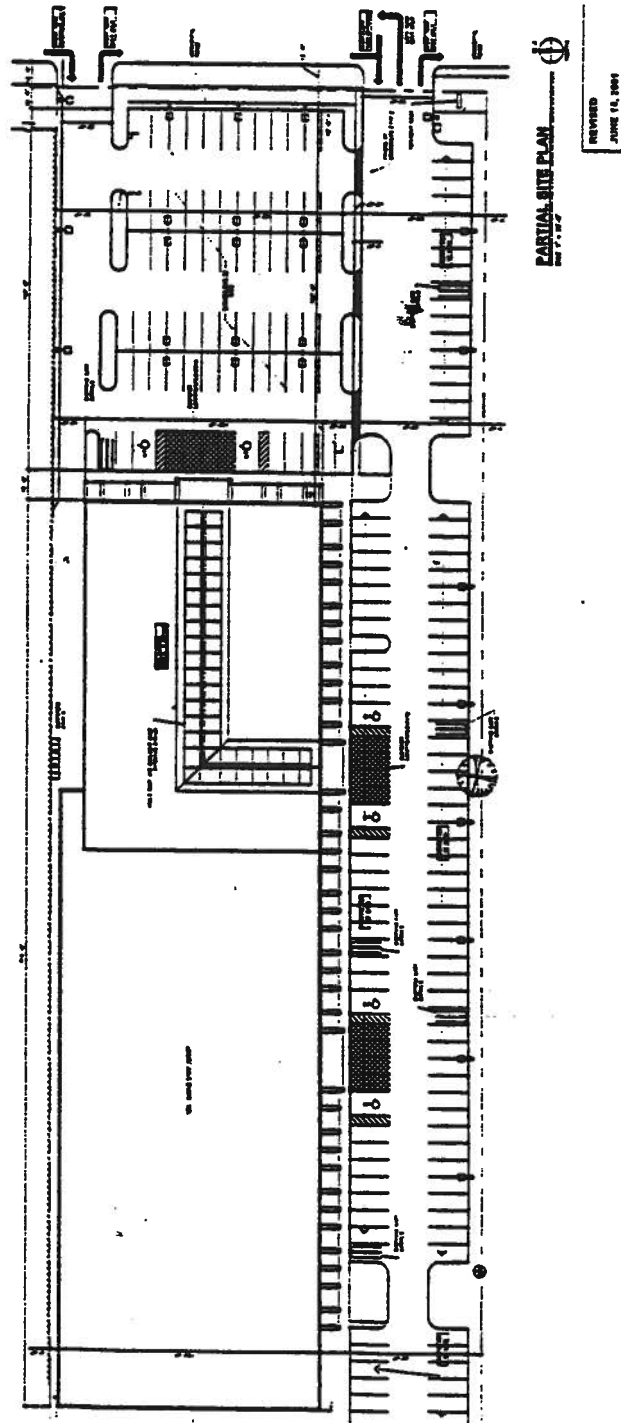
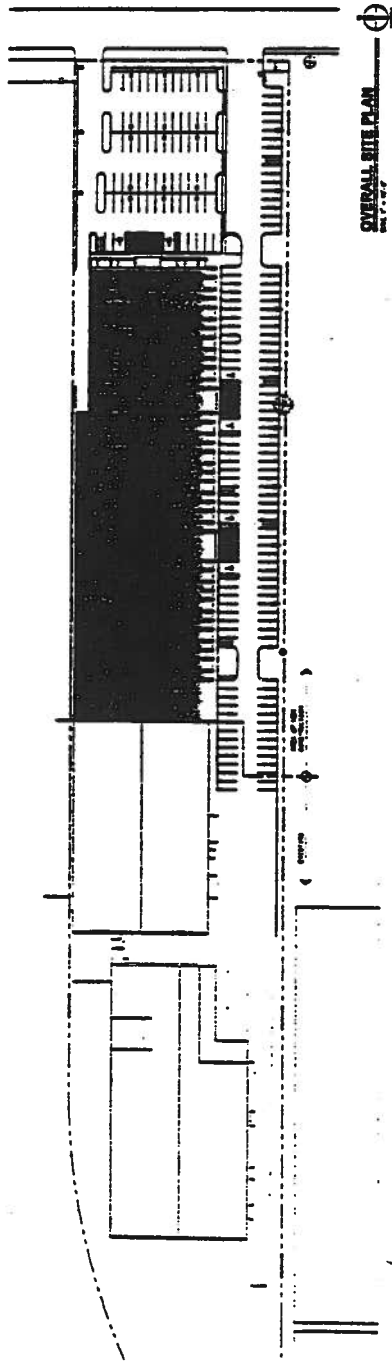
Overall Aerial Perspective Site Plan.



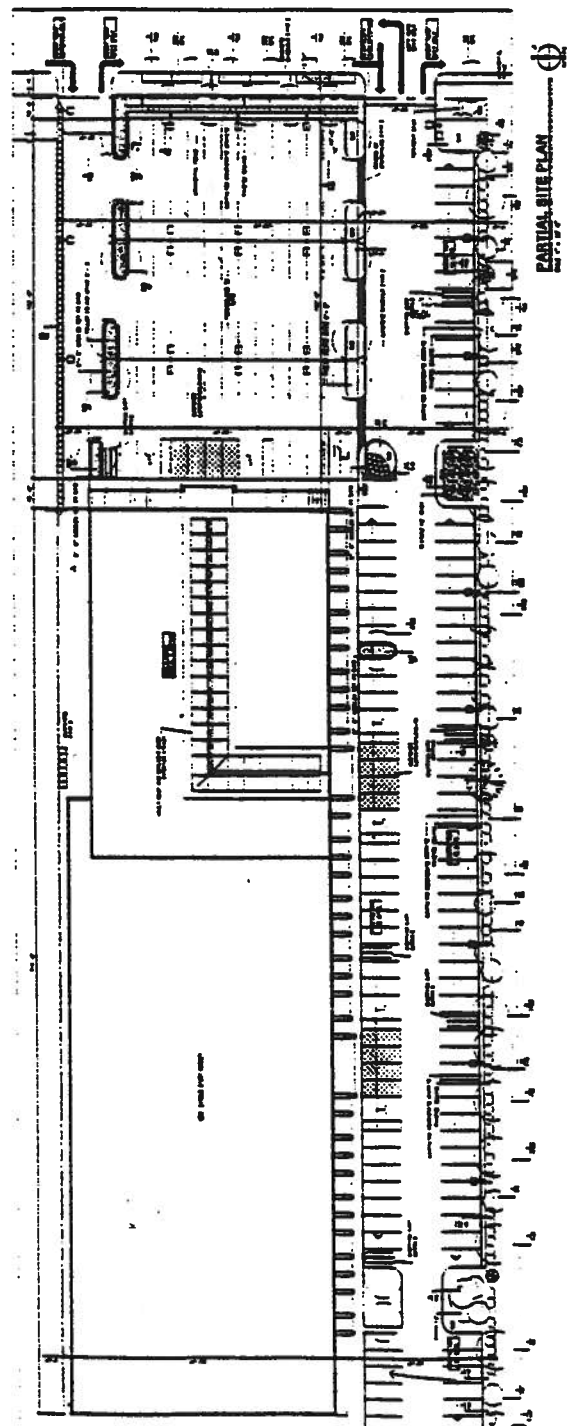
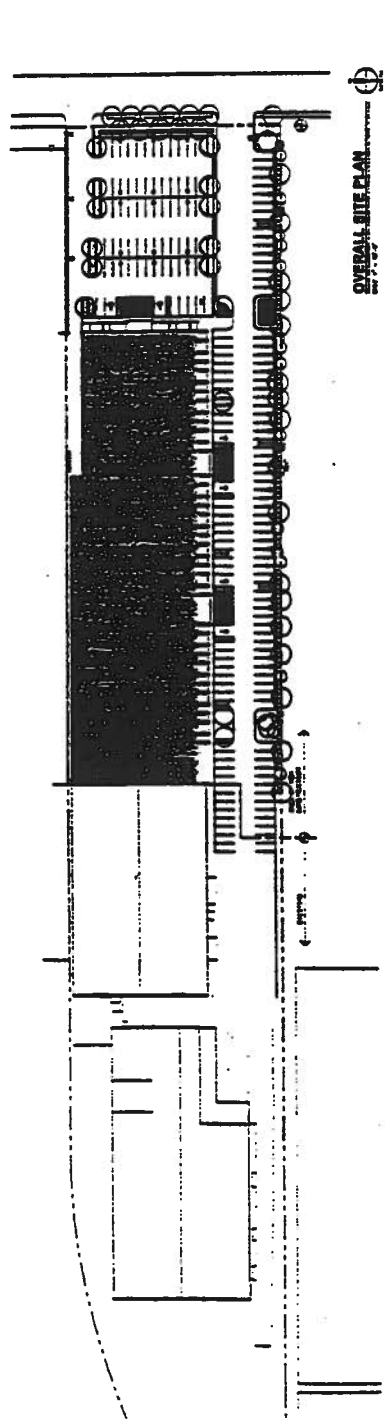
OVERALL AERIAL PERSPECTIVE SITE PLAN
REVISED JUNE 14, 2001

REVISED
JUNE 14, 2001

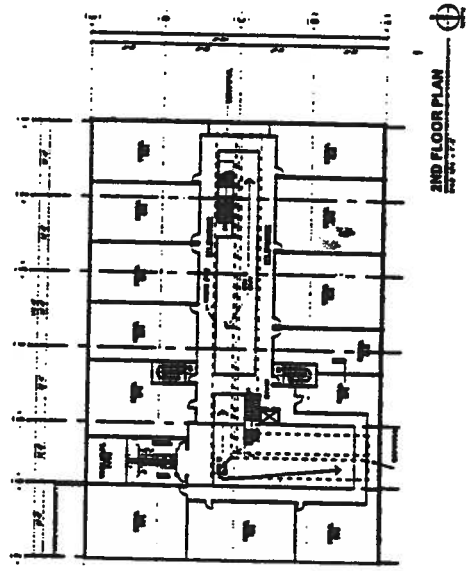
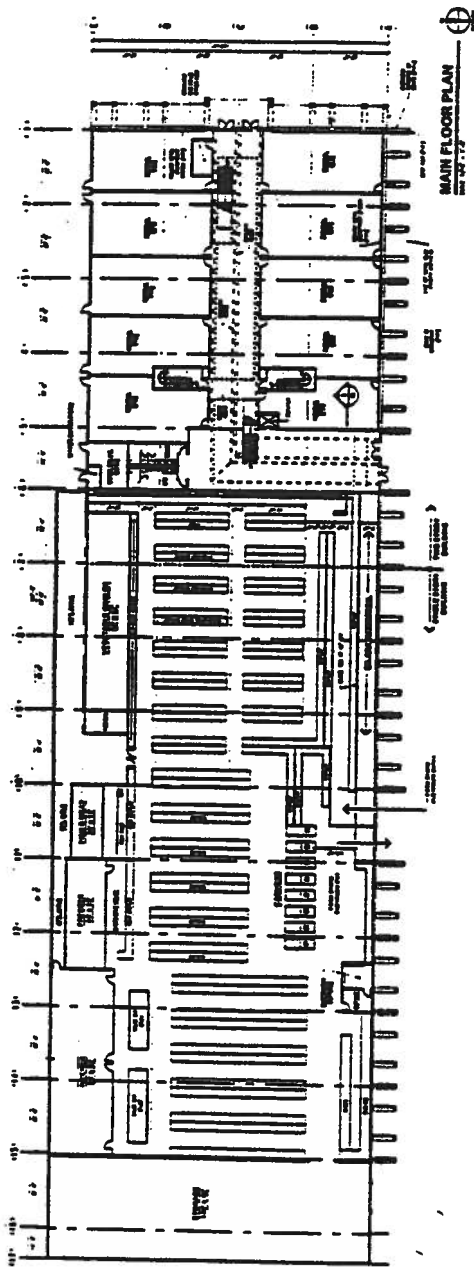
Partial Site Plan.
(Page 1 of 2)



Partial Site Plan.
(Page 2 of 2)

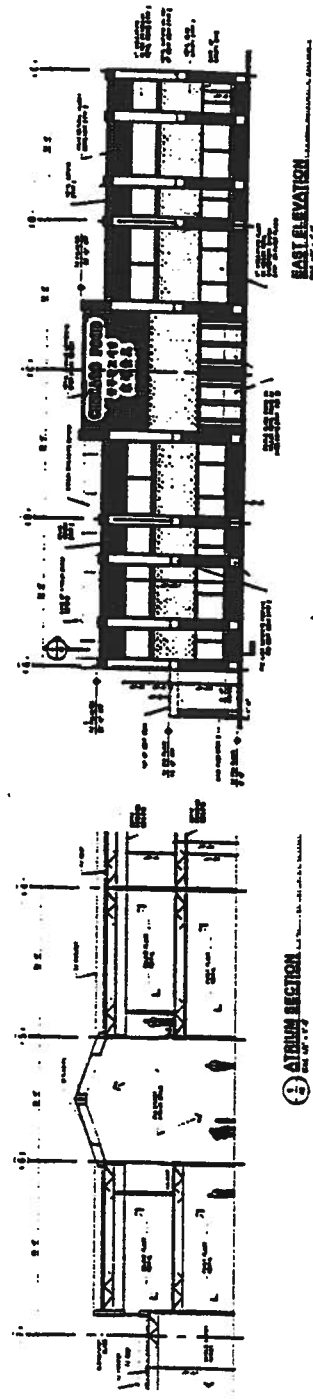
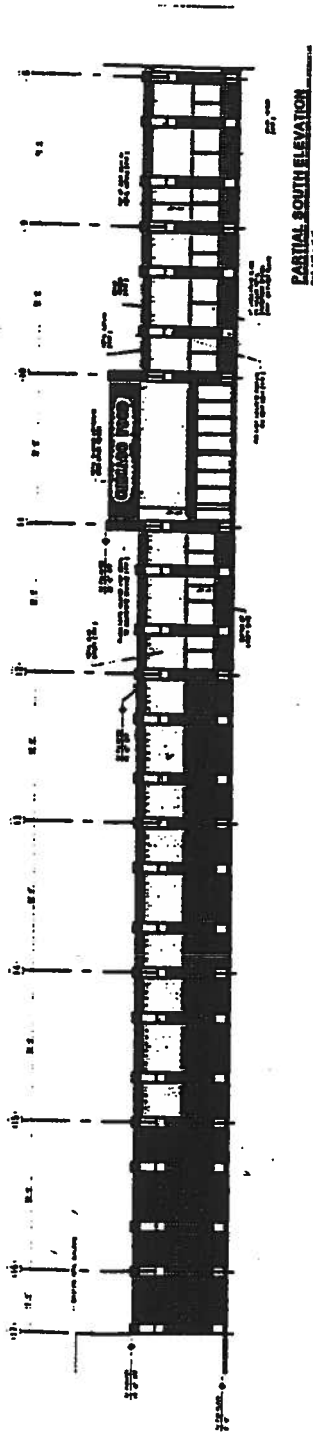
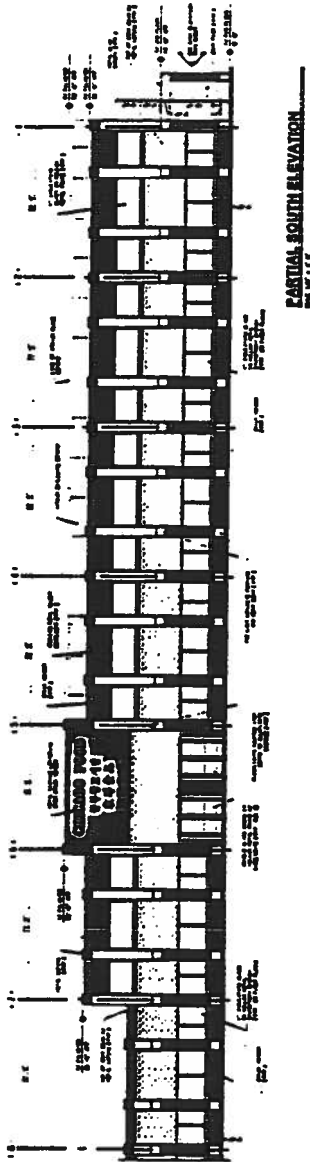


First And Second Floor Plans.



REVISED
JUNE 14, 2001

Building Elevations.
(Page 1 of 2)



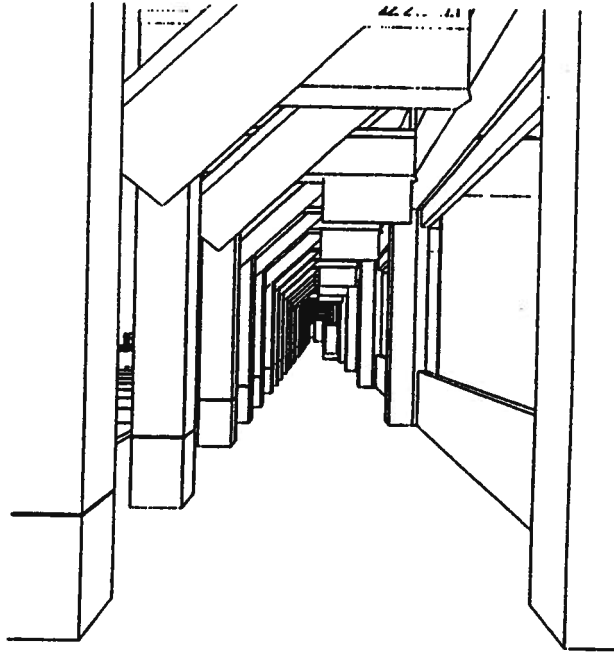
REVISED
JUNE 14, 2001

Building Elevations.
(Page 2 of 2)



REVISED
JUNE 14, 2001

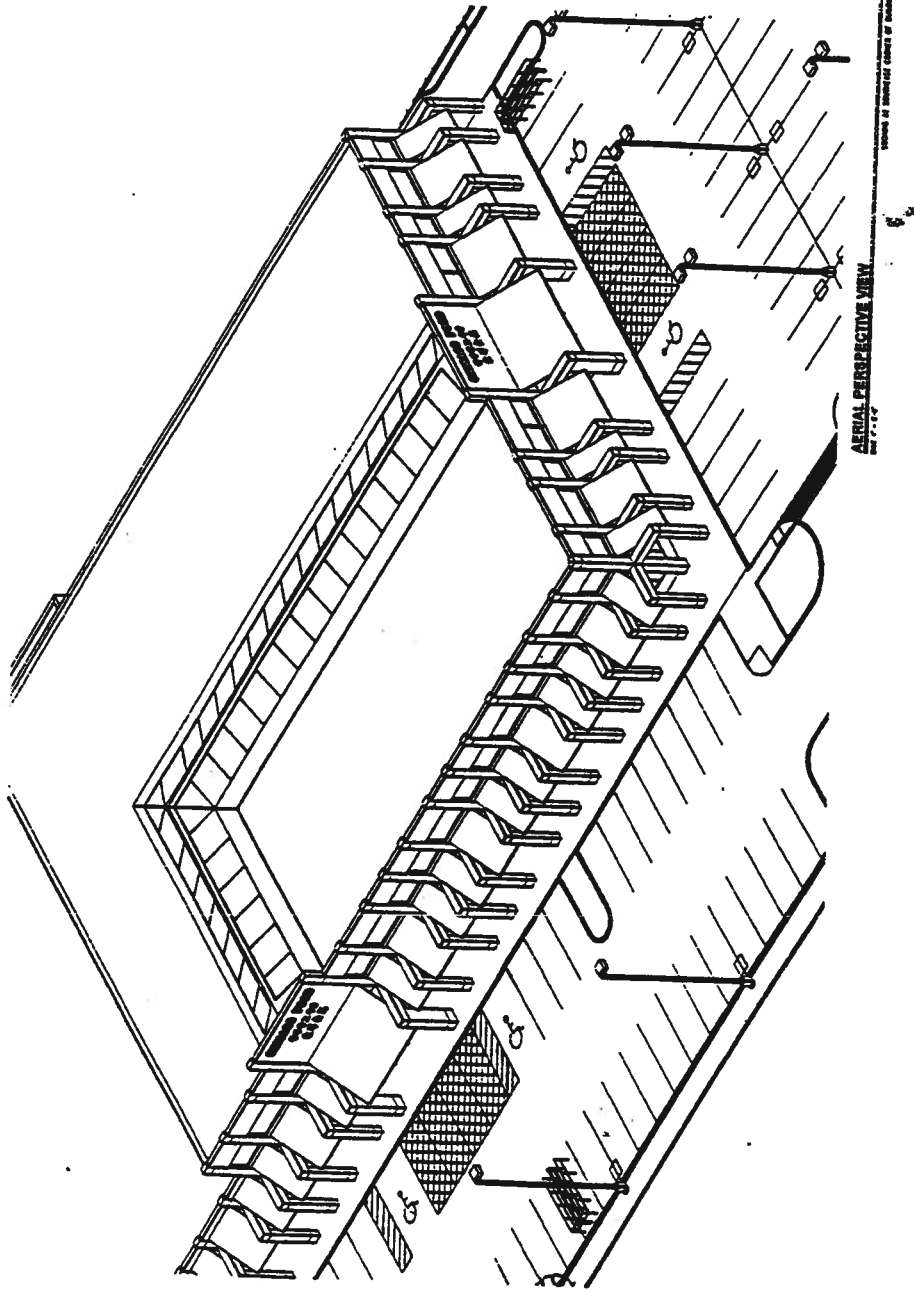
Enlarged Perspective View.



ENLARGED PERSPECTIVE VIEW
REVISED
JUNE 04, 2001

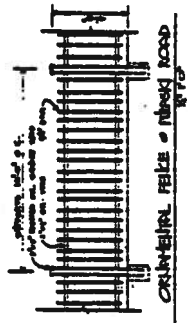
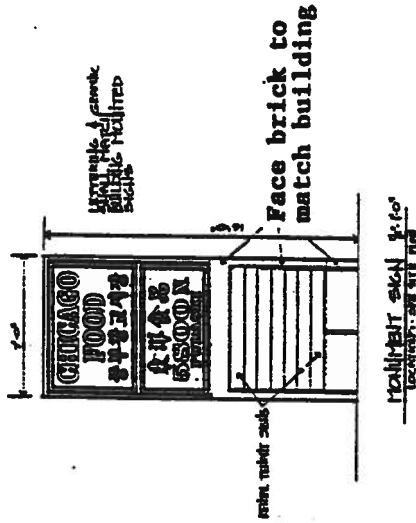
REVISED
JUNE 04, 2001

Aerial Perspective View.



REVISED
JUNE 15, 2001

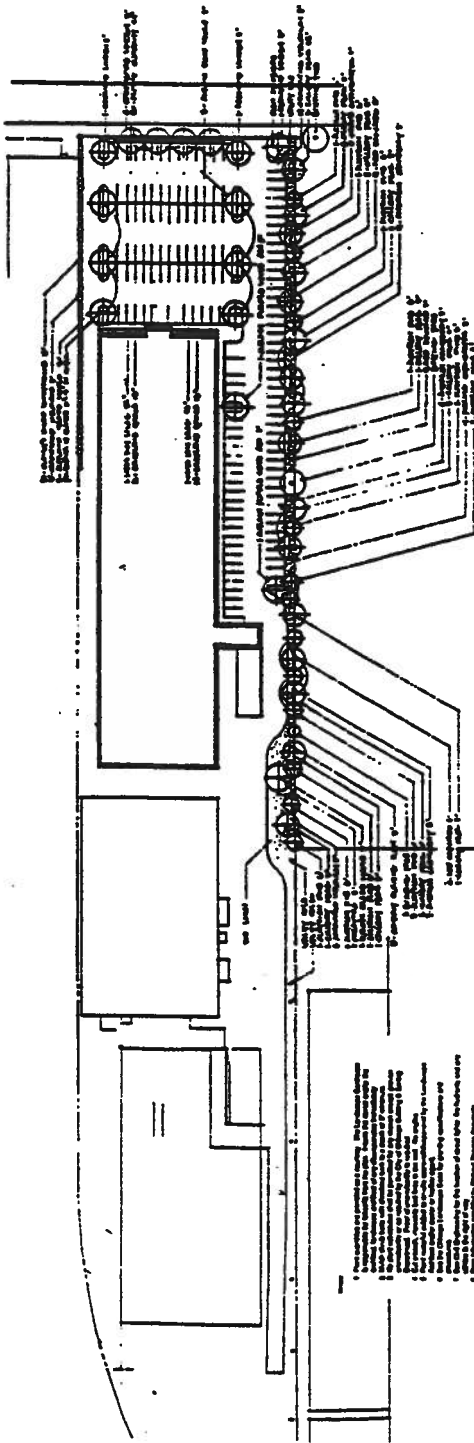
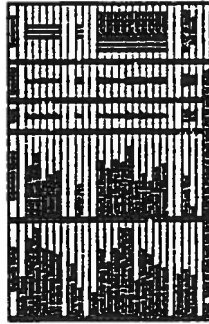
Details And Notes.



REVISED
JUNE 14, 2001

66

Landscape Plan.



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1. The landscape plan is prepared in accordance with the City of Chicago's Department of Public Works, Bureau of Engineering, Bureau of Parks and Recreation, Bureau of Streets and Sanitation, Bureau of Water and Sewerage, and Bureau of Water Control. The plan is prepared in accordance with the City of Chicago's Department of Public Works, Bureau of Engineering, Bureau of Parks and Recreation, Bureau of Streets and Sanitation, Bureau of Water and Sewerage, and Bureau of Water Control.

2. The landscape plan is prepared in accordance with the City of Chicago's Department of Public Works, Bureau of Engineering, Bureau of Parks and Recreation, Bureau of Streets and Sanitation, Bureau of Water and Sewerage, and Bureau of Water Control. The plan is prepared in accordance with the City of Chicago's Department of Public Works, Bureau of Engineering, Bureau of Parks and Recreation, Bureau of Streets and Sanitation, Bureau of Water and Sewerage, and Bureau of Water Control.

3. The landscape plan is prepared in accordance with the City of Chicago's Department of Public Works, Bureau of Engineering, Bureau of Parks and Recreation, Bureau of Streets and Sanitation, Bureau of Water and Sewerage, and Bureau of Water Control. The plan is prepared in accordance with the City of Chicago's Department of Public Works, Bureau of Engineering, Bureau of Parks and Recreation, Bureau of Streets and Sanitation, Bureau of Water and Sewerage, and Bureau of Water Control.