

PD 924

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 13, 2022

April Mabe
Assoc. Development Manager
PetSmart
19601 N. 27th Ave.
Phoenix, AZ 85027

Re: PD 924, 1101 S. Canal St.

Dear Ms. Mabe:

In response to your recent request, please be advised that the subject property is zoned Business Planned Development Number 924 ("PD 924"). According to your request, there is a vacant veterinary space within the currently operating PetSmart at 1101 S. Canal St. which they would like to franchise, and they are seeking zoning clarification.

The PetSmart store is 28,588 SF and comprised of a retail sales area with accessory uses to include a 2,201 SF veterinary health facility. The veterinary services generally consist of outpatient care, routine examinations and vaccinations, pharmacy, dental care, and most surgical procedures. Boarding or keeping of pets is not offered as a separate service, however, an overnight stay may be required for the safety and/or wellbeing of a pet.

Pursuant to Statement no. 5 of PD 924, all uses permitted in the C3-5 district and accessory uses are permitted in the Planned Development. PD 204 was approved on Sept. 1, 2004, and on November 1, 2004, the downtown C3-5 district was converted to a DX-7 district. Pursuant to Section 17-4-0207-Q of the Zoning Ordinance ("Ordinance"), animal services, as defined in Section 17-17-0104-B of the Ordinance, are permitted within the DX district. Therefore, both sales and grooming and veterinary uses are permitted at the subject site.

Sincerely,

Patrick Murphey
Zoning Administrator

C: Main file



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>

August 14, 2006

Mr. Richard Fost
Gensler Architecture
30 West Monroe Street; Suite 400
Chicago, IL 60603

Re: **Site Plan Approval (Building) for Business Planned Development No. 924: Outlot #1**

Proposal: Construction of a one-story, 4950-square foot, bank building on Outlot #j1.

Location: 430 West Roosevelt Road/ Outlot #1
("Southgate Market/ Bank of America")

Dear Mr. Fost:

We have reviewed the plans submitted by you for the construction of a building on Outlot #1 of Business Planned Development No. 924. The plans consist of Site Plan, dated August 11, 2006; and Construction Plan (A02.01), Roof Plan (A02.02), Building Sections (A09.01) and Exterior Elevations (A09.11), dated August 3, 2006. The submission also includes the addendum letter from Mr. Luigi Franceschina of Gensler Architecture, dated August 11, 2006. These plans are submitted in accordance with Statement No. 11 of Business Planned Development No. 924.

These plans depict a one-story, 4950 square-foot bank building to be built on Outlot #1 along West Roosevelt Road. The building is to have a vegetated ("green") roof over 100% of the building's net roof area, as calculated by the US Green Building Council; and it is to be LEED certified. Landscaping, which is to be provided by others, has been approved by a separate Site Plan Approval letter, dated August 14, 2006.

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. Accordingly, this Site Plan (Building) submittal for Business Planned Development No. 924 (Outlot #1) is hereby approved as conforming to the Plan of Development passed by the Chicago City Council on September 1, 2004. Signage is not covered by this Site Plan Approval and is subject to a separate sign application.

Sincerely,

Lori T. Healey,
Commissioner

Originated by: Fred Deters

cc: Terri Haymaker, Mike Marmo, Planned Development files



B



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

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<http://www.cityofchicago.org>

August 14, 2006

Mr. Robert G. Piebanski, Jr.
Eckenhoff Saunders Architects
700 South Clinton Street
Chicago, IL 60607

Re: **Site Plan Approval (Landscape) for Business Planned Development No. 924: Outlot #1**
Proposal: Landscaping for development of the outlot for a bank building.
Location: 430 West Roosevelt Road/ Outlot #1
("Southgate Market/ Bank of America")

Dear Mr. Piebanski:

We have reviewed the Landscape Plan (L1-01) dated June 27, 2005, prepared by Daniel Weinbach & Partners, Ltd., submitted by you for the construction of landscaping for Outlot #1 of Business Planned Development No. 924; more specifically, for an integral planter along the Roosevelt Road frontage of Outlot #1. These plans are submitted in accordance with Statement No. 11 of Business Planned Development No. 924.

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. Accordingly, this Site Plan (Landscape) submittal for Business Planned Development No. 924 (Outlot #1) is hereby approved as conforming to the Plan of Development passed by the Chicago City Council on September 1, 2004.

Sincerely,

Lori T. Healey, 
Commissioner

Originated by: Fred Deters

cc: Terri Haymaker, Mike Marmo, Planned Development files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

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October 29, 2004

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

RE: Request for minor changes to Business Planned Development #924
Southgate Market (Northeast corner of Roosevelt/Canal)

Dear Mr. George:

Please be advised that your request for minor changes to Business Planned Development #924 on behalf of Canal/Taylor Joint Venture, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested the following modifications:

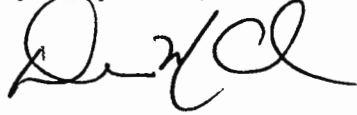
1. The installation of ground face and split face architectural masonry units in place of pre-cast panels;
2. An expanded glass area in the southwest corner of the building;
3. Provision of an additional handicap ramp at the main entry to the shopping center on Canal Street.
4. The elimination of the circuitous handicap ramp at the southwest corner of the site and replacement with landscaping.

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. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 924, I



hereby approve the foregoing minor changes, but no other changes to
Business Planned Development No. 924.

Very Truly Yours,



Denise M. Casalino, P.E.
Commissioner



cc: Mike Marmo, DPD Files

DMC: SRP: pas

9/1/2004

REPORTS OF COMMITTEES

14249
30547

Reclassification Of Area Shown On Map Number 2-F.
(As Amended)
(Application Number 14249)

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 (formerly Business Planned Development Number 504) symbols and indications as shown on Map Number 2-F in the area bounded by:

West Taylor Street; the west line of the Amtrak right-of-way east of South Canal Street; West Roosevelt Road; a line 54.74 feet east of South Canal Street; a line 100.12 feet north of West Roosevelt Road; a line 22.54 feet east of South Canal Street; West Roosevelt Road; and the centerline of South Canal Street,

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 2. 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 924.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development, consists of approximately two hundred eighty-nine thousand two hundred twenty-five (289,225) square feet (six and sixty-four hundredths (6.64) acres) and is owned or controlled by the applicant, Canal/Taylor Joint Venture.

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; and Building Elevations prepared by Eckenhoff Saunders Architects dated July 15, 2004. Pull 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 "Business Planned Development": all uses permitted in the C3-5 Commercial-Manufacturing 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. The applicant shall make a one (1) time financial contribution to the City of Chicago towards the cost of transportation infrastructure improvements in the public ways that comprise the Roosevelt Road corridor. A preliminary estimate of the amount of this contribution shall be provided by the City at the time of Part II issuance by the Department of Planning and Development. A final cost shall be provided to the applicant within ninety (90) days after Part II issuance. This amount shall be paid by the applicant prior to issuance of a certificate of occupancy for the building. The applicant shall participate in a Roosevelt Road corridor association such as a traffic management association, a special service area, or similar entity and shall share in the funding of the entity in a manner proportionate to the applicant's traffic impact on the corridor as determined by the Department of Planning and Development and the Department of Transportation. A formula shall be devised to calculate this impact including but not limited to one (1) or more of the following: trip generation, peak hour volumes, store footage, number of parking spaces, or other such quantifiable measurements. This formula shall be developed jointly by the Department of Planning and Development and the Department of Transportation. The entity shall provide services that enhance traffic flow in the corridor including but not limited to a trolley to convey shoppers between developments, information to provide shoppers with alternate routes to corridor developments, and shall commit to a shared parking arrangement among entity members to minimize short vehicular trips between proximate developments.
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. With respect to the property identified on the Site Plan as **Outlot 1** (the "**Outlot 1 Property**"), the applicant shall submit a site plan, landscape plan and building elevations (collectively, a "site plan") 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 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 the building to be constructed within the **Outlot 1 Property** 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 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
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 pre-existing C3-5 Commercial-Manufacturing District.

[Landscape Plan referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Sitescape Plan; Grade Level Plan; Street Level Plan; Intermediate Parking Level Plan; P1, P2 and P3 Parking Level Plans; Elevation Drawings; and East/West Building Section referred to in these Plan of Development Statements printed on pages 30554 through 30566 of this Journal.]

Bulk Regulations and Data Table attached to this ordinance reads as follows:

9/1/2004

REPORTS OF COMMITTEES

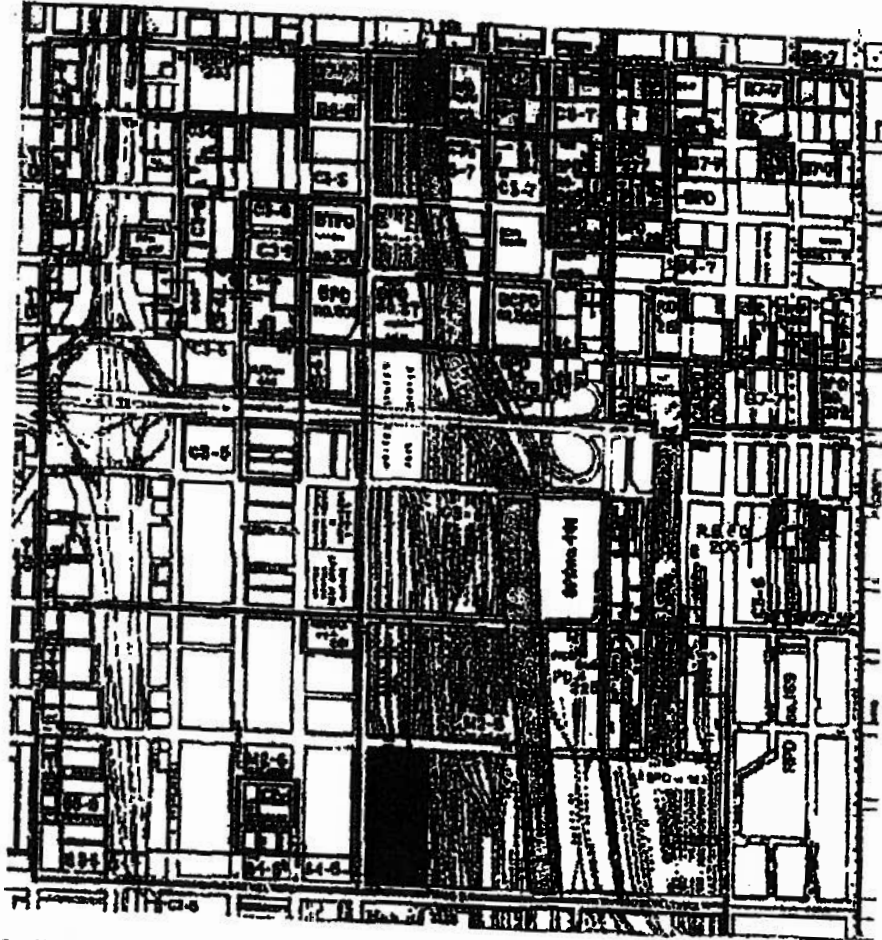
14249
30553

Business Planned Development Number 924

Bulk Regulations And Data Table.

Net Site Area	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
289,225 square feet (6.64 acres)	1.50	Per approved Site Plan
Net Site Area:	289,225 square feet	
Adjoining Right-of-Way Area:	68,626 square feet	
Gross Site Area:	357,851 square feet	
Total Floor Area:	380,000 square feet	
Maximum Floor Area Ratio for Total Net Site Area:	1.50	
Minimum Number of Off-Street Parking Spaces	980 + 20 handicapped (2%)	
Minimum Number of Off-Street Loading Berths:	8	
Maximum Percent 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.



 PROPOSED SITE



RESIDENCE DISTRICTS

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

BUSINESS DISTRICTS

- B1-1 TO B1-5 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-5 GENERAL SERVICE DISTRICTS

COMMERCIAL DISTRICTS

- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICT
- C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICT
- C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICT
- C4 MOTOR FREIGHT TERMINAL DISTRICT

MANUFACTURING DISTRICTS

- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICTS

PLANNED DEVELOPMENT

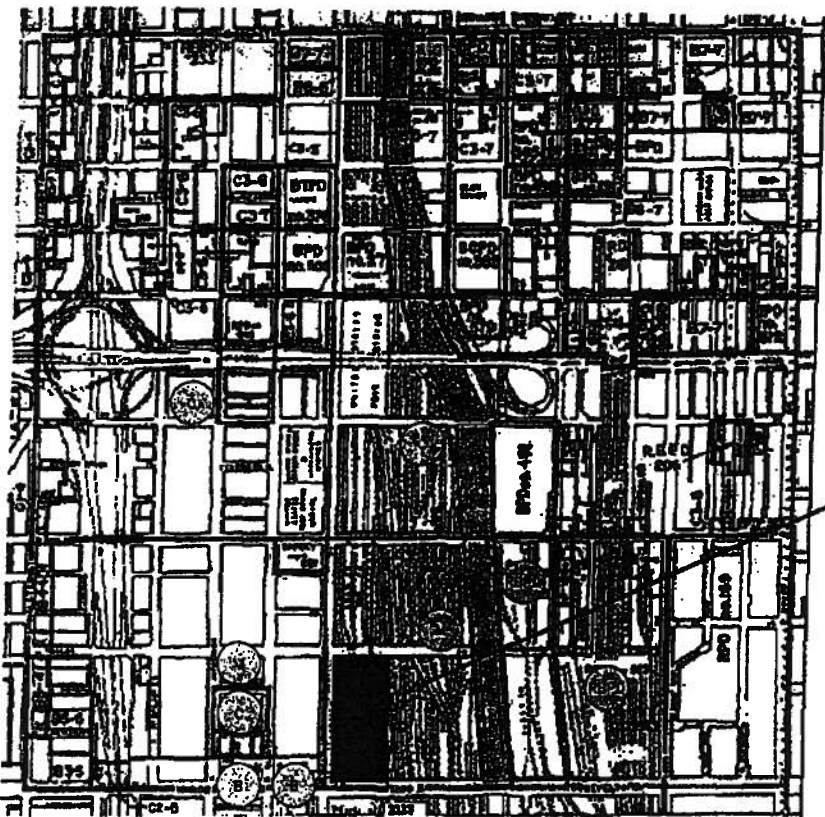
- IPD INDUSTRIAL PLANNED DEVELOPMENT
- SPD BUSINESS PLANNED DEVELOPMENT
- MPD MANUFACTURING PLANNED DEVELOPMENT
- RPD RESIDENTIAL PLANNED DEVELOPMENT






9/1/2004

REPORTS OF COMMITTEES

Land-Use Map.

30555

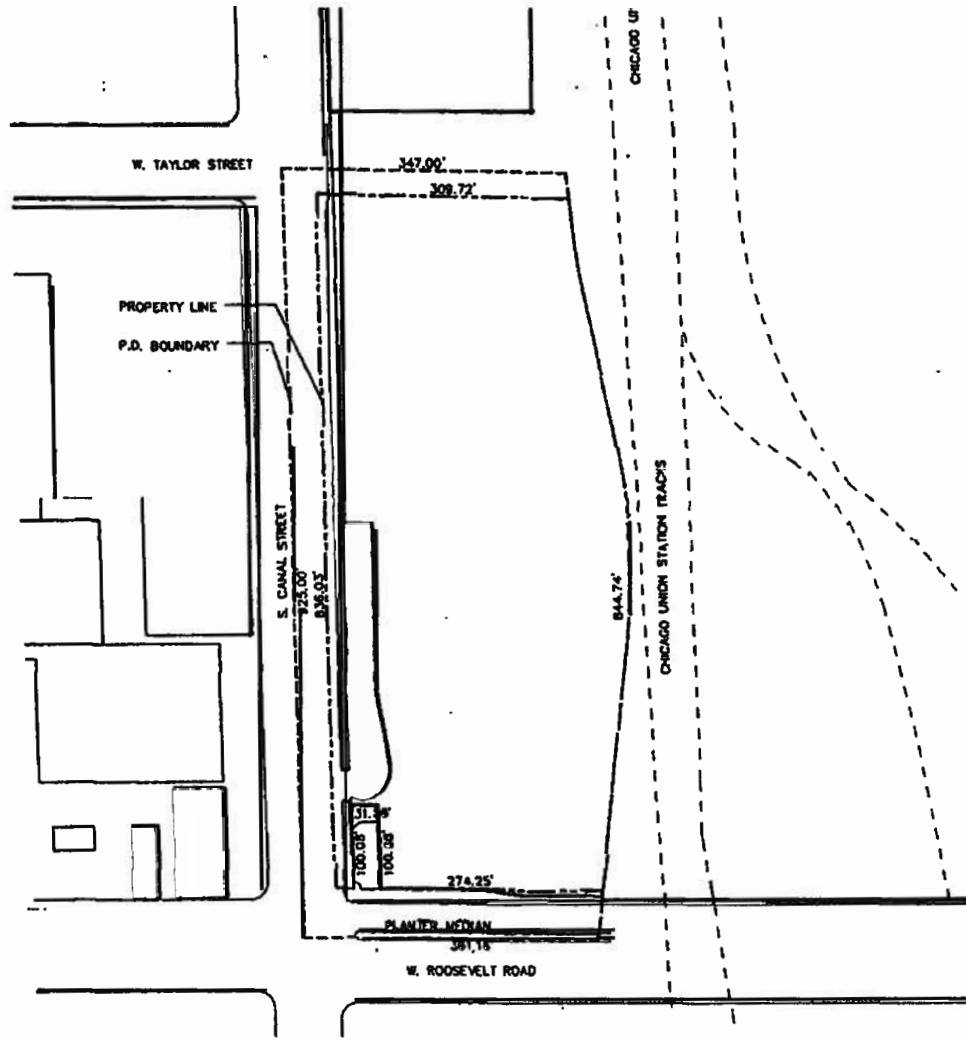


-  COMMERCIAL DISTRICT
-  MANUFACTURING DISTRICT
-  BUSINESS DISTRICT
-  RESIDENCE BUSINESS PLANNED DEVELOPMENT
-  PROPOSED SITE

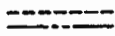
SOUTHGATE MARKET CHICAGO, ILLINOIS
 Current Land Use Map | 07.15.04



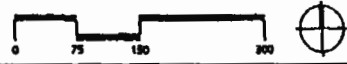
Planned Development Property Line And Boundary Map.



PD BOUNDARY
PROPERTY LINE



PD AREA 357,851 SQ. FT.
PROPERTY AREA 289,225 SQ. FT.



PLANNED DEVELOPMENT PROPERTY LINE & BOUNDARY MAP

APPLICANT: CANAL/TAYLOR JOINT VENTURE
1003-1143 SOUTH CANAL STREET
364-430 WEST ROOSEVELT ROAD
343-413 WEST TAYLOR STREET

DATE: JULY 15, 2004

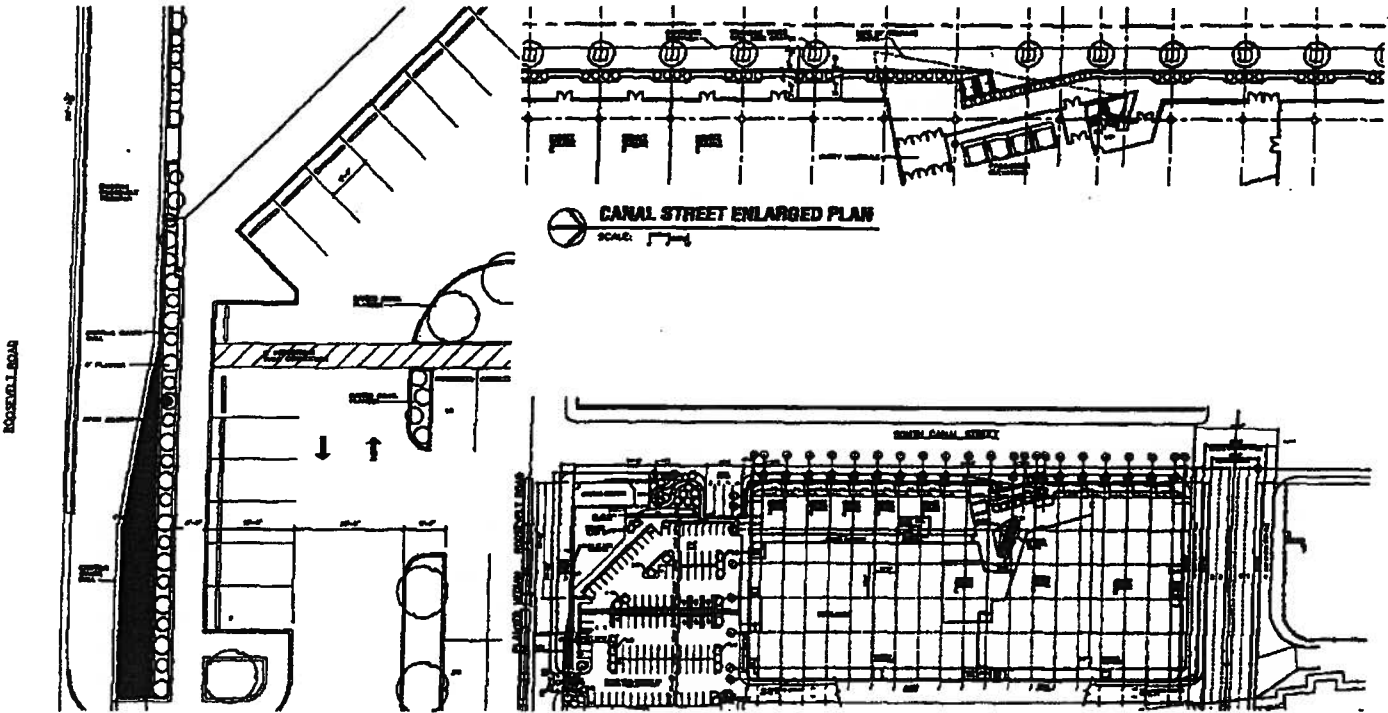


9/1/2004

REPORTS OF COMMITTEES

30557

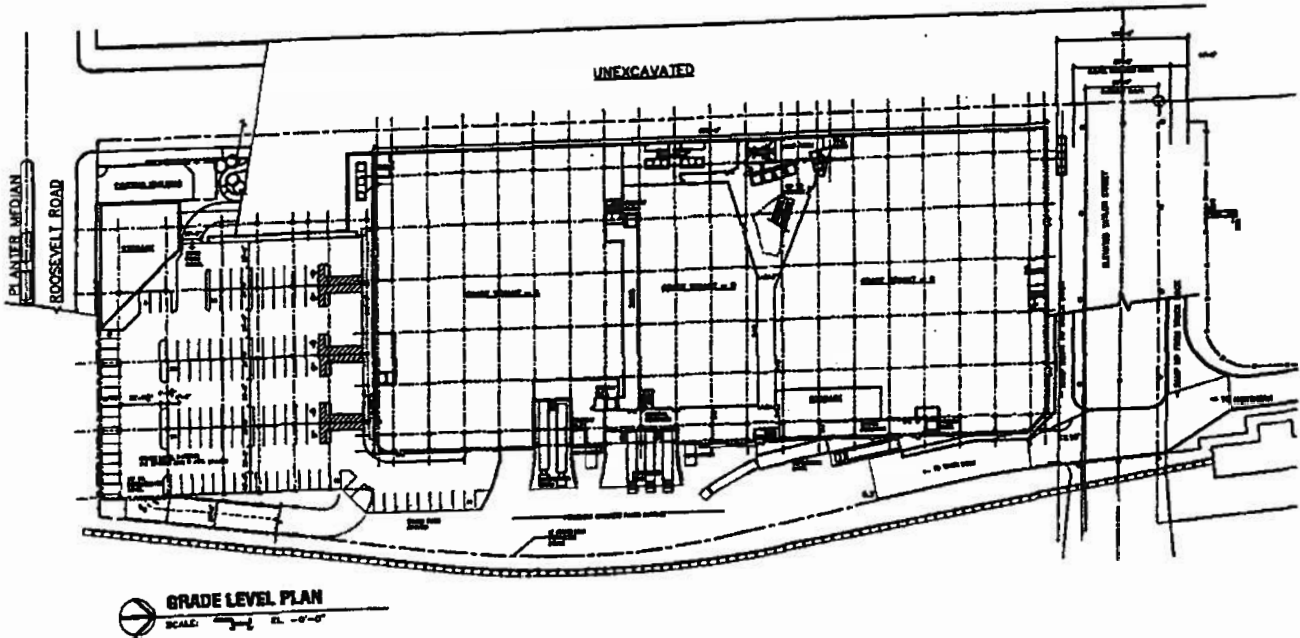
Sitescape Plan.



SOUTHGATE MARKET CHICAGO, ILLINOIS
Sitescape Plan | 07.15.04 revision



Grand Level Plan.



SOUTHGATE MARKET CHICAGO, ILLINOIS
 Grade Level Plan | 07.15.04 revision

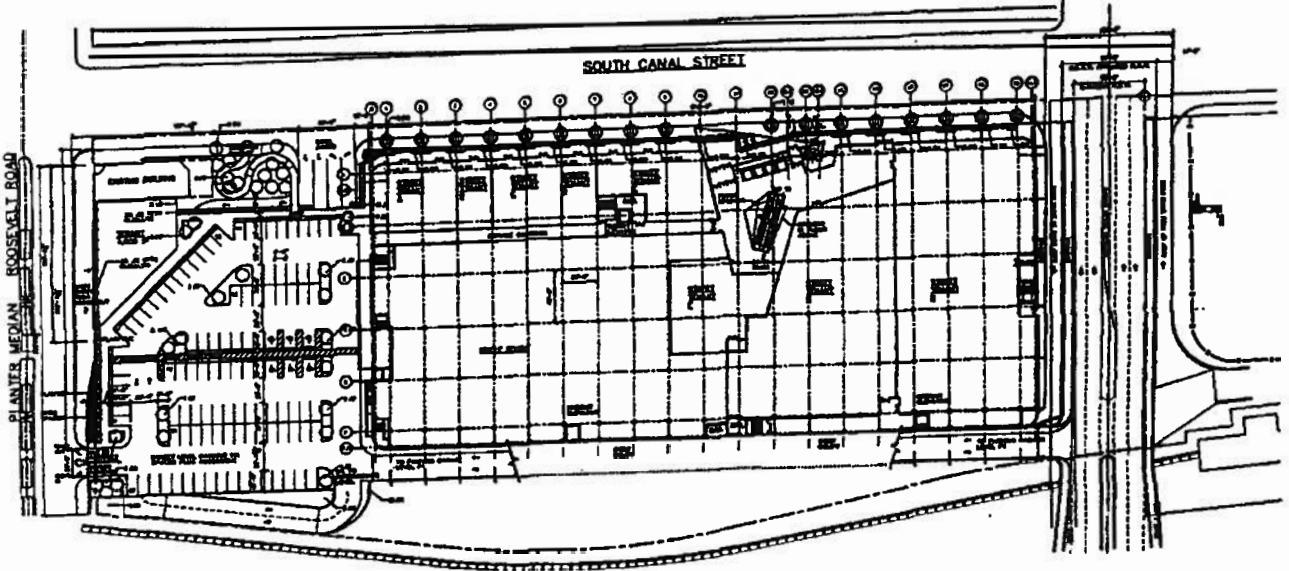


9/1/2004

REPORTS OF COMMITTEES

30559

Street Level Plan.

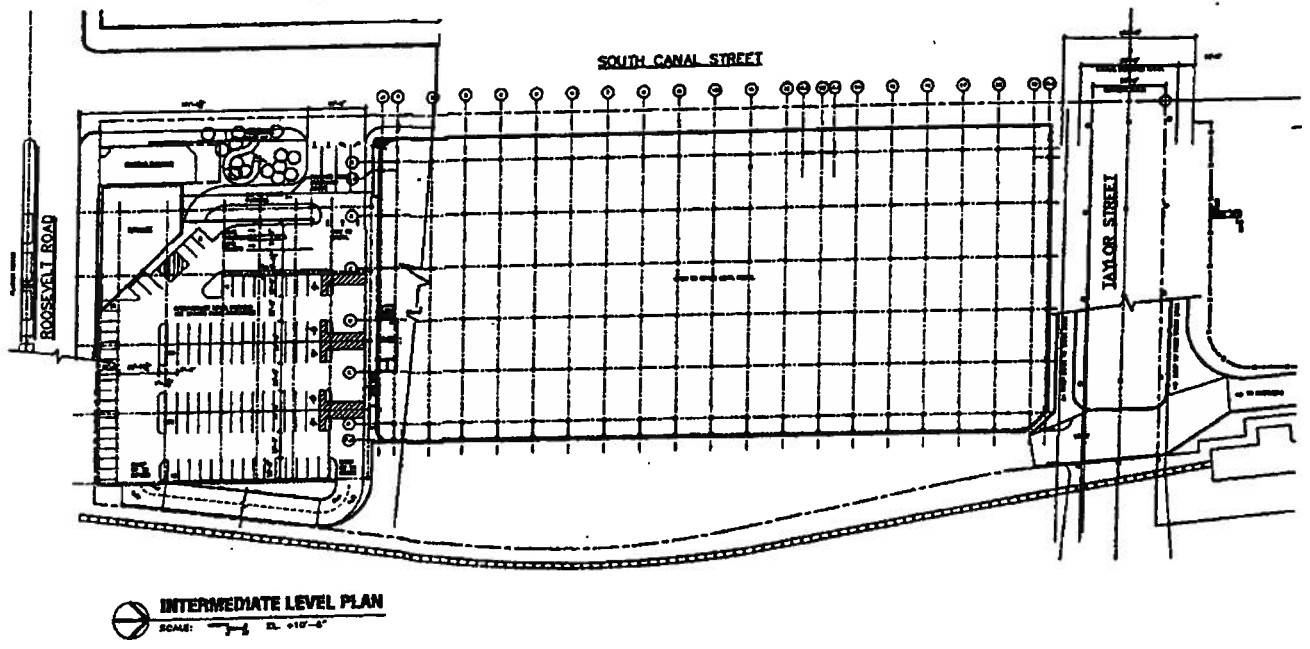


STREET LEVEL PLAN
SCALE: 1" = 21'-0"

SOUTHGATE MARKET CHICAGO, ILLINOIS
Street Level Plan | 07.15.04 *revision*



Intermediate Parking Level Plan.



SOUTHGATE MARKET CHICAGO, ILLINOIS
 Intermediate Parking Level Plan | 07.15.04 revision

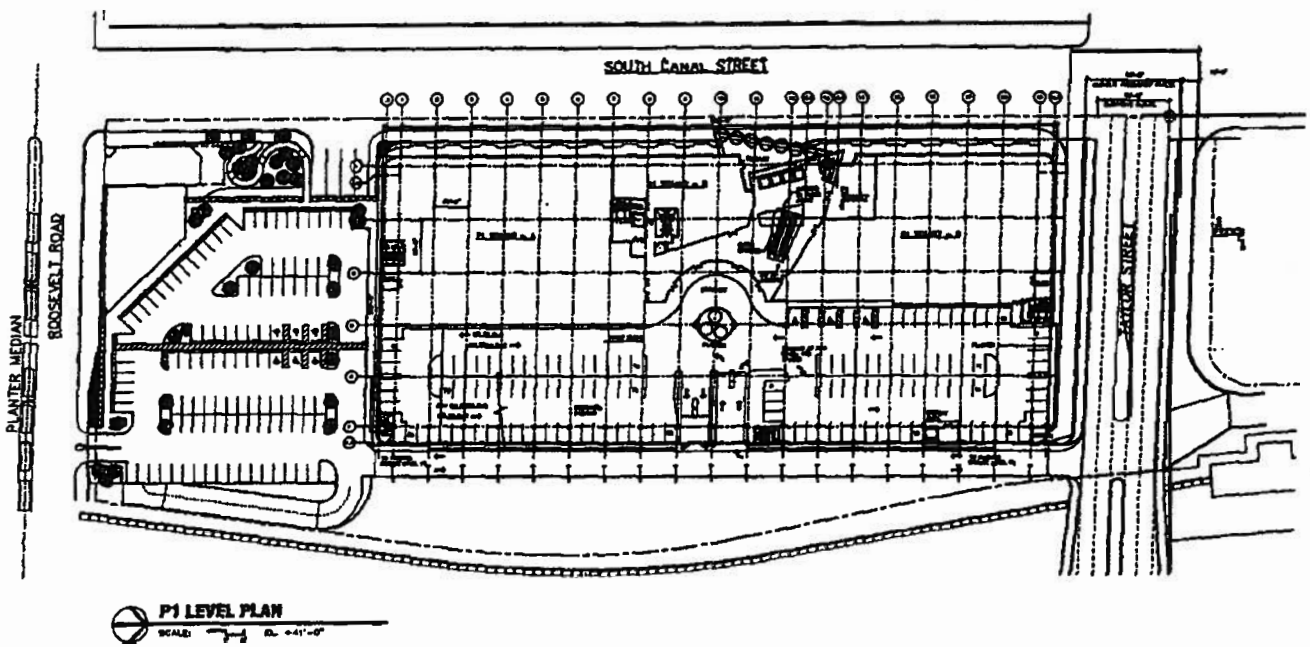


9/1/2004

REPORTS OF COMMITTEES

30561

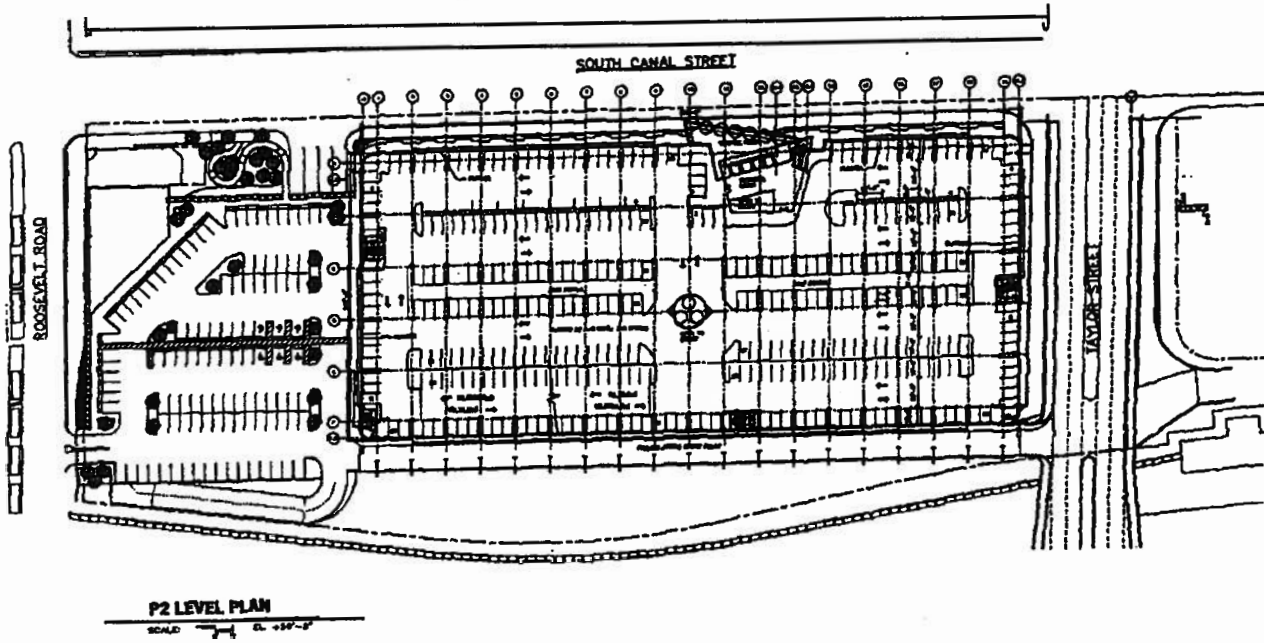
P1 Parking Level Plan.



SOUTHGATE MARKET CHICAGO, ILLINOIS
 P1 Parking Level Plan | 07.15.04 revision



P2 Parking Level Plan.



SOUTHGATE MARKET CHICAGO, ILLINOIS
 P2 Parking Level Plan | 07.15.04 *revision*

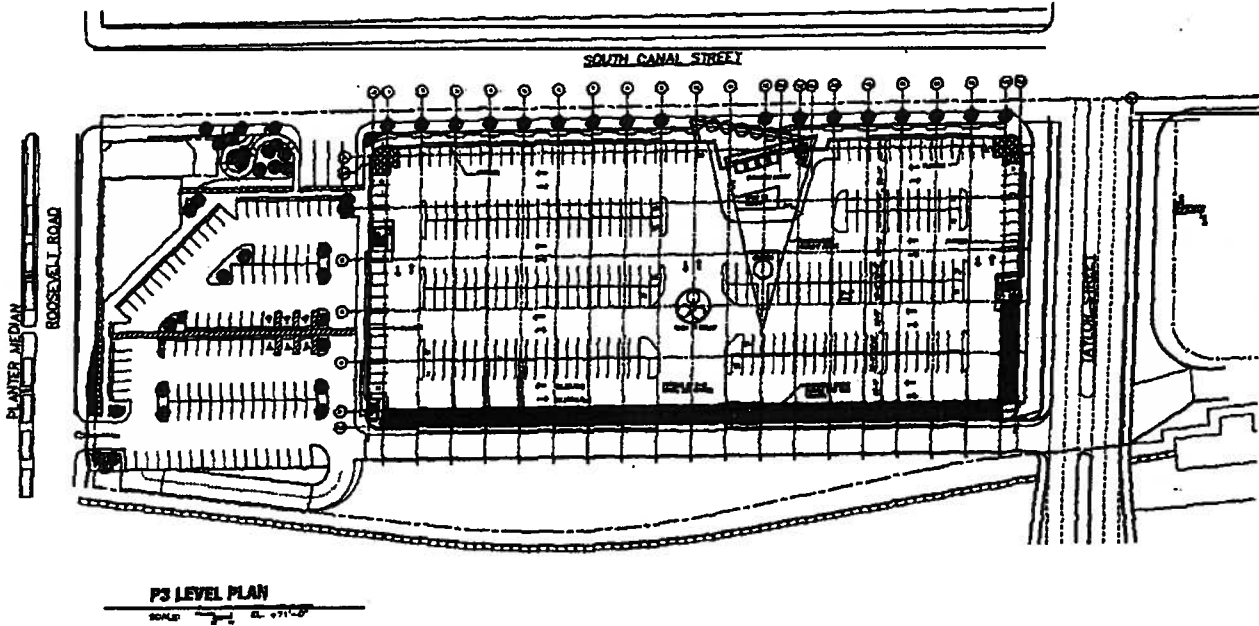


9/1/2004

REPORTS OF COMMITTEES

P3 Parking Level Plan.

30563



SOUTHGATE MARKET CHICAGO, ILLINOIS
P3 Parking Level Plan | 07.15.04 *revision*

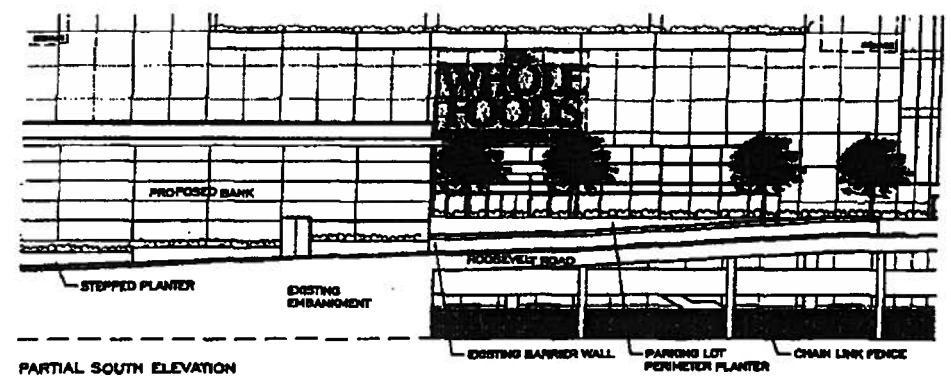
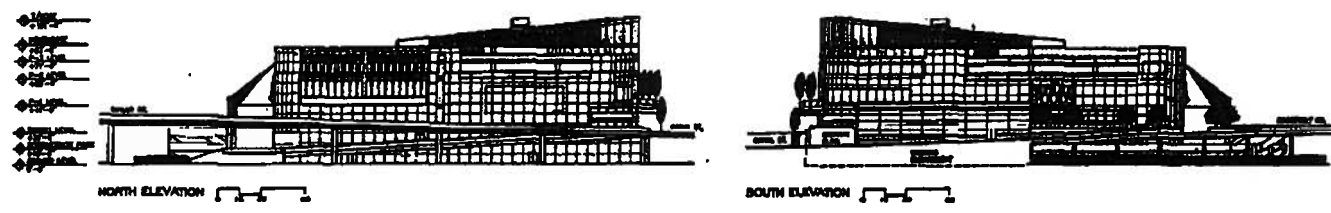


30564

JOURNAL--CITY COUNCIL--CHICAGO

9.1/2004

North And South Elevations.



SOUTHGATE MARKET CHICAGO, ILLINOIS
North and South Elevations | 07.15. 04

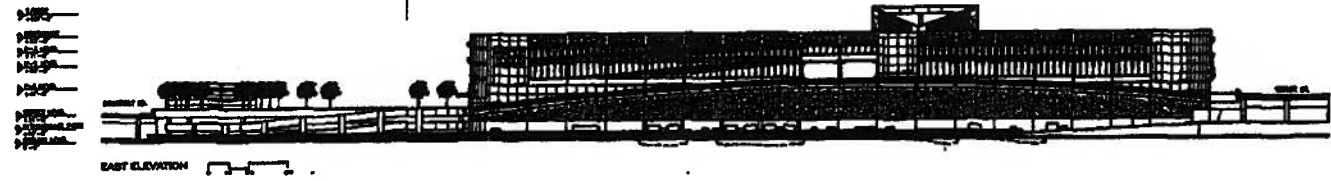


9/1/2004

REPORTS OF COMMITTEES

30565

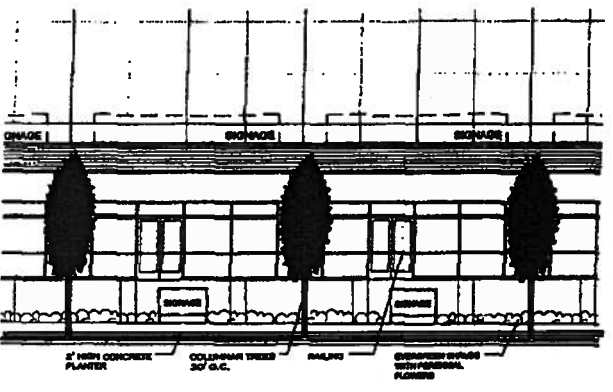
West And East Elevations.



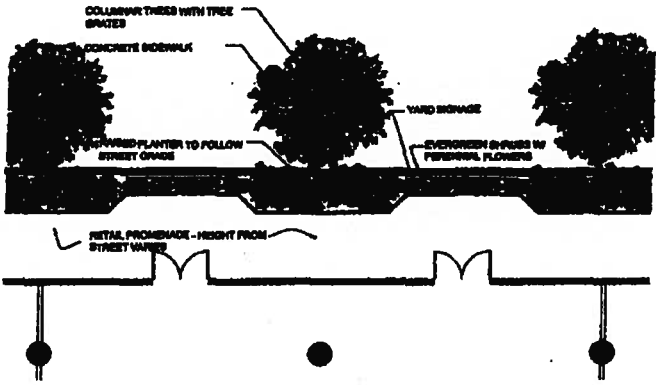
EAST ELEVATION



WEST ELEVATION



PARTIAL WEST ELEVATION

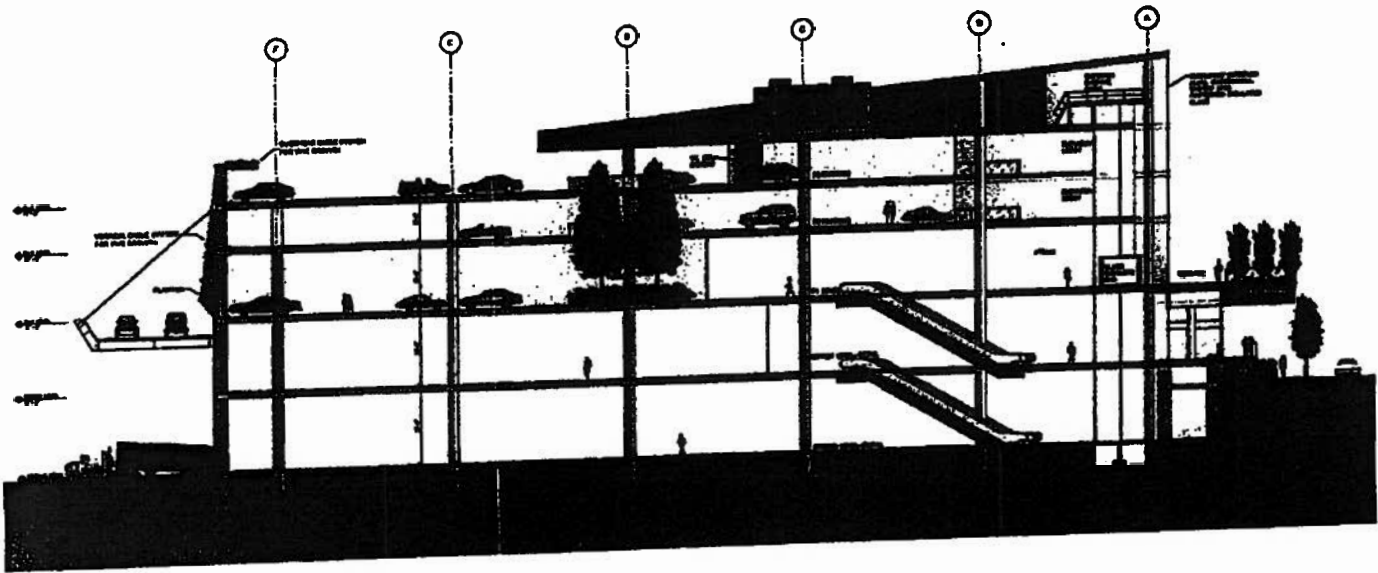


PARTIAL STREET LEVEL PLAN

SOUTHGATE MARKET CHICAGO, ILLINOIS
 West and East Elevations 07.15.04



East/West Building Section.
(Looking South)



SOUTHGATE MARKET CHICAGO, ILLINOIS
East/West Building Section | 07.15.04
(Looking South)

