

PD 914

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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>

October 10, 2007

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

Re: **Site Plan Approval for Business Planned Development No. 914,
Outlot 1**

Proposal: New signage on all four elevations of Fifth Third Bank and the
replacement of an existing free-standing sign with a new sign.

Location: NE corner of South Damen Avenue and West 33rd Street

Dear Mr. George:

We have reviewed the drawings for the proposed signage for Fifth Third Bank on the northeast corner of South Damen Ave. and West 33rd St. Four proposed signs, consisting of flat lettering which will read "Fifth Third Bank" and their logo, will be placed on the building's north, south, east and west elevations. Additionally, the existing 15'-0" high free-standing Target sign will be replaced with a similar sign that is 3'-0" higher. The new sign will be 18'-0" above grade to accommodate advertising for Fifth Third Bank and was approved by City Council on July 19, 2007.

The following drawings are submitted in accordance with Statement No. 11 of Business Planned Development No. 914:

- CP-11 Elevations (The Architects Partnership, April 27, 2006)
- Side & Top Elevation (Poblocki & Sons, August 1, 2005))

Upon review of the material submitted, the Department of Planning and Development has determined that these drawings are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Business Planned Development No. 914 is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on July 21, 2004.

Sincerely,

Arnold L. Randall
Commissioner

ALR:MRD:tm

cc: Kathleen Nelson, Mary Bonome, 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
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June 26, 2006

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

Re: **Site Plan Approval for Business Planned Development No. 914,
Outlot 1**

Proposal: The construction of a one-story bank with a drive-thru facility

Location: NE corner of S. Damen Ave. and W. 33rd St.

Dear Mr. George:

We have reviewed the plans and building elevations for the construction of a Fifth Third Bank with a drive-thru facility on the outlot of a recently opened Target store on the northeast corner of Damen Ave. and 33rd St. These plans are submitted in accordance with Statement No. 11 of Business Planned Development No. 914.

The following drawings were reviewed and will be added to the main file within The Department of Planning and Development in anticipation of Part II:

- Proposed Site Plan (tap The Architects Partnership, 4/27/06)
- Elevations (tap The Architects Partnership, 4/27/06)
- Sign Site Plan (VanBruggen Signs, 3/31/06)
- Outlot Easement Exhibit (Applied Engineering Services, Ltd., 6/15/05)

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Business Planned Development No. 914 is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on July 21, 2004.

Sincerely,

Lori T. Healey *sh*
Commissioner

LTH:MRD:tm

cc: Mary Bonome, Mike Marmo, DPD Files



7/21/2004

REPORTS OF COMMITTEES

14023
28851

~~Ordinance. Any re-application for an expired permit must meet the Zoning Ordinance standards in effect at the time of the re-application.~~

17-1-1403 Violations Continue.

~~Any violation of the ~~previous Zoning~~ Previous Ordinance will continue to be a violation under this Zoning Ordinance and be subject to penalties and enforcement under 17-15-0506-E. If the use, development, construction or other activity that was a violation under the ~~previous ordinance~~ Previous Ordinance complies with the express terms of this Zoning Ordinance, enforcement action will cease, except to the extent of collecting penalties for violations that occurred before November 1, 2004. The adoption of this Zoning Ordinance does not affect nor prevent any pending or future prosecution of, or action to abate, violations of the ~~previous Zoning~~ Previous Ordinance that occurred before November 1, 2004.~~

~~SECTION 3. This ordinance shall be in full force and effect from and after its passage and approval.~~

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION OF
AREA SHOWN ON MAP NUMBER 8-H.

(As Amended)

(Application Number 14023)

BPD 914

(Committee Meeting Held March 25, 2004)

The Committee on Zoning submitted the following report:

CHICAGO, July 21, 2004.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on March 25, 2004, I beg leave to recommend that Your Honorable Body *Pass* one

ordinance transmitted herewith for the purpose of reclassifying a particular area. It is referred to as Application Number 14023 which was corrected and amended in its amended form and pertains to a business planned development at 1901 -- 1959 West 31st Street.

At this time, I move for passage of the ordinance transmitted herewith.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Baker, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colon, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Shiller, Schulter, Moore, Stone -- 47.

Nays - None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C4 Motor Freight Terminal District symbols and indications as shown on Map Number 8-H in the area bounded by:

West 31st Place; South Wolcott Avenue; West 33rd Street; and South Damen Avenue,

to those of a B5-1 General Service 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 B5-1 General Service District symbols and indications established in Section 1 above to the designation of a Business Planned Development which is hereby established in the area above described subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements attached to this ordinance read as follows:

Business Planned Development Number 914

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development consists of approximately five hundred twenty-five thousand nine hundred eighty-seven (525,987) square feet (twelve and seventy-five thousandths (12.075) acres) and is owned or controlled by the applicant, Damen Development 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 or alleys, or easements, or adjustments of right-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 11.1 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. An agreement among property owners or a covenant binding property owners may designate the authorized party for any future amendment, modification or change.

4. This plan of development consists of 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; and a Site Plan; Landscape Plan; Green Roof Plan and Building Elevations prepared by Greenberg Farrow Architects dated February 19, 2004. Full size sets of the Site Plan, Landscape Plan, Green Roof 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 "Business Planned Development": all uses permitted in the B5- 1 General Service District and accessory uses. Drive-through establishments offering goods or services directly to customers waiting in parked motor vehicles are expressly permitted provided that the drive-through establishments are accessed from interior driveways.
6. Business identification signs shall be permitted within the planned development subject to the review and approval of the Department of 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 and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. 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.
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 the 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, Green Roof Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. With respect to the Outlot 1 identified on the Site Plan, the applicant shall submit a site plan and elevations, including drawings of all signage, to the Department of Planning and Development for site plan and Part II approval pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance. Site plan approval is intended to assure that the development proposal for the Outlot 1 building and the outlot is architecturally integrated and otherwise consistent with the remainder of the planned development ordinance and to assist the City in monitoring ongoing development. If a site plan substantially conforms with the provisions of this planned development ordinance, the Commissioner shall approve the site plan and shall issue written approval thereof to the applicant within thirty (30) days of submission of the completed application. If the Commissioner determines within said thirty (30) day period that the site plan does not substantially conform with the provisions of the planned development ordinance, the Commissioner shall advise the applicant in writing regarding the specific reasons for such adverse determination and the specific areas in which the site plan does not conform to the provisions of this planned development ordinance within fourteen (14) days from the expiration of said thirty (30) day period. In the event of an adverse determination by the Commissioner, the applicant shall have the right to submit a supplemental or revised site plan for approval. The Commissioner shall thereafter review any resubmission within fourteen (14) days and make a final written determination within said period. The failure of the Commissioner to so advise the applicant in writing within the time period herein specified shall be deemed the Commissioner's approval of the submitted site plan. Following approval of the site plan by the Commissioner, the site plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this planned development ordinance. After the Commissioner approves the site plan, the approved site plan may be changed or modified pursuant to the provisions of this planned development ordinance. In the event of any inconsistency between an approved site plan and the terms of the planned development ordinance in effect at the time of approval of such site plan or of the modifications thereto, the terms of the planned development ordinance shall govern. The

site plan for any new building to be constructed within the outlot parcel shall, at a minimum, provide the following information:

- building footprint;
- dimensions of all setbacks;
- location and depiction of all driveway (including relevant dimensions);
- location and depiction of all signage;
- all building elevations; and
- statistics regarding the new building to be constructed, including:
 - (1) floor area and F.A.R. as presented on submitted drawings;
 - (2) number of parking spaces provided;
 - (3) number of loading berths provided;
 - (4) the uses to occur in the buildings;
 - (5) maximum building height;
 - (6) setbacks and vertical setbacks, required and provided; and
 - (7) traffic generation data to update and supplement previously submitted traffic impact studies, if the Chicago Department of Transportation deems it necessary.

12. 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.

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 natural resources. The applicant shall design, construct and maintain all buildings located within this planned development to meet the minimum threshold standards of the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System by achieving L.E.E.D. Certification.
14. 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.
15. 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 B5-1 General Service District.

[Green Roof Plan referred to in this Plan of Development
Statements unavailable at time of printing.]

[Existing Zoning Map; Existing Land-Use Map; Property
Boundary and Right-of-Way Vacation Map; Site Plan;
Landscape Plan; and Building Elevations
referred to in these Plan of Development
Statements printed on pages 28859
through 28865 of this Journal.]

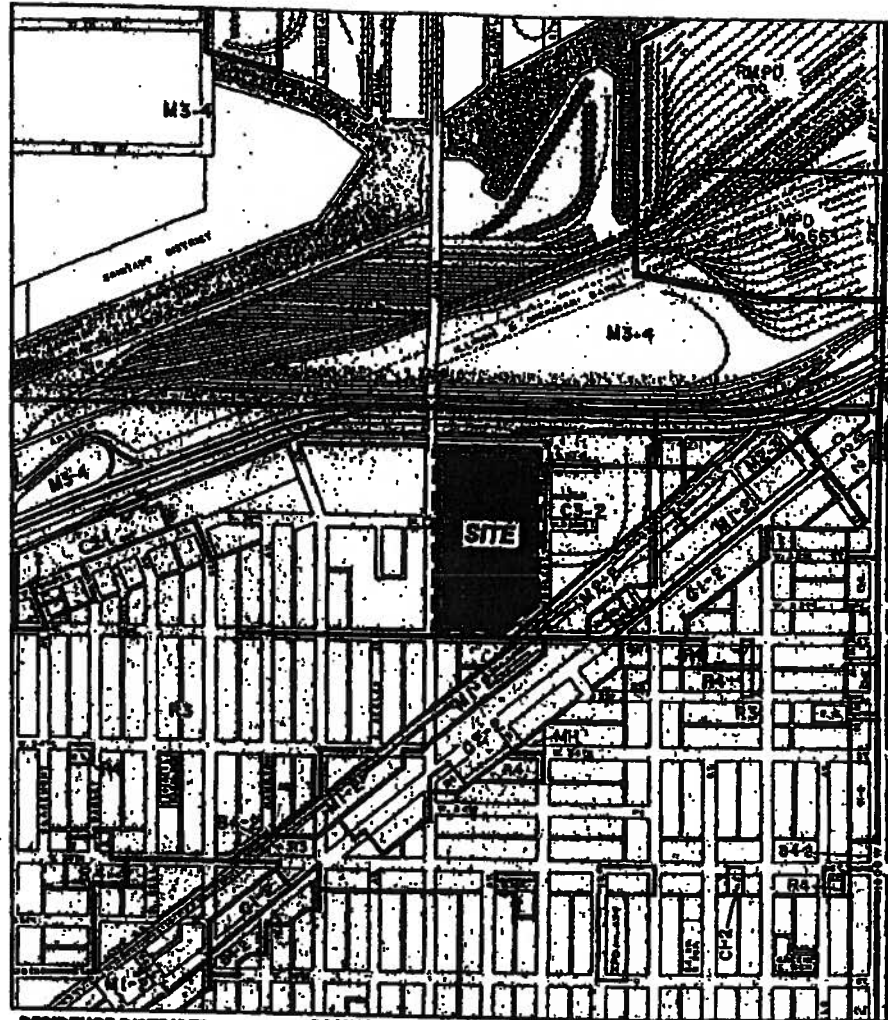
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development Number 914

Bulk Regulations And Data Table.

Net Site Area	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
525.987 square feet (12.075 acres)	0.60	Per approved Site Plan
Gross Site Area = Net Site Area (525,987 square feet) + Area in Adjoining Right-of-Way (106,066 square feet) = 632.047 square feet (14.510 acres)		
Maximum Floor Area Ratio for Total Net Site Area:	0.60	
Minimum Number of Off-Street Parking Spaces:	572 (including 2% handicapped)	
Minimum Number of Off-Street Loading Berths:	4 at 10 feet, 0 inches x 50 feet, 0 inches	
Maximum Percentage of Site Coverage:	Per approved Site Plan	
Minimum Required Building Setbacks:	Per approved Site Plan	
Maximum Permitted Building Height:	Per approved Building Elevations	

Existing Zoning Map.



RESIDENCE DISTRICTS

- R2 SINGLE-FAMILY RESIDENCE DISTRICT
- R3 GENERAL RESIDENCE DISTRICT
- R4 GENERAL RESIDENCE DISTRICT
- R5 GENERAL RESIDENCE DISTRICT

BUSINESS DISTRICTS

- B1-1 TO B1-3 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-3 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-3 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-3 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-3 GENERAL SERVICE DISTRICTS

COMMERCIAL DISTRICTS

- C1-1 TO C1-3 RESTRICTED COMMERCIAL DISTRICT
- C2-1 TO C2-3 GENERAL COMMERCIAL DISTRICT
- C3-1 TO C3-3 COMMERCIAL, MANUFACTURING DISTRICT
- C4 MOTOR FREIGHT TERMINAL DISTRICT

MANUFACTURING DISTRICTS

- M1-1 TO M1-3 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-3 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-3 HEAVY MANUFACTURING DISTRICTS

MPD PLANNED DEVELOPMENT

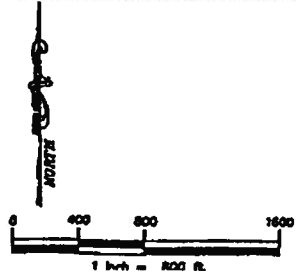
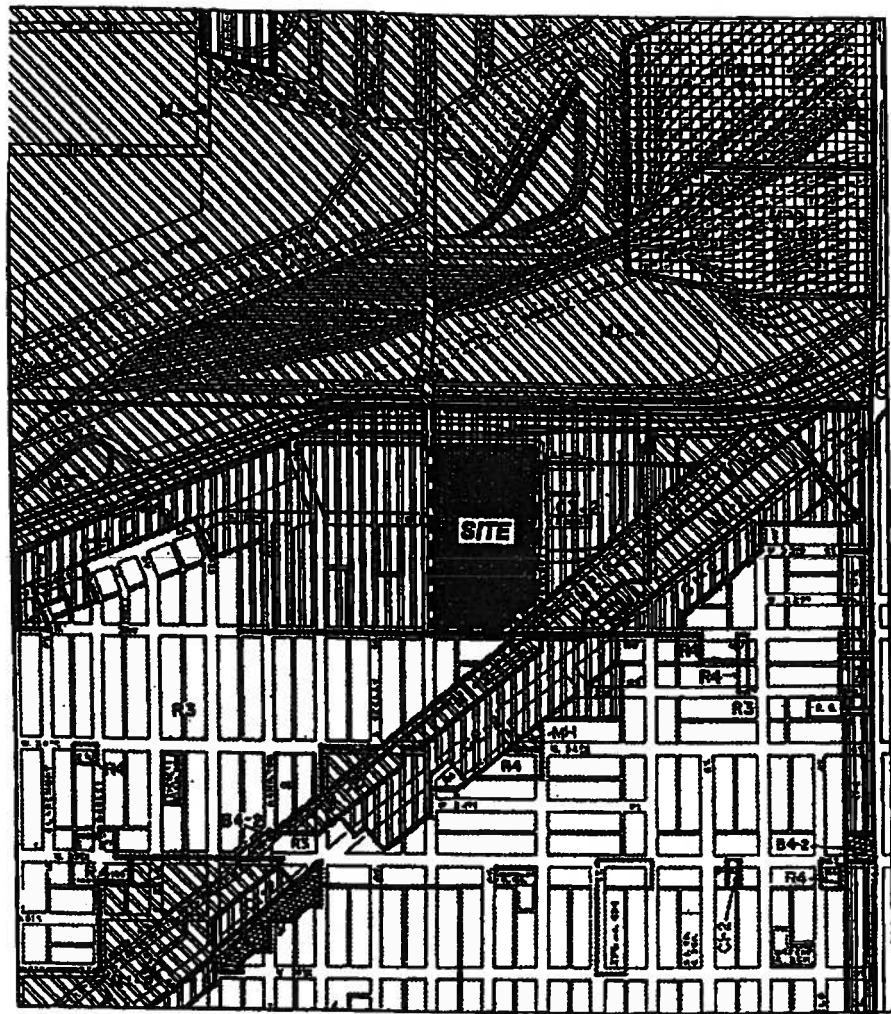
RESERVE DESIGN ARCHITECTURE ENGINEERING DEVELOPERS
 1425 3rd Street, Suite 200, Raleigh, NC 27601
 919.781.2222 or 919.781.2223






APPLICANT: SANDHILL DEVELOPMENT LLC
 ADDRESS: 5001-5009 WEST 50th PLACE,
 5004-5008 SOUTH WOLCOTT AVENUE,
 5003-5005 WEST 50th STREET,
 5000-5004 SOUTH DIXIE AVENUE

DATE: JUNE 27, 2004
 REVISED: FEBRUARY 19, 2004



Existing Land-Use Map.



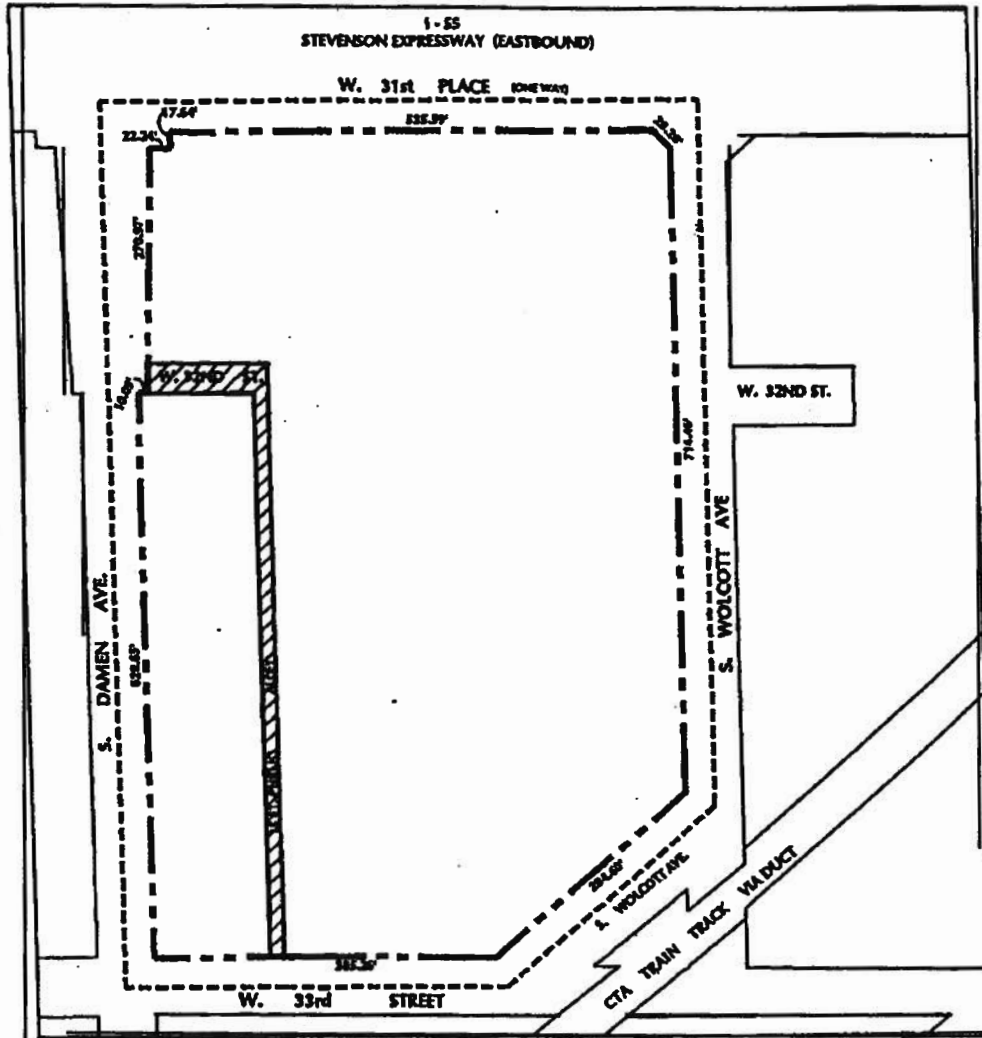
-  RESIDENTIAL USES
-  BUSINESS USES
-  COMMERCIAL USES
-  MANUFACTURING USES
-  PLANNED DEVELOPMENT

ENGINEER (PLANNING AND DESIGN) ENGINEERING FIRM
 3000 East Grand Avenue, Suite 100, Arlington Heights, IL 60005
 tel 847.392.4200 fax 847.392.4200

APPLICANT: DANBY DEVELOPMENT L.L.C.
ADDRESS: 100-100 WEST WALSH PLACE,
 100-100 SOUTH WILSON STREET,
 100-100 WEST 104 STREET,
 100-100 SOUTH DANBY AVENUE

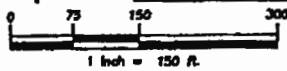
DATE PREPARED: JUNE 27, 2004
DATE REVISION: FEBRUARY 19, 2004

Property Boundary And Right-Of-Way
Vacation Map.



LEGEND

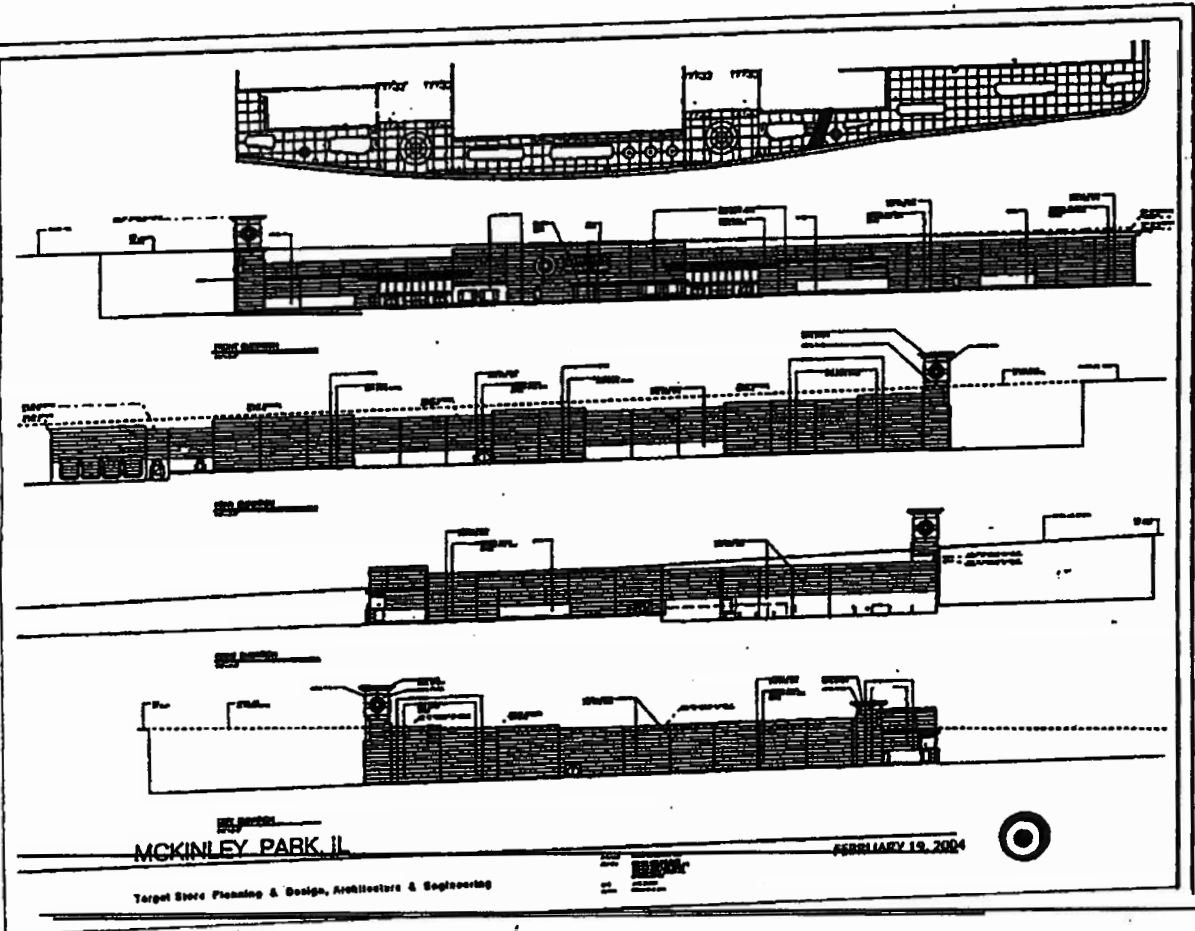
DASHED LINE PROPERTY LINE	DOTTED LINE PLAN DEVELOPMENT LINE	AREA TO BE VACATED
TOTAL NET GROSS AREA (TO PROPERTY LINES) 325,881.47 SQUARE FEET OR 7.478 ACRES	TOTAL NET GROSS AREA (TO PLAN DEVELOPMENT LINES) 632,947.47 SQUARE FEET OR 14.510 ACRES	32,496.6 SQUARE FEET OR 0.744 ACRES



ENGINEERING ARCHITECTURE ENGINEERING DESIGN
1000 WEST 34th PLACE, SUITE 100, AUSTIN, TEXAS 78758
512-476-1000 FAX 512-476-1001

APPLICANT: DAMEN DEVELOPMENT LLC
ADDRESS: 1000 WEST 34th PLACE,
SUITE 100, AUSTIN, TEXAS 78758
512-476-1000 FAX 512-476-1001
DATE: JUNE 27, 2004
DRAWN BY: SCRD114 DV 10 0004

Building Elevations.
(Page 1 of 2)



Building Elevations.
(Page 2 of 2)

