

PD 875

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April 21, 2021

CSL Plasma
c/o NOVUS Architects Inc.
45 Technology Parkway, Suite 150
Peachtree Corners, GA 30093

Re: Opinion response for PD 875, 1422 W. 47th St.

Dear Ms. Young:

In response to your recent request, please be advised that the subject property is zoned Business Planned Development Number 875 ("PD 875").

Pursuant to Statement Number 5 of PD 875, the following uses are permitted: all uses and related facilities permitted in the B5-2 District, off-street parking and related or accessory uses. Pursuant to Section 17-1-1406 of the Zoning Ordinance ("Ordinance"), the B5-2 District has been converted to the B3-2 District.

A blood plasma donation center is classified as a Medical Service use and is permitted in the B3 District, pursuant to Section 17-3-0207-JJ of the Ordinance. Therefore, it is permitted within PD 875.

In regard to address verification, official house numbers are assigned by the Department of Transportation. Their email address is: CDOTHouseNumbers@cityofchicago.org.

Sincerely,


Patrick Murphy
Zoning Administrator

C: Main file



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>

January 9, 2008

James E. Matanky
Law Offices Of Matanky and Matanky, Ltd.
200 North LaSalle Street
Suite 2350
Chicago, Illinois 60601-1014

Re: Administrative Relief request for Business Planned Development No. 875, Bishop Plaza, 4626-44 South Bishop Street and 1400-24 West 47th Street

Dear Mr. Matanky:

Please be advised that your request for a minor change to Business Planned Development No. 875 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.

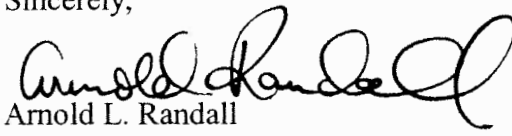
Based on concerns from the Chicago Police Department and the community that additional landscaping would have a negative impact on public safety, you are requesting to eliminate the following:

- Additional trees along the north side of West 47th Street.
- All required trees in the east parkway of the 4600 block of South Bishop Street.
- Installation of four benches in front of the A.J. Wright Store and Farmer's Best Market at 1422-24 west 47th Street.

With regard to your request, the Department of Planning and Development has determined that the elimination of the above-referenced trees and benches does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does 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. 875, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Arnold L. Randall
Commissioner

ALR:HG:tm

cc: Alderman Pat Dowell, Commander Eugene Roy, CPD, Judy Minor Jackson, Mike Marmo, Pat Haynes, Erik Glass, Ron Daye, DPD files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
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>

July 14, 2005

Edward J. Kus
Shefsky & Froelich
Attorneys at Law
111 East Wacker Drive, Suite 2800
Chicago, Illinois 60601

Re: Request for a minor change to Business Planned
Development No. 875 - 1400 West 47th Street

Dear Mr. Kus:

Please be advised that your request for a minor change to Business Planned Development No. 875 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 following revisions:

1. A reduction in the number of total parking spaces from 215 to 214. Subarea A currently requires 196 parking spaces and Subarea B requires 19 parking spaces. Due of design issues and engineering logistics regarding the interior landscaped islands and curbs, the Applicant is requesting that the number of parking spaces in Subarea A be reduced from 196 to 192, and that the number of parking spaces in Subarea B be increased from 19 to 22.
2. The elimination of a small section of ornamental fencing along the east property line of Subarea B.

With regard to your request, the Department of Planning and Development has determined that Item No. 1, the parking count and allocation revisions, would constitute minor changes. However, regarding Item No. 2, the elimination of the ornamental fencing, would not constitute a minor change pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development and is hereby denied.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing changes as stated, but no other changes to Business Planned Development No. 875.

Very Truly Yours,

Denise M. Casalino, P.E.
Commissioner

DMC: SRP: amk

cc: Mike Marmo, PD Files



13941

~~the alley parallel to and next north of West Roscoe Street; a line 96 feet west of and parallel to North Leavitt Street; West Roscoe Street; and a line 72 feet west of and parallel to North Leavitt Street (commonly known as 2 150 West Roscoe Street),~~

~~to those of a B4-2 Restricted Service 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 10-G.

(As Amended)

(Application Number 1394 1) *BPD 875*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the C1-2 Restricted Commercial District and the M2-2 General Manufacturing District symbols and indications as shown on Map Number 10-G in the area bounded by:

the alley immediately west of and parallel to South Bishop Street; a line ±333 feet north of and parallel to West 47th Street; South Bishop Street; West 46th Street; a line ±298 feet east of and parallel to South Bishop Street; West 47th Street; South Bishop Street; and a line ± 14 1 feet north of and parallel to West 47th Street,

to those of a B5-2 General Service District and a corresponding use district is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B5-2 General Service District symbols and indications as shown on Map Number 10-G in the area bounded by:

the alley immediately west of and parallel to South Bishop Street; a line ±333 feet north of and parallel to West 47th Street; South Bishop Street; West 46th Street; a line ±298 feet east of and parallel to South Bishop Street; West 47th Street; South Bishop Street; and a line ± 14 1 feet north of and parallel to West 47th Street,

to those of a Business Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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:

Business Planned Development Number 875

Plan Of Development Statements.

1. The area delineated herein as Business Planned Development Number ___ (the "Planned Development") consists of approximately two hundred one thousand eight hundred fifty (201,850) square feet (plus or minus four and sixty-three hundredths (± 4.63) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, 47th & Bishop, L.L.C. and Citron, L.L.C.
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, alleys or easements or any adjustment of right-of-way 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 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 than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.1-1 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. Provided, however, that any amendment or other modification to the property located within one subarea, which amendment or modification has no material effect on the Property in any other subarea, shall be made by all the owners of the subarea and any ground lessors of such subarea and shall not require the consent or authorization of any other owner or ground lessor of property within this Planned Development.

4. This Plan of Development consists of fourteen (14) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Subarea Map; and a Site Plan, Landscape Plan and Building Elevations prepared by Chicago Associates Planners and Architects dated June 12, 2003. Full sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This 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 are permitted in the area delineated herein as a Business Planned Development:
 - Subarea A: All uses and related facilities permitted in the B5-2 General Service District, off-street parking and related or accessory uses;
 - Subarea B: All uses and related facilities permitted in the B5-2 General Service District, off-street parking and related or accessory uses.
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.

7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
8. Any service drive 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. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
9. In addition to the maximum height of the improvements and any appurtenance depicted on the Site/Landscape Plan attached hereto, the height of any improvement shall also be subject to limitations approved by the Federal Aviation Administration.
10. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
11. The requirements of the 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 or its successors or assigns and a determination by the Commissioner of the Department of Planning and Development that such 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 the Planned Development 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 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 11.1 1-3(b) of the Chicago Zoning Ordinance until the director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
13. The applicant acknowledges that 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, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
14. Unless substantial construction of any improvements as contemplated by this Planned Development amendment has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the C1-2 Restricted Commercial District and the M2-2 General Manufacturing District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Subarea Map; Site Plan; Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 6104 through 6112 of this Journal.]

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

7/29/2003

REPORTS OF COMMITTEES

6103

13941

Business Planned Development Number 815

Bulk Regulations And Data Table.

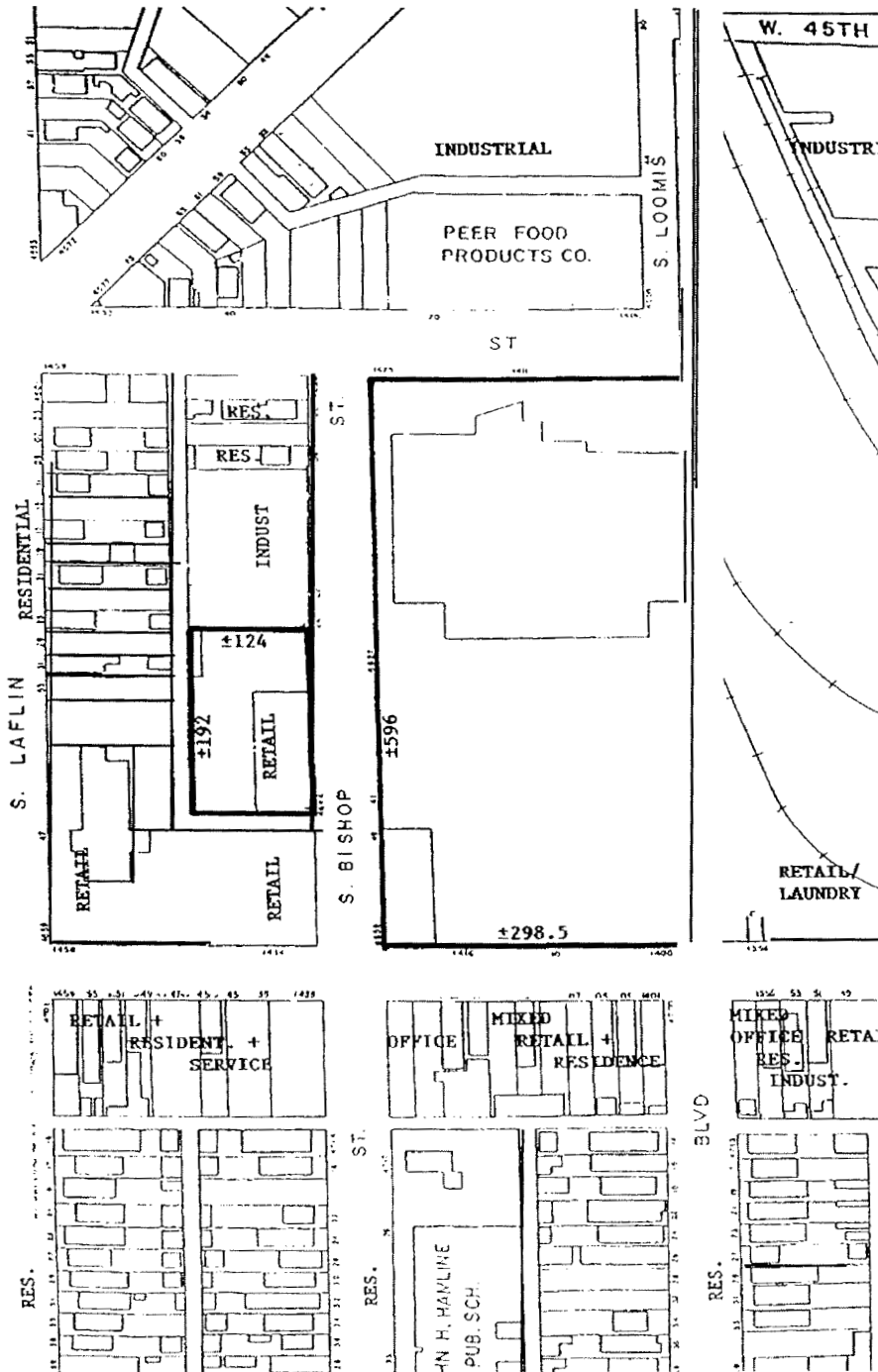
Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way
±241,265 square feet (5.54 acres) = ±201,850 square feet (±4.63 acres) + ±39,415 square feet (±0.91 acres)

Net Site Area Of:

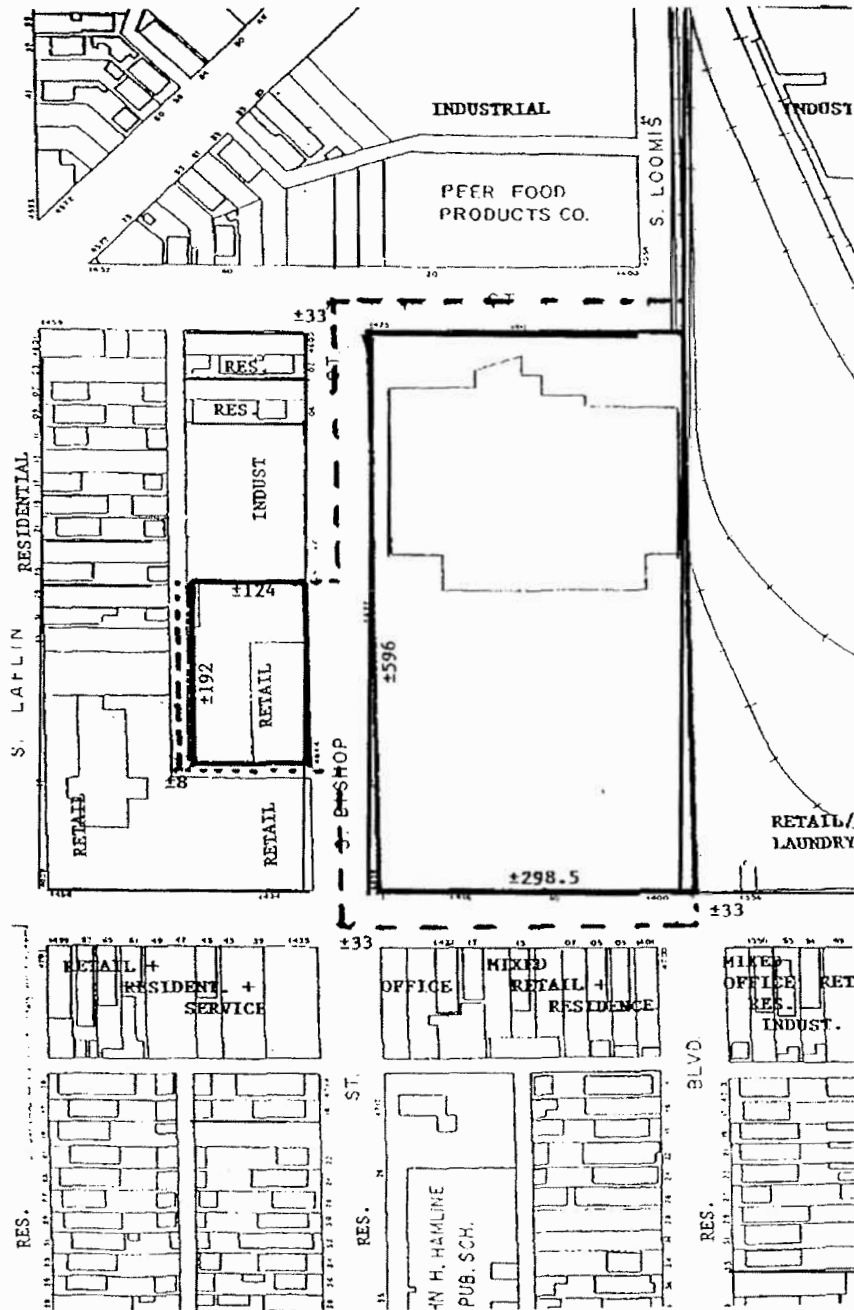
Subarea A:	±177,906 square feet	(±4.08 acres)
Subarea B:	±23,944 square feet	(±.55 acres)
TOTAL:	±201,850 square feet	(±4.63 acres)

	Subarea		Total
	A	B	
Maximum Permitted Floor Area Ratio:	1.0	1.0	1.0
Minimum Number of Off-Street Parking Spaces Designated for Subarea:	196	19	215
Minimum Number of Off-Street Loading Berths:	4	1	5
Setbacks from Property Line:	In substantial conformance with the Site Plan		
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan		
Maximum Height:	In substantial conformance with the Building Elevations		

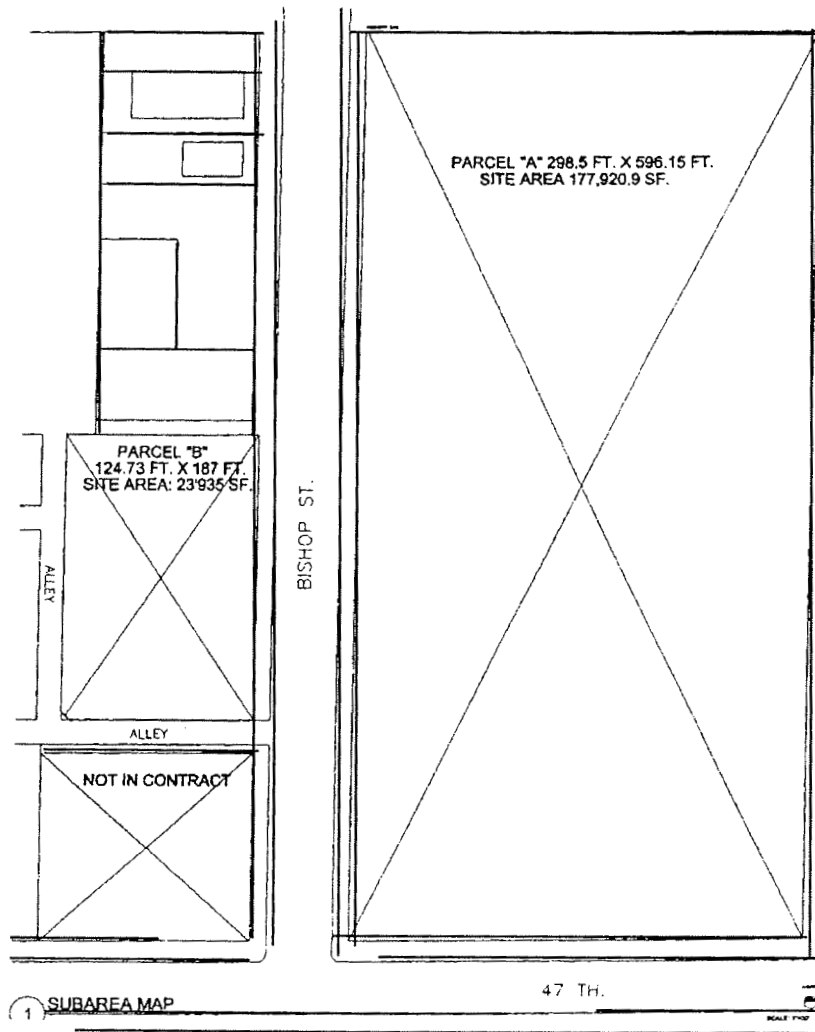
Existing Land-Use Map.



Boundary And Property Line Map.



Subarea Map.



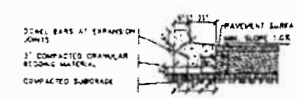
Site Plan.

LANDSCAPE REQUIREMENTS

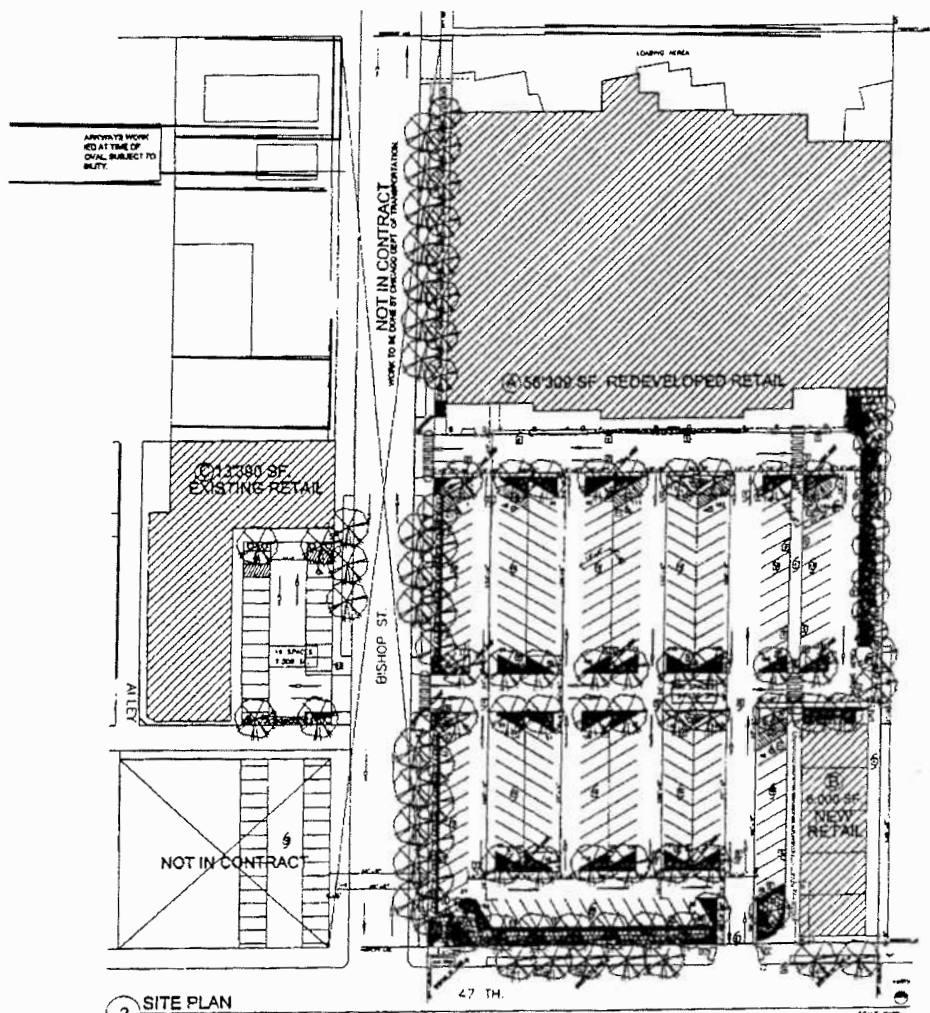
BUILDING "A" & "B" VEHICULAR USE AREA: 10,335 SF REQUIRED GREEN AREA: 1,233 SF ACTUAL GREEN AREA: 10,382 SF REQUIRED TREES: 77 ACTUAL TREES: 78 TOTAL: 18 (SYMMETRIC) + 99 PARKING SPACES REQUIRED: 118 ACTUAL PARKING SPACES: 180
BUILDING "C" PARKING WEST SIDE VEHICULAR USE AREA: 7,200 SF REQUIRED GREEN AREA: 211 SF ACTUAL GREEN AREA: 834 SF REQUIRED TREES: 5 ACTUAL TREES: 7 PARKING SPACES REQUIRED: 9 ACTUAL PARKING SPACES: 19
TOTALS NUMBER OF TREES: 83 UNITS PARKING OFF STREET AND ON STREET: 214
TOTAL RETAIL SPACE BLDG A: 34,200 SF REDEVELOPED BLDG B: 6,200 SF NEW BLDG C: 13,300 SF NEW 53,700 SF

ARCHITECTURAL NOTES

1. EXISTING OVERHEAD TO BE REMOVED, CLAMP & REMOVE AS NECESSARY.
2. NEW CONCRETE TO BE PLACED WITH REINFORCED CONCRETE. 2" MIN. THICKNESS. ALL NEW CONCRETE SHALL BE 4" MIN. THICKNESS. ALL NEW CONCRETE SHALL BE 4" MIN. THICKNESS. ALL NEW CONCRETE SHALL BE 4" MIN. THICKNESS.
3. EXISTING RETAIL & NEW FLOORING (SEE PLAN) TO BE REFINISHED. ALL EXISTING FLOORING TO BE REFINISHED. ALL EXISTING FLOORING TO BE REFINISHED.
4. NEW CONCRETE TO BE PLACED WITH REINFORCED CONCRETE. 2" MIN. THICKNESS. ALL NEW CONCRETE SHALL BE 4" MIN. THICKNESS. ALL NEW CONCRETE SHALL BE 4" MIN. THICKNESS.
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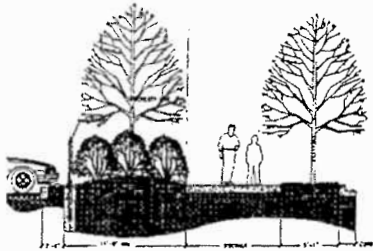


1 CONCRETE CURB DETAIL



2 SITE PLAN

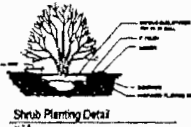
Landscape Plan.



47th STREET FRONTAGE TYPICAL SECTION
N.T.S.

Soil Statement by Owner

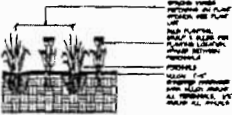
The undersigned acknowledges that the landscape planting shown on the attached landscape plan for the property at 472 S. 47th St., Chicago, IL, and 4634-44 S. Berens St., Chicago, IL, and 4634 S. Berens St., Chicago, IL, has to the best of the undersigned applicant's knowledge, been designed and all soil related information and reported as required by contract and submitted herein in accordance with the requirements of Title 10, Chapter 33 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance and the State of the Chicago Landscape Ordinance.



Shrub Planting Detail
N.T.S.

Soil Statement by Registered Landscape Architect

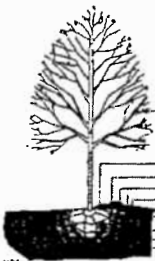
The undersigned landscape architect, registered in the State of Illinois, acknowledges that the landscape planting plan and associated details shown on the attached plan for the property at 472 S. 47th St., Chicago, IL, and 4634-44 S. Berens St., Chicago, IL, has been designed in accordance with the requirements of Title 10, Chapter 33 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the State of the Chicago Landscape Ordinance.



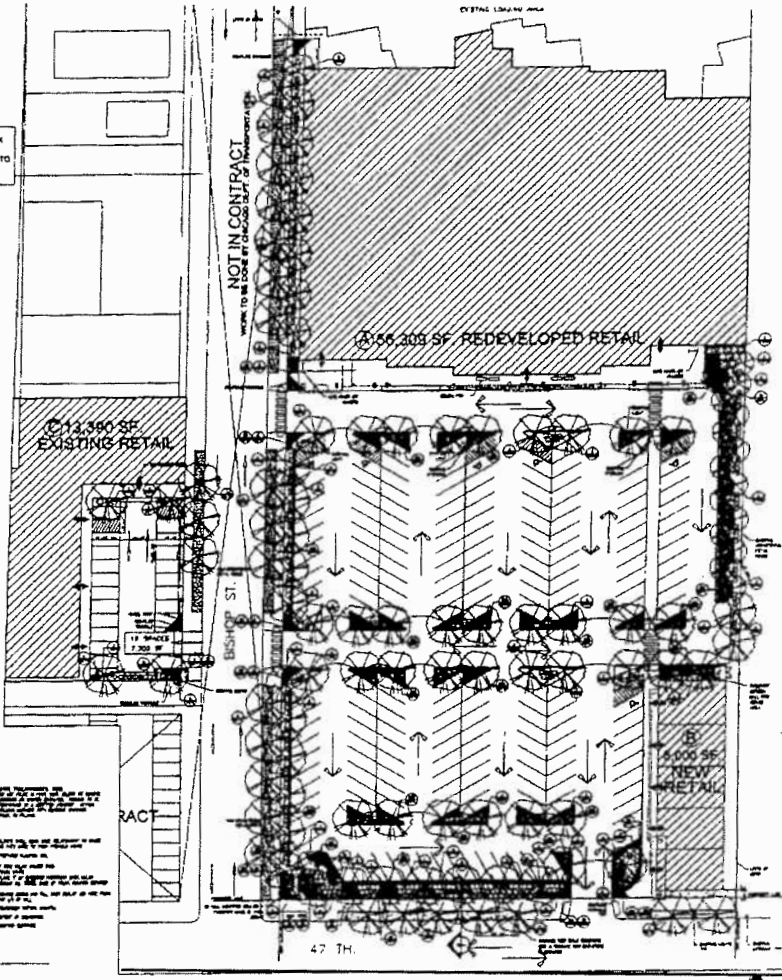
Perennial Planting Detail
N.T.S.

47th AND BERENS - PLANT LIST

NO.	SYMBOL	COMMON NAME	HT.	SPREAD	FRUIT	FLOWER	LEAF	REMARKS
1		Planting						
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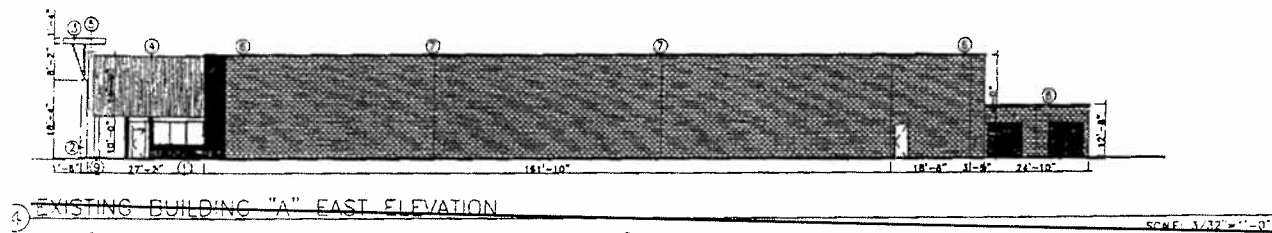
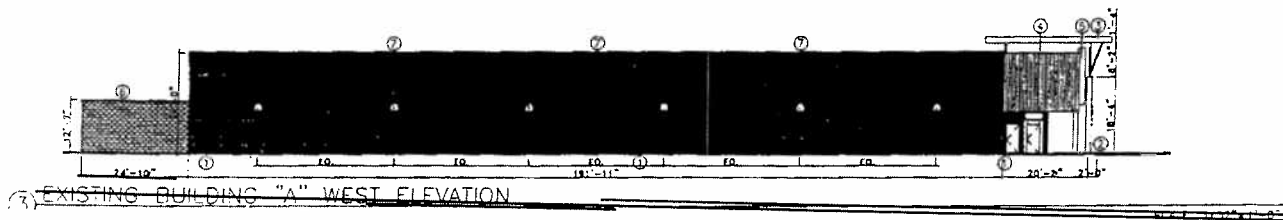
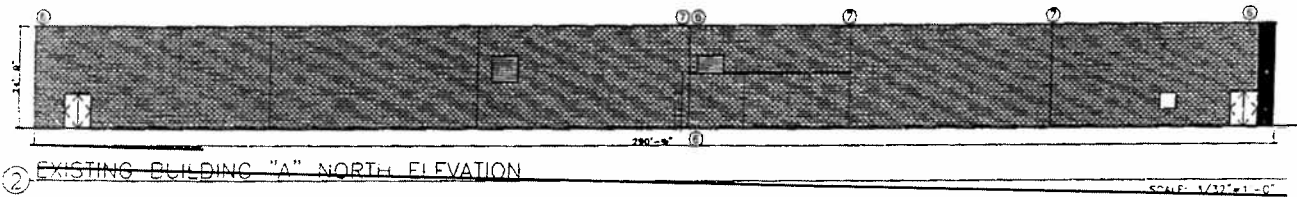
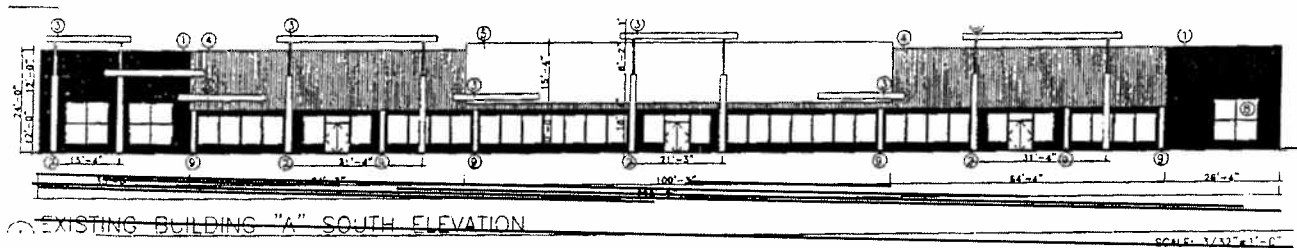


Tree Planting Detail
N.T.S.



LANDSCAPE PLAN

Building "A" Elevations.

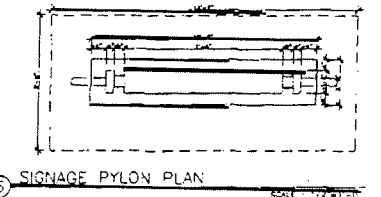
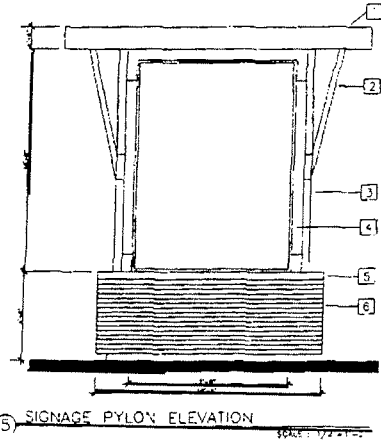
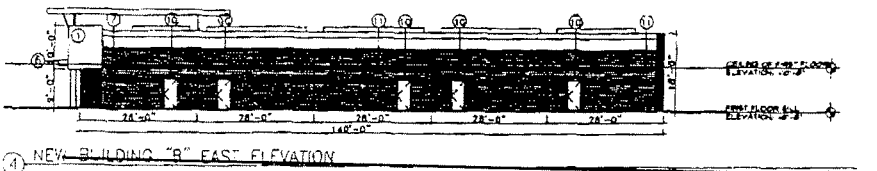
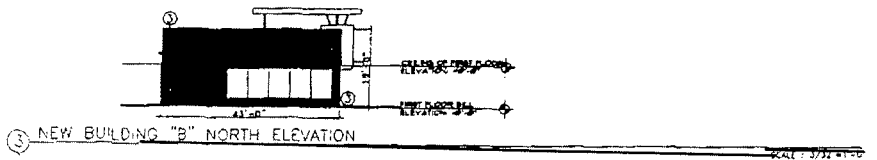
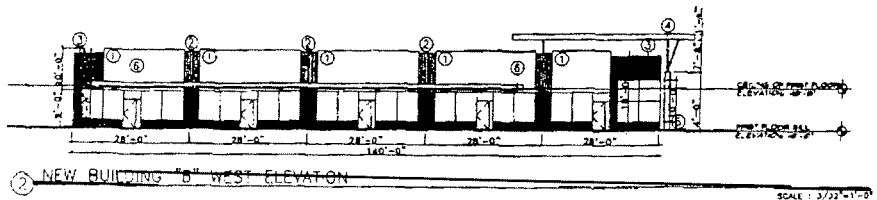
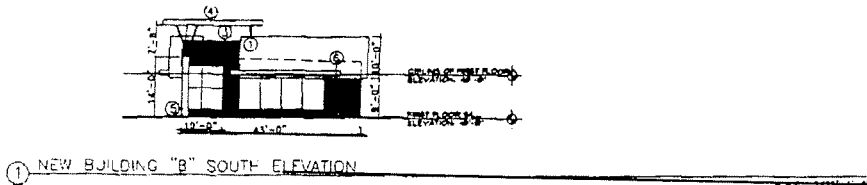


- ① EXISTING MASONRY TO REMAIN AND BE REFURBISHED
- ② NEW POURED IN PLACE CONCRETE COLUMNS.
- ③ NEW LIGHT WEIGHT STEEL / ALUMINUM CLAD CANOPY.
- ④ VERTICAL PRE-FINISHED STANDING SEAM ALUMINUM CLADDING.
- ⑤ EXISTING PRE CAST CONCRETE PANELS TO RECEIVE NEW CONCRETE STAIN FINISH.
- ⑥ EXISTING CONTROL JOINTS
- ⑦ NEW ALUMINUM STOREFRONT AND ENTRIES TO MATCH EXISTING.
- ⑧ NEW ALUMINUM COLUMN COVER AT EXISTING STEEL COLUMNS.
- ⑨ NEW DECORATIVE EXTERIOR LIGHT FIXTURE: 70 W. H.P.S. AS MANUFACTURED BY U.S. ARCHITECTURAL LIGHTING. MODEL # SBMTL 664.

7/29/2003

REPORTS OF COMMITTEES

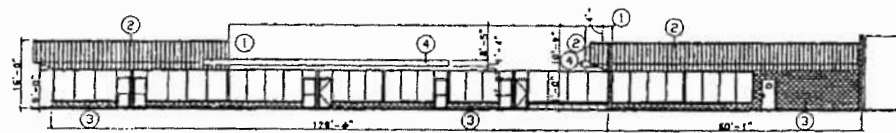
Building "B" Elevations.



- ① NEW EPS (DRI VIT) SIGN BOARD PANEL
- ② NEW PRE FINISHED STANDING SEAM ALUMINUM CLADDING
- ③ NEW MASONRY EXTERIOR WALLS TO MATCH MASONRY ON EXISTING MAIN BUILDING "A"
- ④ NEW LIGHT WEIGHT STEEL FRAME / ALUMINUM CLAD CANOPY
- ⑤ NEW POURED IN PLACE CONCRETE COLUMNS
- ⑥ NEW REAR MASONRY EXTERIOR WALLS FACED WITH "JUMBO BRICK"
- ⑦ 3 X 7 STEEL SECONDARY EXIT DOOR
- ⑧ NEW ALUMINUM STORE FRONT TO MATCH BUILDING "A"
- ⑨ DECORATIVE LIGHTING @ REAR DOOR LOCATION
- ⑩ 3 WYTHES DEEP ACCENT BAND OF FACE BRICK TO MATCH FRONT FACADE MASONRY

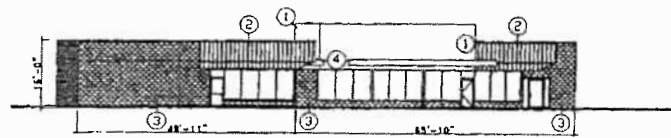
- SIGNAGE NOTES: □
- 1- ALUMINUM CLAD STEEL CANOPY
 - 2- PAINTED TUBULAR STEEL BRACKETS
 - 3- PAINTED RECTANGULAR TUBE STEEL UPRIGHT
 - 4- MULTI-TENANT BACK-LIT SIGNAGE PANEL
 - 5- STONE CAP WITH METAL FLASHING
 - 6- PLINTH BASE MASONRY EXISTING BRICK

Building "C" Elevations.



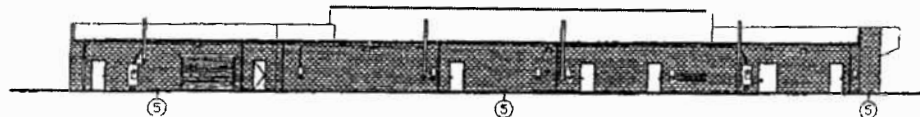
① EXISTING BUILDING "C" EAST ELEVATION

SCALE: 3/32"=1'-0"



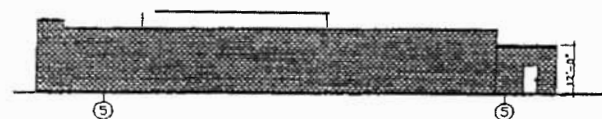
② EXISTING BUILDING "C" SOUTH ELEVATION

SCALE: 3/32"=1'-0"



③ EXISTING BUILDING "C" WEST ELEVATION

SCALE: 3/32"=1'-0"



④ EXISTING BUILDING "C" NORTH ELEVATION

SCALE: 3/32"=1'-0"

- ① NEW E.P.S (DPY VIT) SIGN BOARD PANEL
- ② EXISTING STANDING SEAM ALUMINUM CLADDING TO BE REFINISHED TO MATCH NEW CLADDING ON BUILDINGS 'A' AND 'B'
- ③ EXISTING MASONRY EXTERIOR WALLS STAINED TO MATCH MASONRY COLOR ON EXISTING MAIN BUILDING 'A'
- ④ NEW ALUMINUM CLAD STEEL CANOPY
- ⑤ EXISTING MASONRY EXTERIOR WALLS/INSULATED CONCRETE BLOCK TO REMAIN AS IS