



City of Chicago



SO2022-1159

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/27/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 20-F at 201-357 W 83rd St and 8301-8455 S Stewart Ave - App No. 20996
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

#20996
INTRO DATE
APRIL 27, 2022

ORDINANCE

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

SECTION 1: That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all Business Planned Development 966 symbols and designations as shown on Map No. 20-F in the area bounded by

West 83rd Street; a line 1,290.02 feet east of and parallel to South Stewart Avenue, or the line thereof if extended where no street exists; a line 969.81 feet south of West 83rd Street; a line from a point 1,257.34 feet east of South Stewart Avenue extended and 969.81 feet south of West 83rd Street, to a point 1,084.56 feet east of South Stewart Avenue extended and 1,251.19 feet south of West 83rd Street, to be connected by an arc of a circle which is convex with a radius of 353.77 feet for a distance of 337.50 feet; a line from a point 1,084.56 feet east of South Stewart Avenue extended and 1,251.19 feet south of West 83rd Street, to a point 987.77 feet east of South Stewart Avenue extended and 1,318.65 feet south of West 83rd Street; a line from a point 987.77 feet east of South Stewart Avenue extended and 1,318.65 feet south of West 83rd Street, to a point 780.81 feet east of South Stewart Avenue extended and 1,412.95 feet south of West 83rd Street; a line from a point 780.81 feet east of South Stewart Avenue extended and 1,412.95 feet south of West 83rd Street, to a point 562.81 feet east of South Stewart Avenue extended and 1,696.45 feet south of West 83rd Street, to be connected by a concave line on an arc having a radius of 273.04 feet; a line from a point 562.81 feet east of South Stewart Avenue extended and 1,696.45 feet south of West 83rd Street, to a point 541.36 feet east of South Stewart Avenue extended and 1,891.88 feet south of West 83rd Street; a line 541.36 feet east of South Stewart Avenue extended; a line from a point 541.36 feet east of South Stewart Avenue extended and 1,977.79 feet south of West 83rd Street, to a point 501.81 feet east of South Stewart Avenue extended and 2,031.45 feet south of West 83rd Street, to be connected by a convex line on an arc with a radius of 396.37 feet and having a distance of 94.44 feet; a line from a point 501.81 feet east of South Stewart Avenue extended and 2,031.45 feet south of West 83rd Street, to a point 452.81 feet east of South Stewart Avenue extended and 2,167.45 feet south of West 83rd Street; a line 452.81 feet east of South Stewart Avenue extended; a line from a point 452.81 feet east of South Stewart Avenue extended and 2,277.83 feet south of West 83rd Street, to a point 522.48 feet east of South Stewart Avenue extended and 2,457.83 feet south of West 83rd Street; a line from a point 522.48 feet east of South Stewart Avenue extended and 2,457.83 feet south of West 83rd Street, to a point 552.69 feet east of South Stewart Avenue extended and the north right-of-way line of West 87th Street; the north right-of-way line of West 87th Street; a line from a point 503.97 feet east of South Stewart Avenue extended and the north right-of-way line of West 87th Street, to a point 386.02 feet east of South Stewart Avenue extended and 150.02 feet north of the northerly right-of-way line of West 87th Street; the southeasterly right-of-way line of South Holland Road; the northeasterly right-of-

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way line of South Holland Road; the northwesterly right-of-way line of South Holland Road; a line from a point 340.81 feet east of South Stewart Avenue extended and 2,450 feet south of West 83rd Street, to a point 293.23 feet east of South Stewart Avenue extended and 2,401.23 feet south of West 83rd Street; a line from a point 293.23 feet east of South Stewart Avenue extended and 2,401.23 feet south of West 83rd Street, to a point 220.81 feet east of South Stewart Avenue extended and 2,201.11 feet south of West 83rd Street, to be connected by a convex line along an arc of 220.88 feet having a radius of 1,432.69 feet; a line from a point 220.81 feet east of South Stewart Avenue extended and 2,201.11 feet south of West 83rd Street, to a point 1,921.45 feet south of West 83rd Street and 150.23 feet east of South Stewart Avenue extended; a line from a point 150.23 feet east of South Stewart Avenue and 1,921.45 feet south of West 83rd Street, to a point 120.41 feet east of South Stewart Avenue extended and 1,791.45 feet south of West 83rd Street, to be connected by a convex line having an arc length of 104.74 feet and a radius of 342.26 feet; a line from a point 120.41 feet east of South Stewart Avenue extended and 1,791.45 feet south of West 83rd Street, to a point 115.25 feet east of South Stewart Avenue extended and 1,734.77 feet south of West 83rd Street; a line from a point 115.25 feet east of South Stewart Avenue extended and 1,734.77 feet south of West 83rd Street, to a point 100 feet east of South Stewart Avenue extended and 1,621.45 feet south of West 83rd Street, to be connected by a concave line with an arc length of 78.80 feet having a radius of 376.26 feet; a line from a point 100 feet east of South Stewart Avenue extended and 1,621.45 feet south of West 83rd Street, to a point 1,311.45 feet south of West 83rd Street and 10.84 feet east of the west right-of-way line of South Stewart Avenue, to be connected by a concave arc having a length of 318.83 feet and a radius of 1,163.28 feet; a line 1,311.45 feet south of West 83rd Street; the west right-of-way line of South Stewart Avenue; a line 1,216.6 feet south of West 83rd Street; a line 13 feet east of South Stewart Avenue; a line 1,116.60 feet south of West 83rd Street; and South Stewart Avenue,

to the designation of a Business Planned Development 966, as amended, 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.

Applicant: SDR Chatham LLC
Address: 201-357 W 83rd St.; 8301-8455 S. Stewart Ave.

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BUSINESS PLANNED DEVELOPMENT NUMBER 966

Plan of Development Statements

1. The area delineated herein as Planned Development Number 966 consists of approximately one million eight hundred thirty-four thousand two hundred eighty-seven (1,834,287) square feet (forty-two and one-tenth (42.1) acres) of net site area which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map. Out Lots B is owned and controlled by the applicant, SDR Chatham, LLC to which this amendment relates and the applicable confirmation of authority has been obtained.
2. The applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this planned development. 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, grantees and lessees and, if different than the Applicant, the legal titleholders or 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 or 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) shall be made or authorized by all the owners of the property and any ground lessors, or by a governmental agency with the power of eminent domain which has designated the property for acquisition.
4. This plan of development consists of the following eighteen (18) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Land-Use Map; Out Lot B Site Plan, Out Lot B Landscape Plan; Out Lot B Floor Plan and Out Lot B Elevation Plans (North, South East and West) prepared by ARSA Schneider Architects dated August 18,, 2022. This amendment adopts and incorporates by reference the Architectural Design Criteria, Landscape Criteria, Sign Criteria and the Planned Development Bulk Regulations and Data Table and Exhibits approved on September 29, 2004 and all approved minor changes thereto except as amended by the Out Lot B Exhibits attached hereto. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated herein and these and no other zoning controls shall apply. The planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the

Applicant	SDR ChathamT, LLC
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Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The uses permitted within the area delineated herein as a "Business Planned Development" shall be all uses permitted in a B5-1 General Service District including, but not limited to, retail, office, banks, vehicle sales and service; 2 car wash or cleaning, and restaurant uses including "drive-through" facilities and accessory parking which may include facilities as defined in Section 5.11-1 of the Chicago Zoning Ordinance. Accessory parking lots shall not be used for the seasonal sale of merchandise by the applicant, its successors and assigns, grantees or lessees.
6. The Applicant acknowledges that all subsequent buildings and outlots must be constructed in accordance with Landscape Guidelines, Signage Guidelines, Architectural Design Guidelines and Conceptual Building Elevations prepared by Otis Koglin Wilson Architects dated February 19, 2004, and approved by the Department of Planning and Development.
7. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as a "Business Planned Development", subject to the review and approval of the Department of Planning and Development. The Department of Planning and Development supports and approves the use of monument signs within the boundaries of this Business Planned Development and certain monument signs located immediately adjacent to said planned development boundaries as depicted on the site and landscaping plan approved by the Business Planned Development dated September 29, 2004. These monument signs, identifying the Applicant's tenants shall not exceed a maximum height of fifteen (15) feet.
8. Off-street parking and off-street loading facilities shall be provided in compliance with this planned development, subject to the review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table. Within the boundaries of this business planned development, the number of all handicapped parking spaces shall comply with the Illinois Accessibility Code.
9. Ingress and egress shall be subject to the review and approval of the Department of Transportation -- Bureau of Traffic and the Department of Planning and Development. The 2004 Applicant will be installing new signalization equipment along West 83rd Street and West 87th Street in an effort to improve the timing of the signals along those rights-of-way. In addition, the 2004 Applicant will be constructing and dedicating South Holland Road and West 85th Street. The new roadways and updated equipment will support the increase in traffic that will occur as a result of this development. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards 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.

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10. 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 as approved by the Federal Aviation Administration.
11. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
12. Improvements on the property, including landscaping and all entrances and exits to the parking areas, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Green Roof Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Furthermore, new sidewalks adjacent to the property shall be installed consistent with applicable provisions of the City of Chicago, Municipal Code.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted, pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Improvements to be constructed in accordance with this planned development, for which building elevations are not currently developed, shall be designed in a manner that is compatible with the character of the elevations incorporated herein. Architectural features and design character shall be consistent with the Landscape Guidelines, Signage Guidelines, Architectural Design Guidelines and Conceptual Building Elevations prepared by Otis Koglin Wilson Architects dated February 19, 2004 and incorporated as exhibits to this planned development, and shall be in substantial conformance with the Site/Landscape Plan. All Green Roofs will be constructed once building structures are completed. The Commissioner of Planning and Development shall determine whether the improvements, for which no elevations are currently available, comply with the requirements of compatibility during the Part II Approval stage.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. For new buildings the Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated

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for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant’s preliminary outreach plan, (b) a description of the Applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant’s outreach efforts, and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
17. 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 is made 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 17-13-0612 of the Chicago Zoning Ordinance.

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18. 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 and the zoning of the property shall automatically revert to the prior Business Planned Development 966 dated September 29, 2004.

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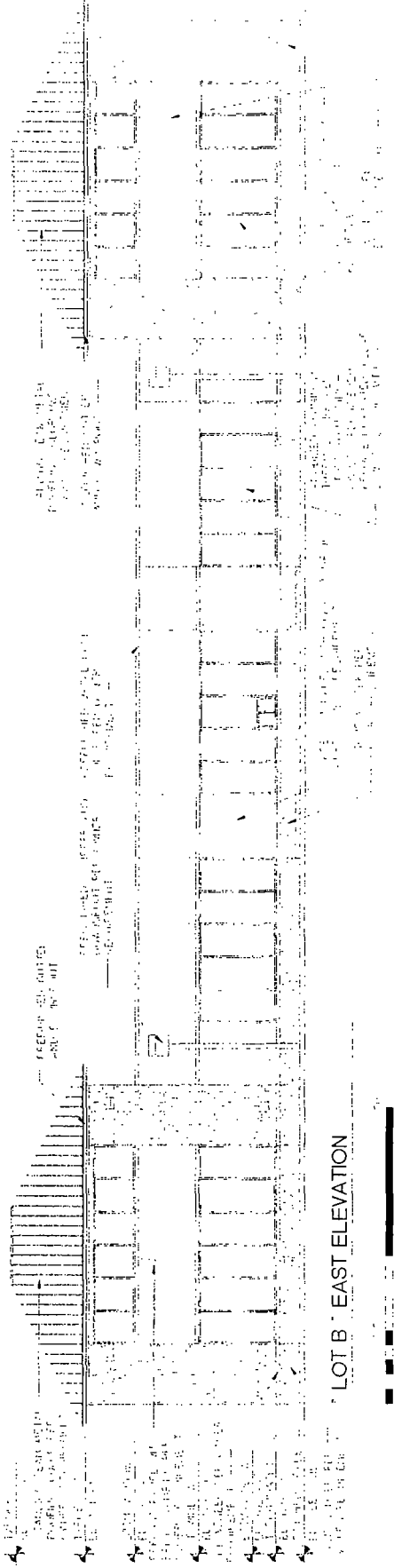
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Business Planned Development Number 966

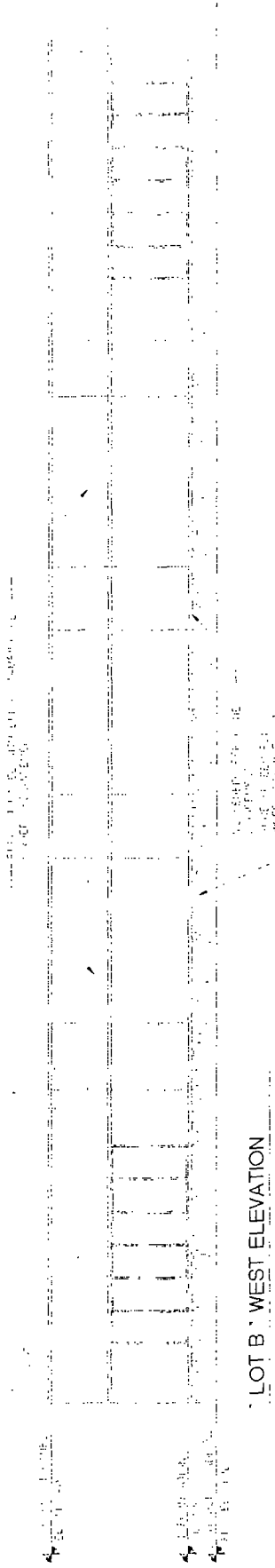
Bulk Regulations And Data Table.

Gross Site Area:	2,185,877 square feet (50.18 acres)
Net Site Area:	1,834,287 square feet (42.1 acres)
Public Right-of-Way Area:	350,222 square feet (8.07 acres)
Maximum Floor Area Ratio:	0.35
Minimum Number of Off-Street Loading Spaces:	8
Minimum Number of Off-Street Parking Spaces:	1,600
Maximum Building Height:	
Retail Buildings:	60 feet
Office Buildings:	65 feet
Minimum Required Setbacks:	Per Site Plan

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Plan Commission:	TBD



LOT B - EAST ELEVATION

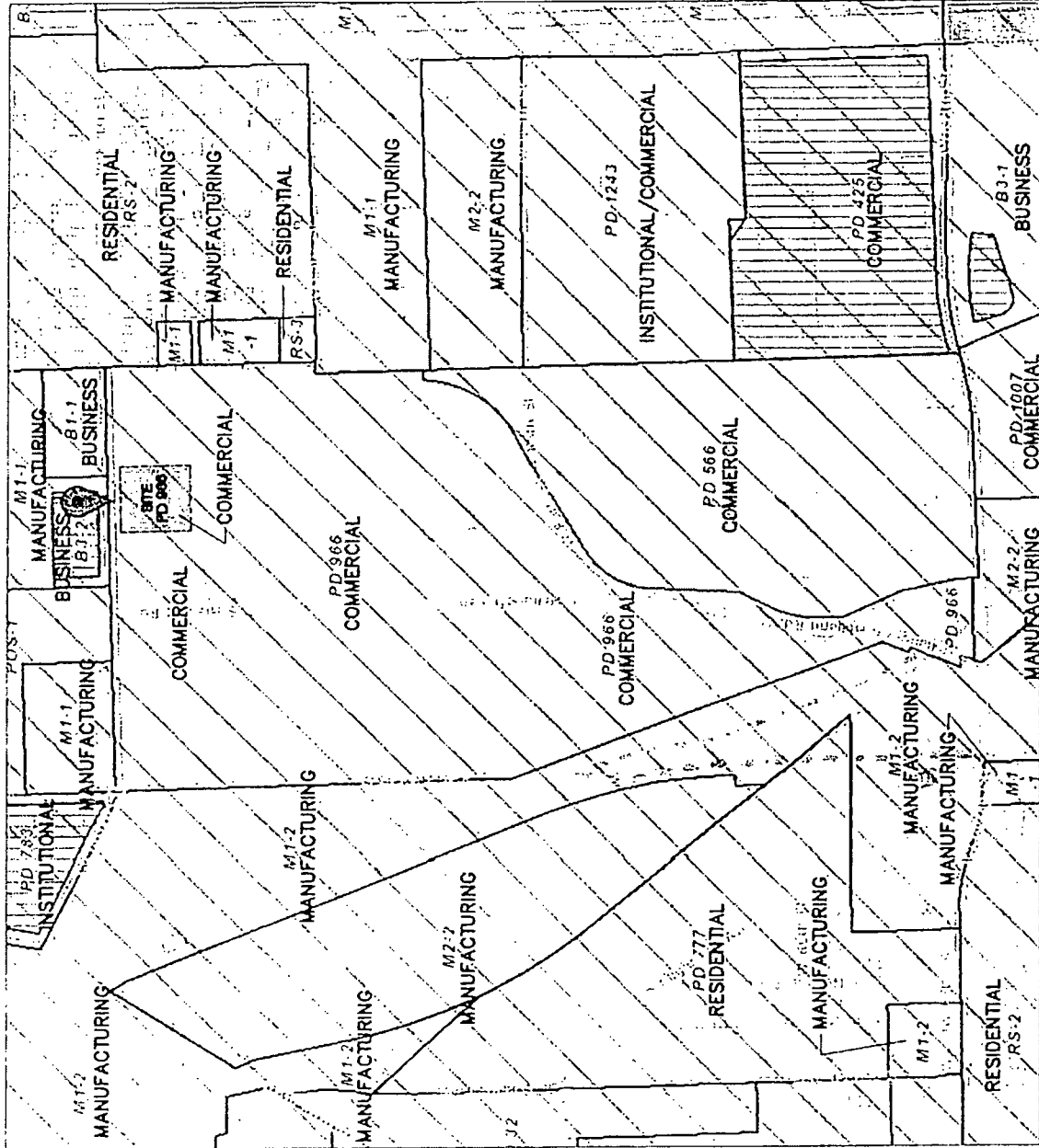


LOT B - WEST ELEVATION



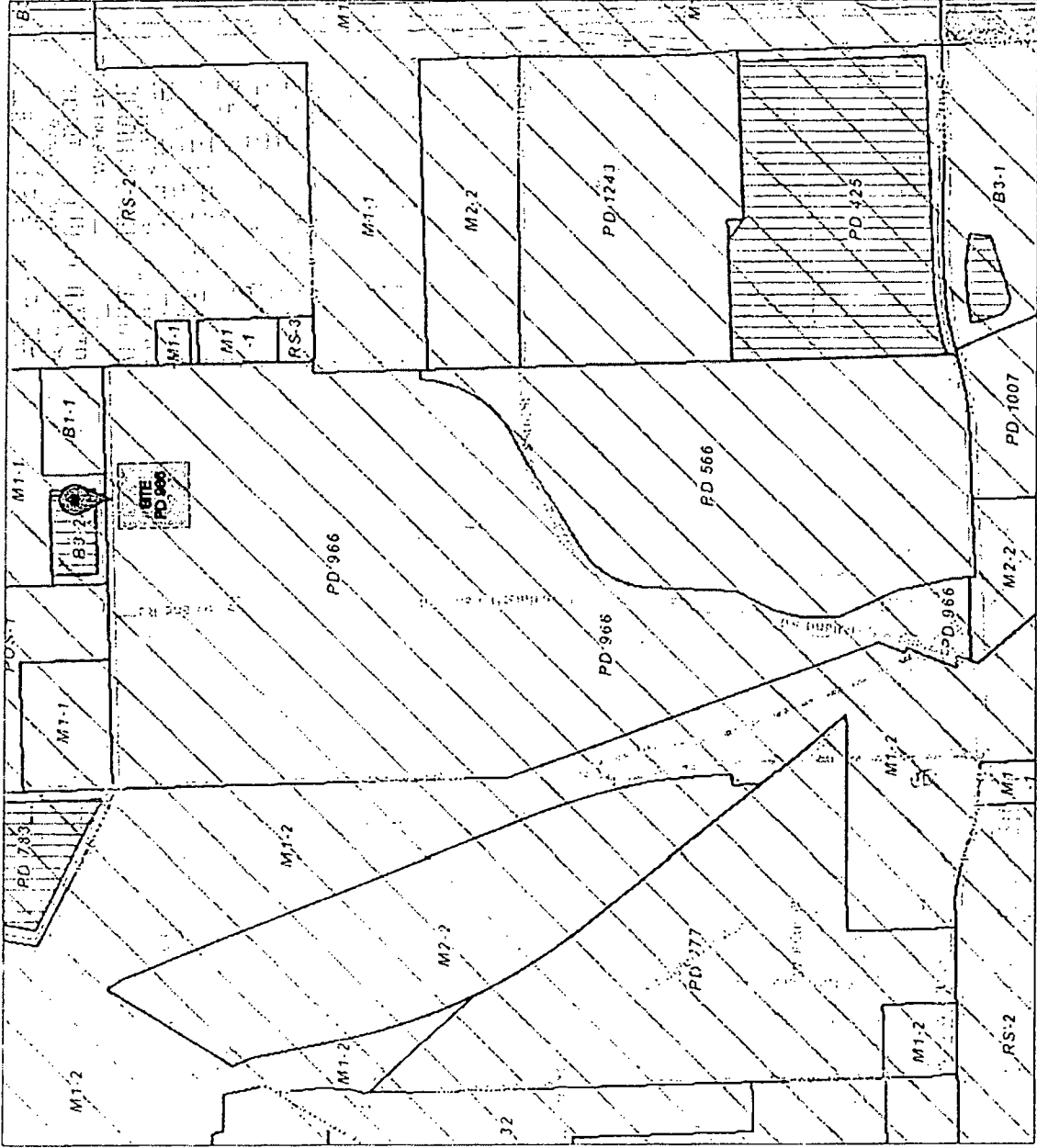
Architectural drawing showing the West Elevation of a building facade. The drawing includes detailed annotations such as "KEEPING 40' HEIGHT", "KEEPING 10' HEIGHT", and "KEEPING 20' HEIGHT". A scale bar is located below the drawing.

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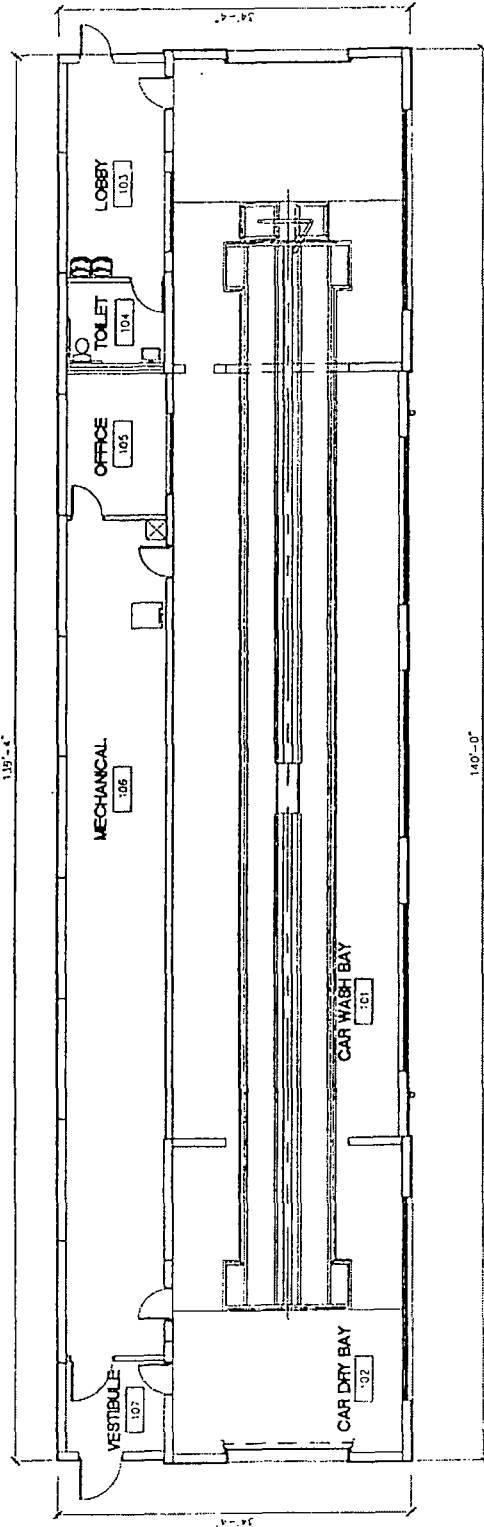
EXISTING LAND USE MAP
 Applicant: SDR CHATHAM, LLC
 Address: 201-357 W.83RD St.; 8301-8455 S. Stewart Ave.
 Introduced: April 27, 2022
 Plan Commission: August 18, 2022

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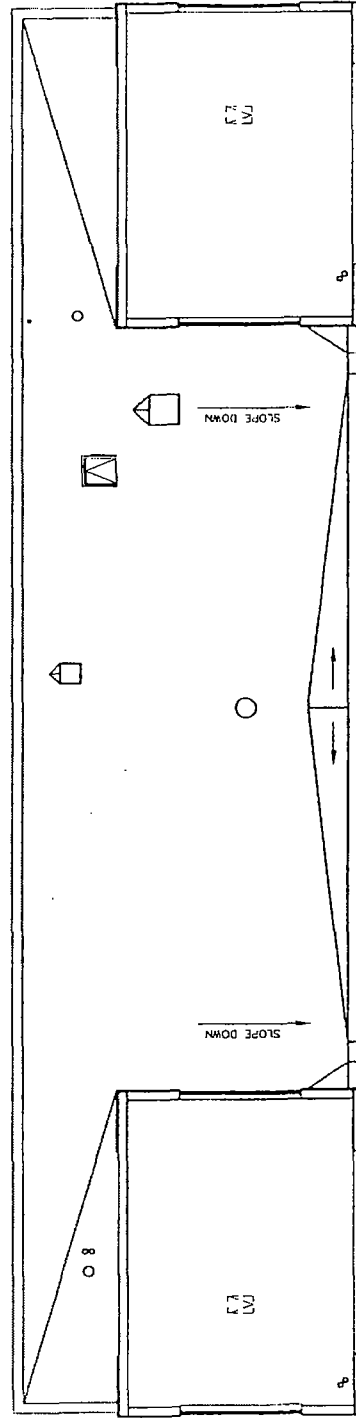
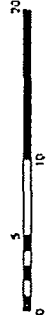
EXISTING ZONING MAP
Applicant: SDR CHATHAM, LLC
Address: 201-357 W.B3RD St; B301-8455 S. Stewart Ave.
Introduced: April 27, 2022
Plan Commission: August 16, 2022

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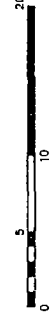
LOT B FLOOR PLAN

SCALE: 1" = 15'-0"



LOT B UPPER/ROOF PLAN

SCALE: 1" = 15'-0"

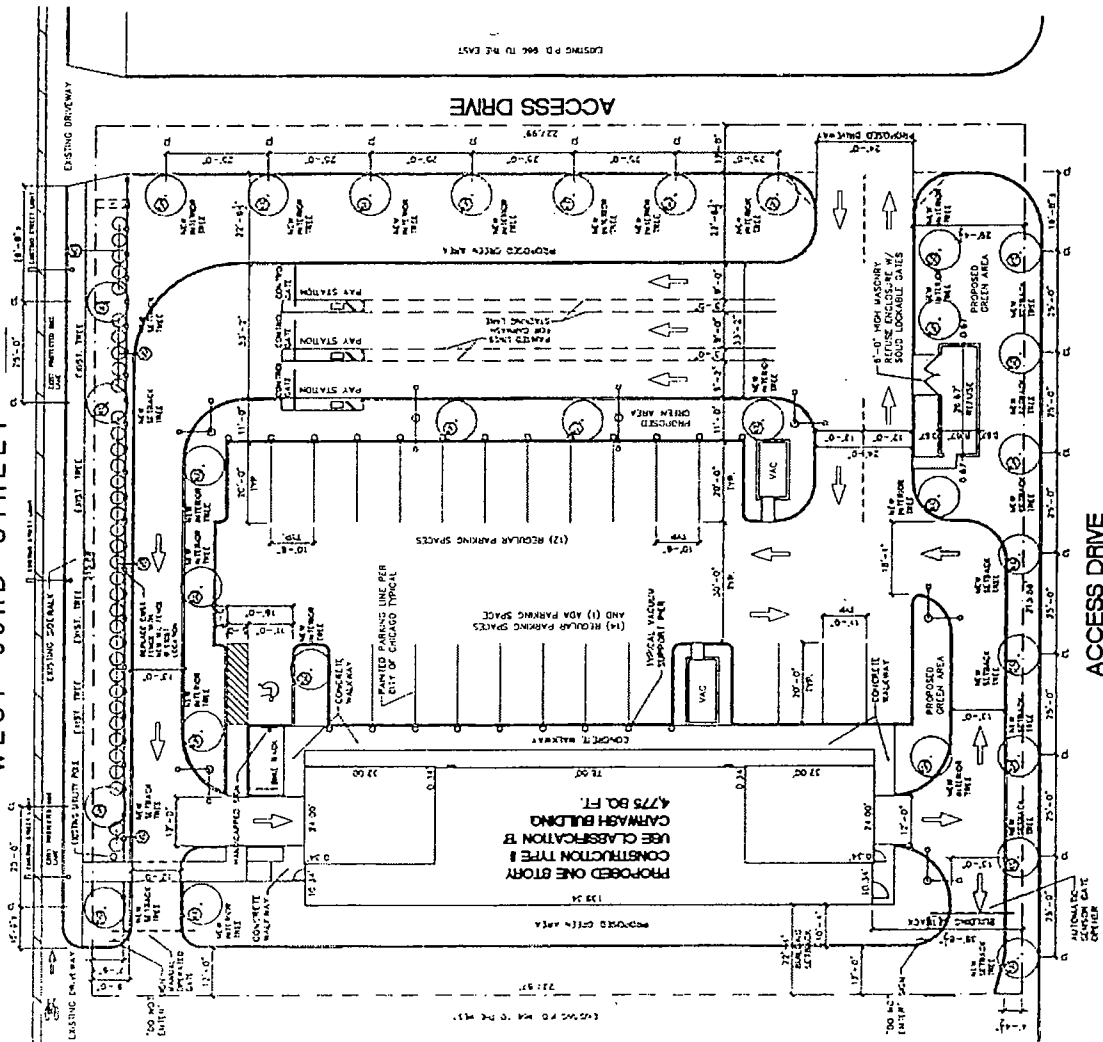


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WEST 83RD STREET

EXISTING 63'-7/8"=11' TOWING TO THE NORTH

2-WAY TRAFFIC



LOT B SITE PLAN LANDSCAPE PLAN

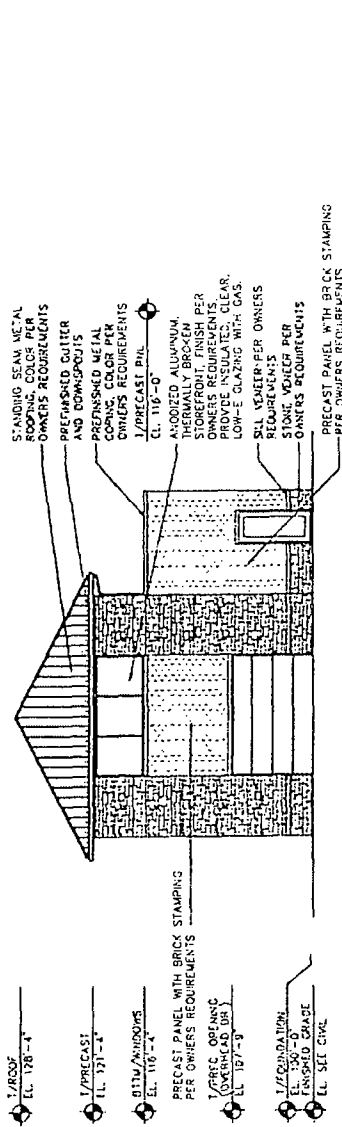
SCALE 1" = 30'-0"



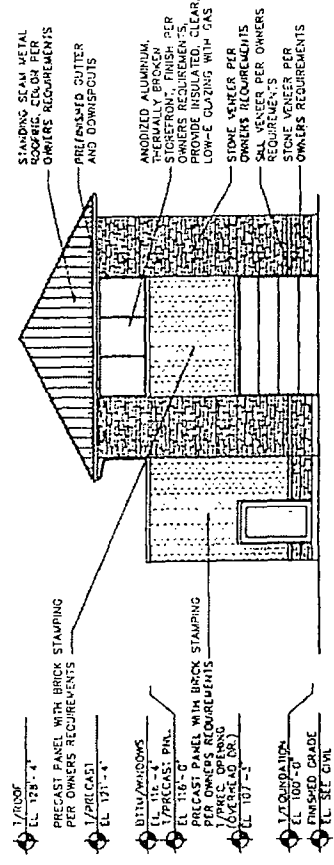
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GRASS AREA



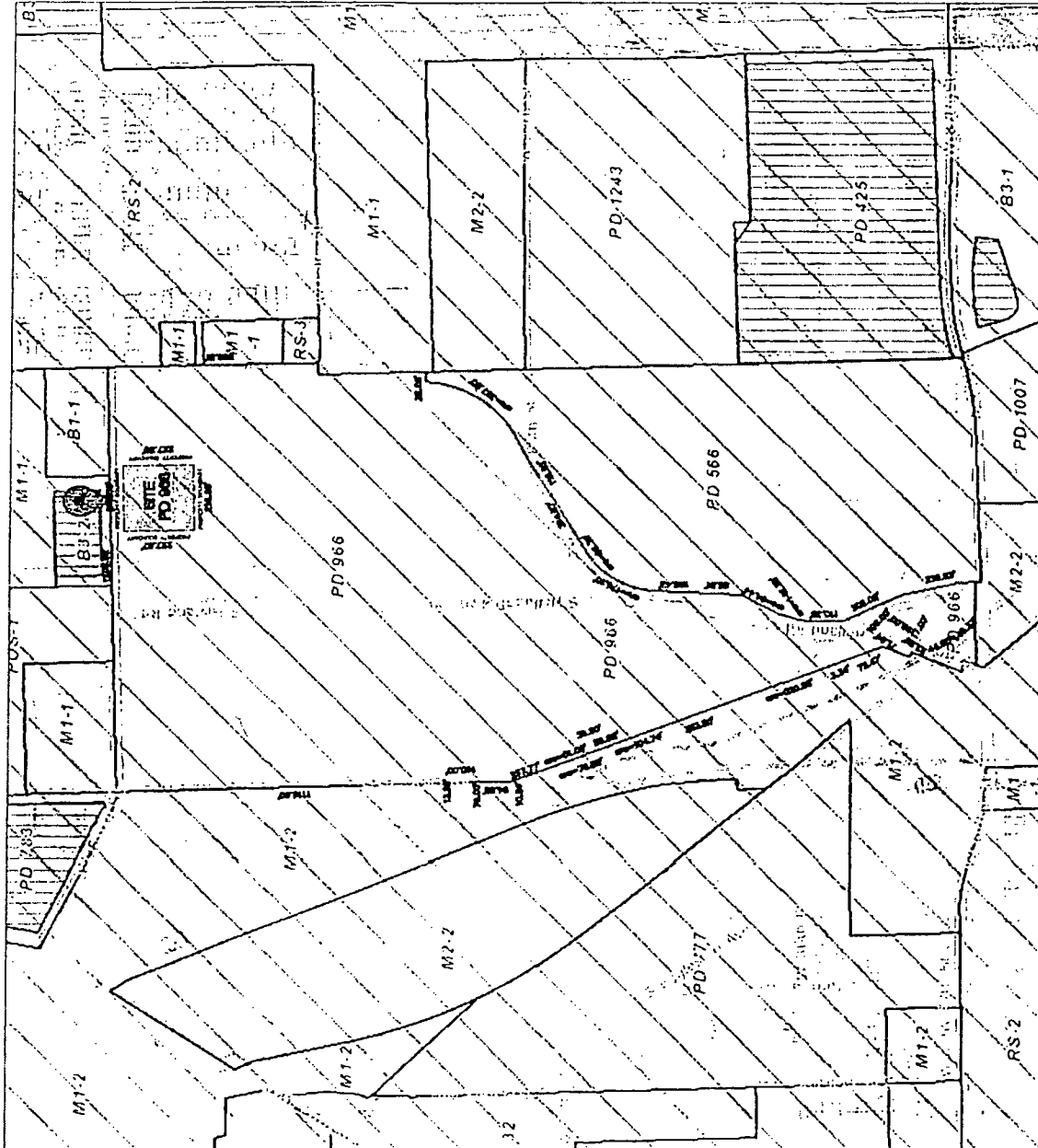
• LOT B • NORTH ELEVATION



• LOT B • SOUTH ELEVATION

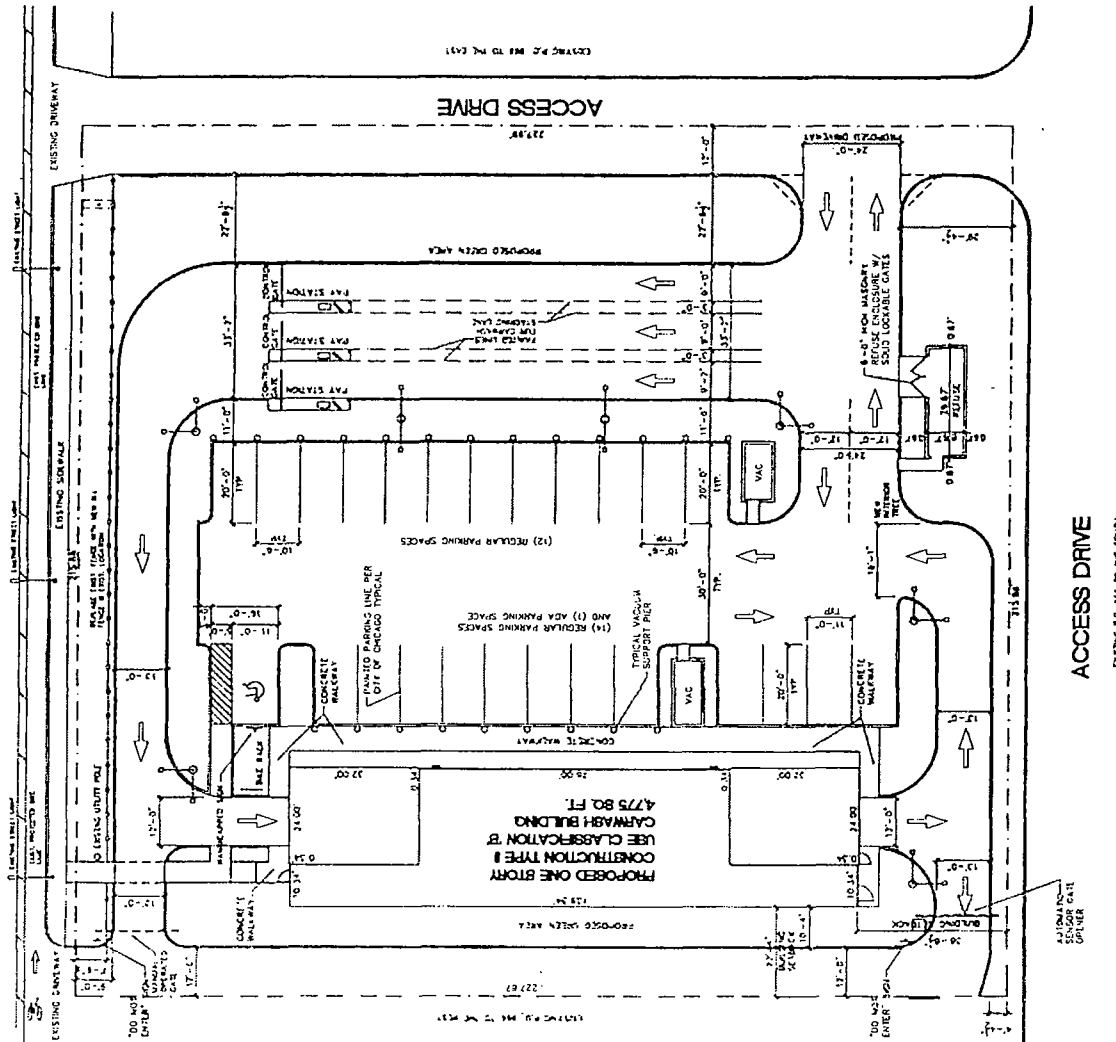
Applicant: SDR CHATHAM, LLC
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PLAN DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP
Applicant: SDR CHATHAM, LLC
Address: 201-357 W.83RD St.; 8301-8455 S. Stewart Ave.
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EXISTING B3-7401-2 ZONING TO THE NORTH
WEST 83RD STREET 2-WAY TRAFFIC



ACCESS DRIVE

EXISTING B3-845 TO THE SOUTH


Applicant: SDR CHATHAM, LLC
 Address: 201-357 W 83RD ST ; B301-845 S. Stewart Ave.
 Introduced: April 27, 2022
 Plan Commission: August 10, 2022



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: August 19, 2022

Re: Amendment to Business Planned Development No. 966

On August 18, 2022, the Chicago Plan Commission recommended approval of the proposed amendment to Planned Development No. 966 submitted by SDR Chatham, LLC. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Patrick Brutus at 744-4565.

Cc: Noah Szafraniec
PD Master File (Original PD, copy of memo)