

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-2 Neighborhood Shopping District as shown on Map Number 13-1 in the area bounded by:~~

~~North Western Avenue; a line 290.90 feet south of West Bryn Mawr Avenue; the alley west of and parallel to North Western Avenue; and a line 266 feet south of West Bryn Mawr Avenue,~~

~~to those of a B3-2 Community Shopping District.~~

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

~~Reclassification Of Area Shown On Map Nos. 14-F And 14-G.  
(As Amended)  
(Application No. A-7695)  
(Common Address: 59<sup>th</sup> -- 60<sup>th</sup> S. Halsted St.)~~

[SO2011-3000]

*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 Business Planned Development Number 978 symbols and indications as shown on Map Numbers 14-F and 14-G in the area bounded by:

West 59<sup>th</sup> Street; the alley next east of South Halsted Street; the alley next north of West 60<sup>th</sup> Street; a line 247.95 feet east of South Halsted Street; West 60<sup>th</sup> Street; the alley next east of South Halsted Street; a line 99.40 south of West 60<sup>th</sup> Place; South Halsted Street; West 61<sup>st</sup> Street; the alley next west of South Halsted Street; a line 200 feet south of West 60<sup>th</sup> Street; South Green Street; West 60<sup>th</sup> Street; and the alley next west of South Halsted Street,

to those of a B3-2 Community Shopping District.

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

~~Reclassification Of Area Shown On Map No. 20-C.  
(As Amended)  
(Application No. 16998)  
(Common Address: 8651 S. South Chicago Ave.)~~

[SO2011-5433]

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



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)  
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<http://www.cityofchicago.org>

November 21, 2005

Mr. Robert Buono  
Smithfield Properties, LLC  
400 West Huron Street  
Chicago, IL 60610

Re: **Administrative Relief request for Business Planned Development No. 978 -  
South Halsted Street between West 59<sup>th</sup> Street and West 61<sup>st</sup> Street**

Dear Mr. Buono:

Please be advised that your request for a minor change to Business Planned Development No. 978 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 changes:

**Reconfiguration of Building Parcels within the Site Plan**

This change was requested by both Commonwealth Edison and the Occupational Safety and Health Administration (OSHA). Due to the fact that several electrical poles (which include both telephone and television cable lines) are located on or directly adjacent to the property and cannot be relocated easily, a reconfiguration of building parcels A, C, the south side of D1, E and the northside of I are necessary. This change will allow utility poles to remain in their current location and cause no disruption of service.

With OSHA's requirement of a minimum working distance of 10' from 480 Volt power lines, referenced above, the reconfiguration of same building parcels is necessary. Site Plan attached.

**(Consequential Shift/Increase in Floor Area)**

Although not requiring administrative relief since the new overall total of 165,993 square feet is well below the permitted 206,358 square feet, listed below are the shifts/increase in floor area as a result of the reconfigured site plan:

Increased in (floorplate) depth: **D1** by 22'; **G** by 22'; **H** by 22' and 290' in length due to the addition of a storefront.

Decreased in (storefront) length: **A** by 10'; **C** by 10'; **D1** by 10' plus the elimination of a storefront to accommodate the creation of an alley with curbcut off of Halsted Street with final approval from CDOT; **H1** by one bay of storefront; **I** by 10'.

**Reduction in Parking**

The Plan of Development includes 285 total off-street parking spaces: 103 for employees; 182 for retail/commercial. You are requesting a total reduction of 33 spaces: 22 less employee spaces; 11 less retail spaces = 252 total off-street parking spaces.





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Richard M. Daley, Mayor

Department of Planning  
and Development

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The reduction of employee parking is to accommodate the OSHA worker safety requirements, the existing ComEd utility poles and the above-mentioned reconfiguration of the site plan. The reduction of retail parking is to comply with CDOT and MOPD requirements.

The building parcels effected as well as their reduction are: **B** minus one space; **D2** minus one space; **F** minus thirteen spaces; **G** minus one space; **H** minus fourteen spaces plus the elimination of the drive-thru.. (Note: **D1** will gain thirteen spaces).

#### Relocation of Non-Pedestrian Bridges across Halsted Street

This change was requested by CDOT. In order to comply with CDOT requirements, two east-west bridges: one located at West 59<sup>th</sup> Street and the other located at West 61<sup>st</sup> Street must be relocated south and north, respectively, by at least 250' to eliminate any interference with traffic signal site lines.

With regard to your request, the Department of Planning and Development has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change. Due to fact that the reconfigured site plan, requested by OSHA and CDOT, is resulting in the proposed changes, they are deemed appropriate.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 978, I hereby approve the foregoing minor changes, but no other changes to Business Planned Development No. 978.

Sincerely,

Lori T. Healey   
Commissioner

LTH:PAS:md

cc: Mike Marmo, Judy Minor-Jackson, Michelle Nolan, DPD files



*Reclassification Of Area Shown On Map Number 8-G.  
(Application Number 14992)*

*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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 8-G in the area bounded by:

West 37<sup>th</sup> Place; a line 125.08 feet west of and parallel to South Halsted Street; a line 104.25 feet south of and parallel to West 37<sup>th</sup> Place; and the alley next west of and parallel to South Halsted Street,

to those of an RT4 Residential Townhouse District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Numbers 14-F And 14-G.  
(As Amended)  
(Application Number A-5032) BPD 978*

*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 current RS3 Residential Single-Unit District, RT4 Residential Two-Flat, Townhouse and Multi-Unit District and C1-2 Neighborhood Commercial District symbols and indications as shown on Map Numbers 14-F and 14-G in the area bounded by:

West 59<sup>th</sup> Street; the alley next east of South Halsted Street; the alley next north of West 60<sup>th</sup> Street; a line 247.95 feet east of South Halsted Street; West 60<sup>th</sup> Street; the alley next east of South Halsted Street; West 60<sup>th</sup> Place; South Halsted Street; West 61<sup>st</sup> Street; the alley next west of South Halsted Street; a line 200 feet south of West 60<sup>th</sup> Street; South Green Street; West 60<sup>th</sup> Street; and the alley next west of South Halsted Street,

to those of a B3-2 Community Shopping District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current B3-2 Community Shopping District symbols and indications as shown on Map Numbers 14-F and 14-G in the area bounded by:

West 59<sup>th</sup> Street; the alley next east of South Halsted Street; the alley next north of West 60<sup>th</sup> Street; a line 247.95 feet east of South Halsted Street; West 60<sup>th</sup> Street; the alley next east of South Halsted Street; a line 99.40 feet south of West 60<sup>th</sup> Place; South Halsted Street; West 61<sup>st</sup> Street; the alley next west of South Halsted Street; a line 200 feet south of West 60<sup>th</sup> Street; South Green Street; West 60<sup>th</sup> Street; and the alley next west of South Halsted Street,

to those of Business Planned Development Number 978 which is hereby established in the area described above and 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 978.*

*Plan Of Development Statements.*

1. The area delineated herein as a Business Planned Development Number 978 (the "Planned Development") consists of approximately three hundred sixty-nine thousand four hundred seventy-five (369,475) square feet (eight and forty-eight hundredths (8.48) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is controlled by the Englewood Commercial Development Corporation, Inc. (the "Applicant").
2. The Applicant shall obtain all necessary official reviews, approvals or permits. 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 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 than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 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) is made or authorized by the Applicant, its successors and assigns or any property owner's association which is formed to represent the property owners.

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; and a Planned Development Boundary and Property Line Map all dated June 16, 2005; a Site Plan (the "Site Plan"); a single sheet containing a Typical Plan of Retail Building D and of the Canopy Structure (the "Typical Plan"), a Landscape Plan, an Enlarged Layout and Landscape Plan, a Plant List and Details, Building Elevations consisting of two (2) sheets labeled E1 and E2 and a Typical Canopy Plan and Section all prepared by Booth Hansen and dated June 16, 2005. Full size copies of these exhibits 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 property within the Planned Development is indicated on the Planned Development Boundary and Property Line Map. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the Property: commercial, business and retail uses permitted in the B3-2 District, including drive-throughs, accessory uses and accessory parking and temporary sales and/or leasing offices, but excluding currency exchanges, loan offices and payday loan stores.
6. Temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. Business identification 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 shall be provided in compliance with this Planned Development subject to the review and approval of the Department of Transportation.

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.
9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements depicted on the Site Plan and Elevations, the landscaping along adjacent rights-of-way and all entrances and exits to and from the parking and loading areas shall be designated, constructed and maintained in substantial conformance with the Site Plan and Elevations; provided, however, that the landscaping and streetscaping improvements on the public way depicted on the Site Plan shall be designed, constructed and maintained by the City of Chicago. In addition, the proposed development includes four (4) canopy structures shown on the Site Plan which lie over the South Halsted Street and the West 60<sup>th</sup> Street public rights-of-way. A typical canopy structure also is shown on the Elevations sheet E2 and a detail of a typical Plan Diagram is shown on the Typical Plan. The construction and maintenance of these structures shall be the responsibility of the Applicant. Prior to the Commissioner of the Department of Planning and Development approving an application pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance, the Applicant shall secure the Commissioner of Transportation's approval of the final design, including the elevation above street level, of these proposed structures. The Applicant also shall schedule an annual inspection of these structures by the Department of Transportation, or in lieu thereof submit on or before June 1 of each year a report by an independent professional on the condition of these structures. Every two (2) years, the Applicant shall have the structures inspected by an Illinois licensed structural engineer and submit a report as to the structures' condition to the Commissioner of Transportation on or before June 1. Any repairs, maintenance or other work recommended as a result of these inspections shall be promptly undertaken by the Applicant.
11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, 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 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 17-13-0611-A 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, Refrigeration and Air Conditioning Engineers and the Illuminating Engineering Society.
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.
14. Unless substantial construction of fifty percent (50%) of the improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the B3-2 Community Shopping District classification. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Halsted Street Retail Maps; Landscape Plan; Enlarged Layout and Landscape Plans; Plant List and Details; and Canopy Plan and Section referred to in these Plan of Development Statements printed on pages 54282 through 54292 of this *Journal*.]

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

7/27/2005

REPORTS OF COMMITTEES

A5032

54281

*Business Planned Development Number 978.*

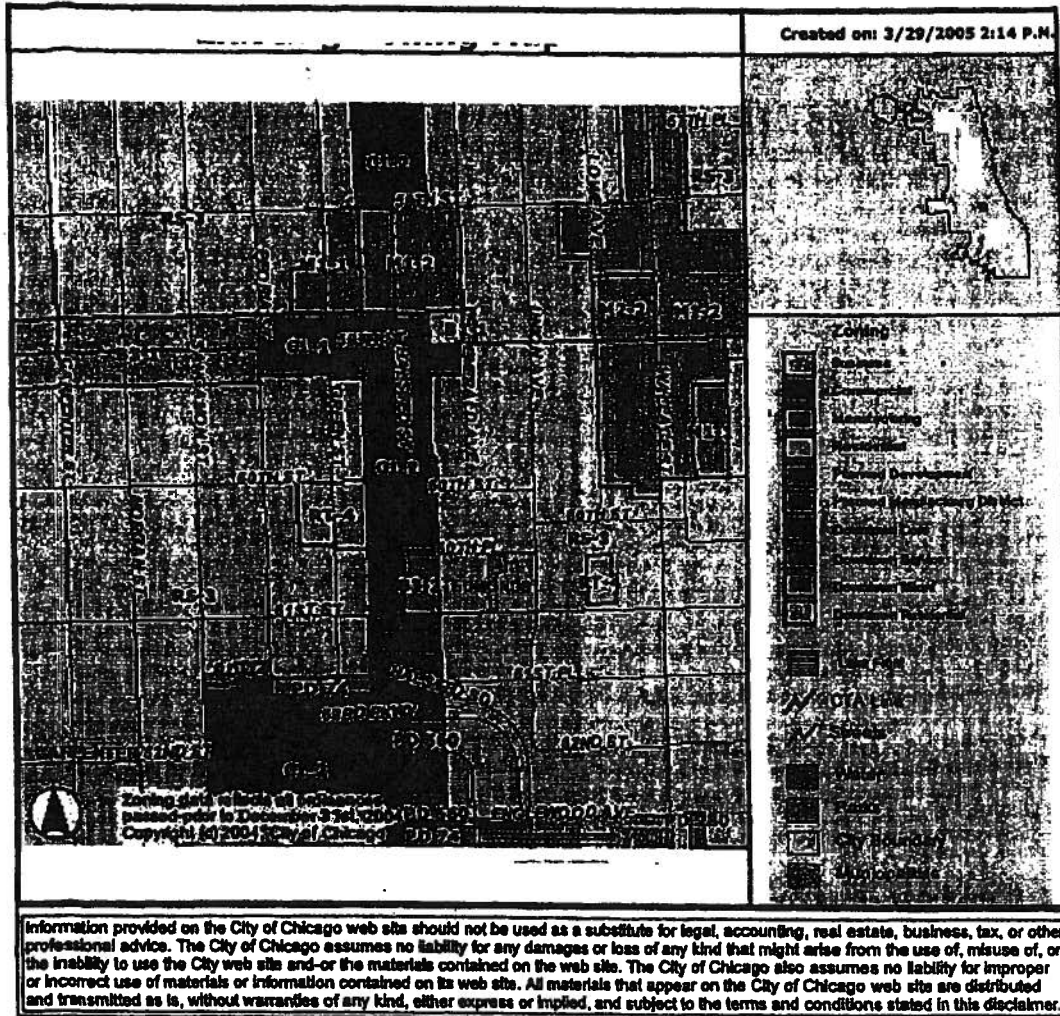
*Bulk Regulations And Data Table.*

General Description of Land-Use:	See Statement Number 5 of the Planned Development.
Maximum Permitted Floor Area Ratio:	0.70
Gross Site Area, 462,625 square feet (10.62 acres) = Net Site Area, 294,797 square feet (6.76 acres) + Area Remaining in Public Right-of-Way, 167,828 square feet (3.85 acres)	
Minimum Setbacks from Property Line Adjacent to Street:	
South Halsted Street:	8 feet, 0 inches, except where existing buildings are to remain
West 59 <sup>th</sup> Street:	15 feet, 7 inches
West 60 <sup>th</sup> Street, east of South Halsted Street:	7 feet, 0 inches (north side) 2 feet, 3 inches (south side)
West 60 <sup>th</sup> Street, west of South Halsted Street:	11 feet, 4 inches (north side) 9 feet, 11 inches (south side)
West 61 <sup>st</sup> Street, west of South Halsted Street	12 feet, 11 inches (north side)
Maximum Percentage of Site Coverage:	65%
Minimum Number of Off-Street Parking Spaces:	285
Minimum Number of Off-Street Loading Berths:	4 berths <sup>(1)</sup>
Maximum Building Height:	17 feet, 11 inches

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(1) Berths may be parallel to buildings.

Existing Zoning Map.

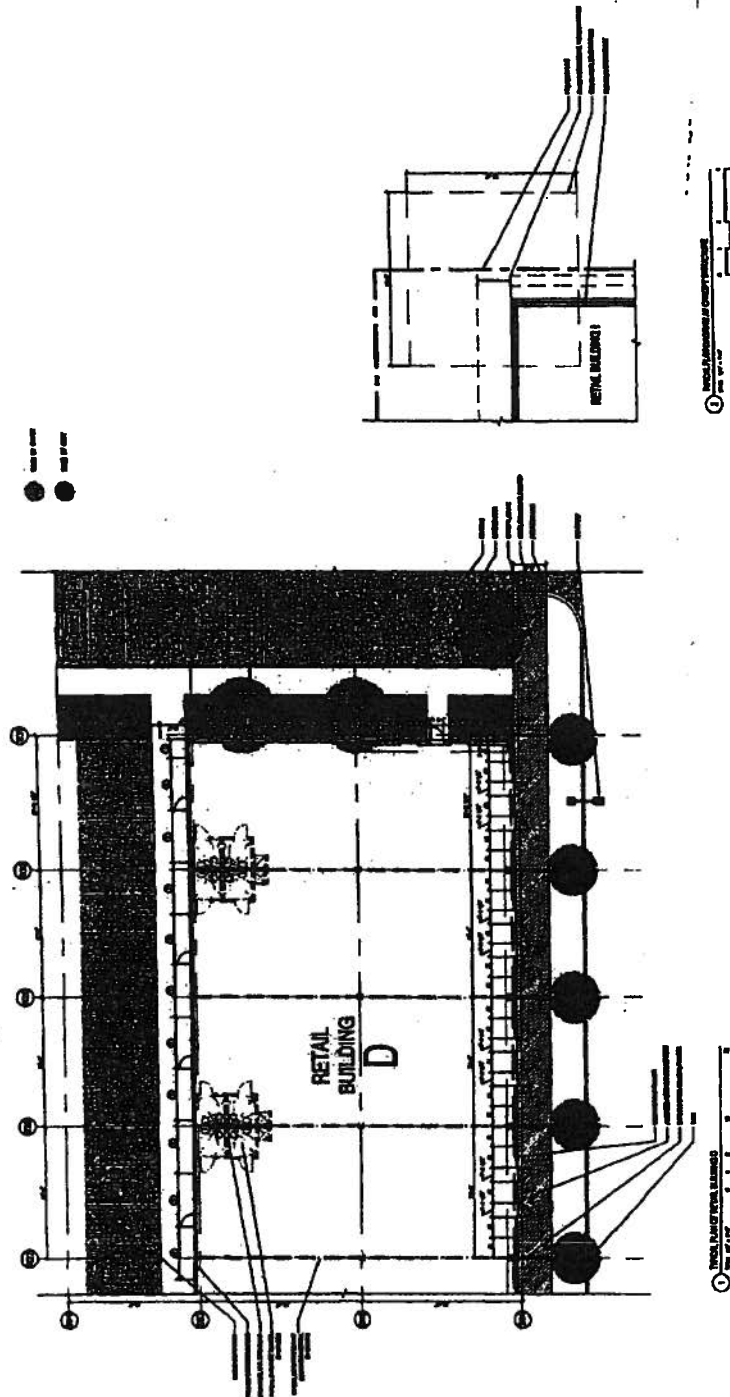




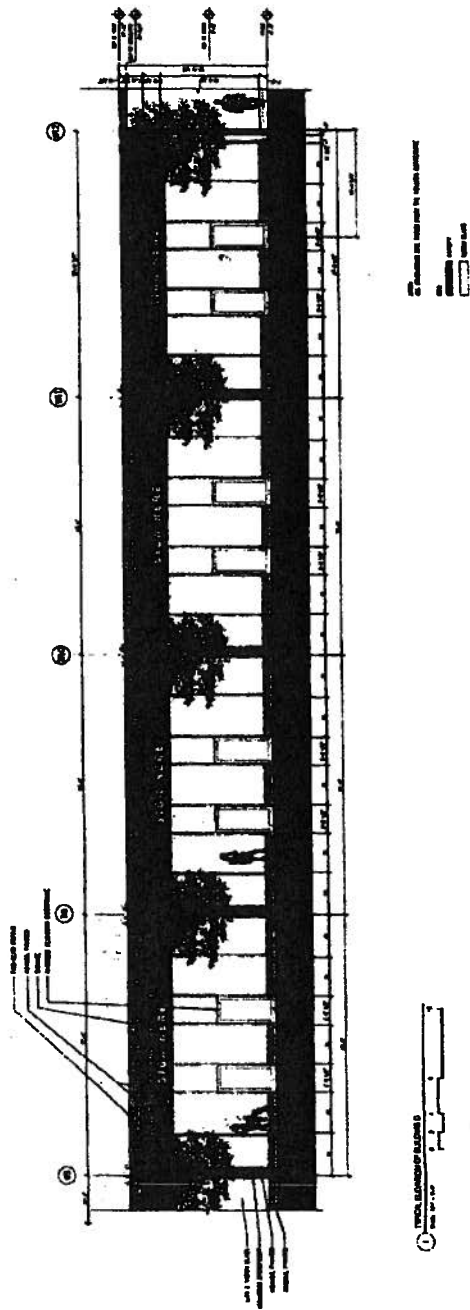




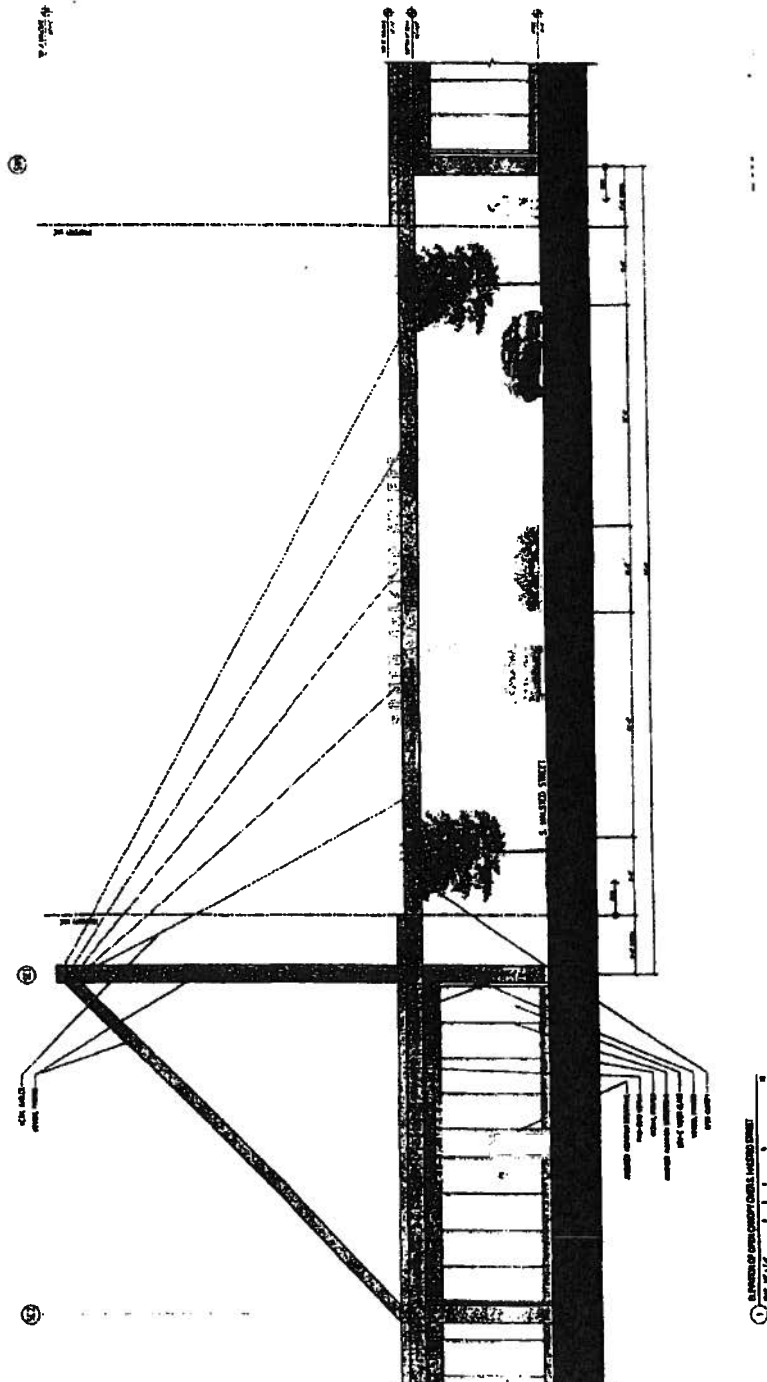
Halsted Street Retail.  
(Page 2 of 4)



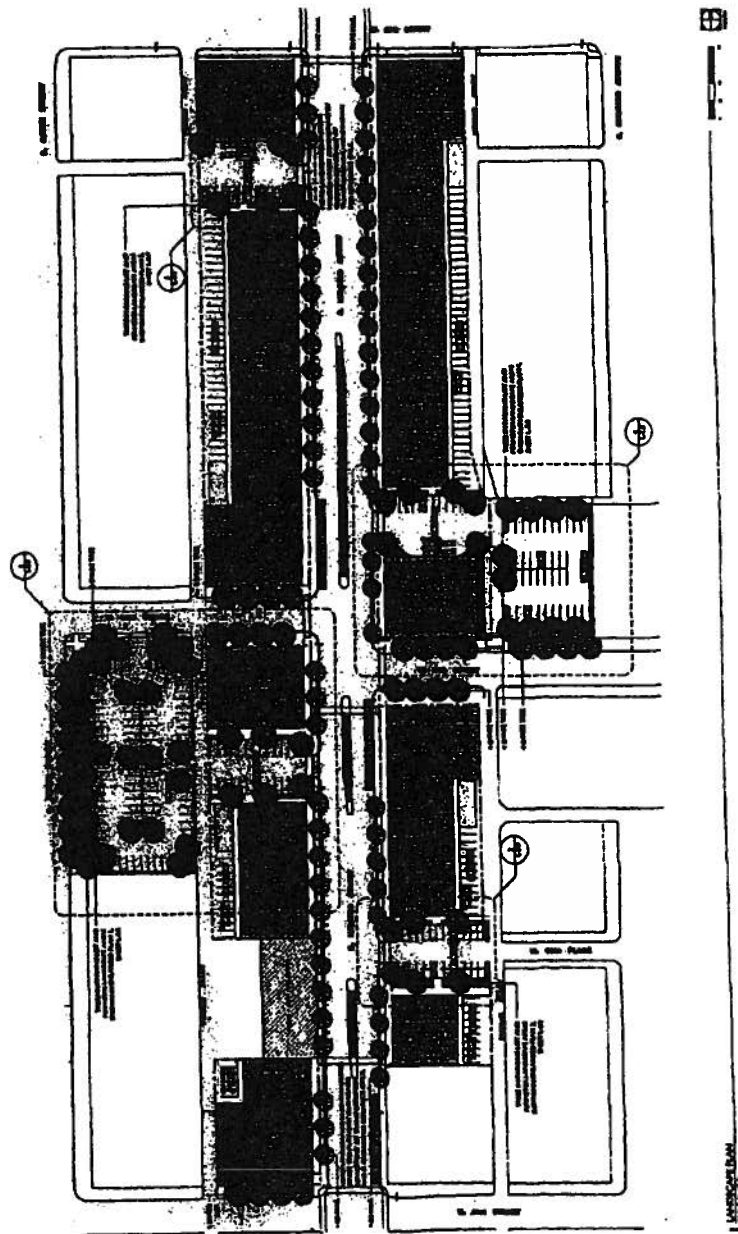
Halsted Street Retail.  
(Page 3 of 4)



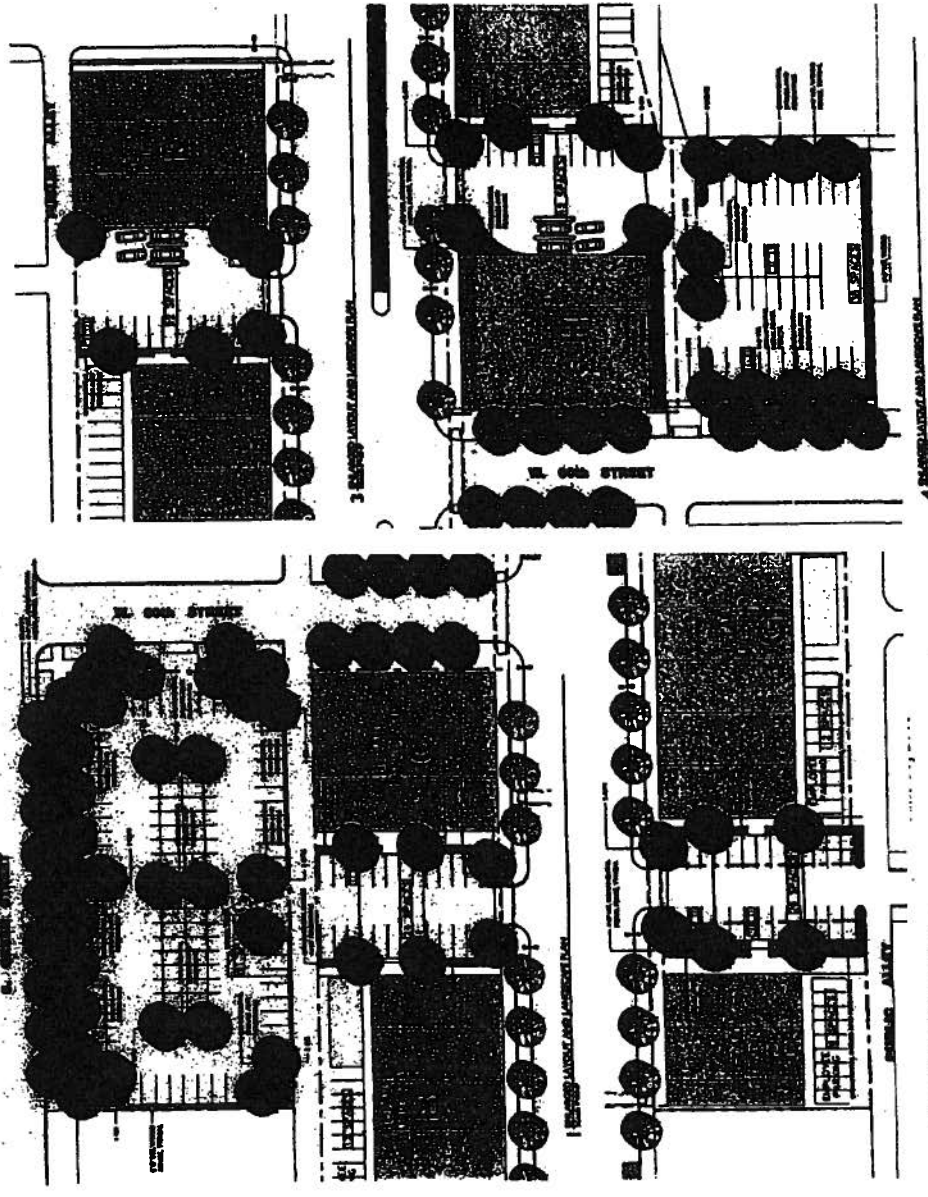
Halsted Street Retail.  
(Page 4 of 4)



Landscape Plan.



Enlarged Layout And Landscape Plans.





Canopy Plan And Section.

