City of Chicago

Office of the City Clerk

Document Tracking Sheet

SO2017-5622

Meeting Date:	7/26/2017
Sponsor(s):	Napolitano (41)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-P at W Bryn Mawr Ave and N Delphia Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

A-8333

SUBSTITUTE ORDINANCE

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, be amended by changing all the Residential Business Planned Development No. 347, symbols and indications as shown on Map No. 13-P in the area bounded by:

West Bryn Mawr Avenue; North Delphia Avenue; West Catalpa Avenue; and North Oakview Avenue,

to those of a Business Planned Development No. 347 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.

Anthony Napolitano
Alderman, 41st Ward

Common Address of Property:
8601-59 W. Bryn Mawr Ave.
8600-58 W. Gregory Ave.
8601-59 W. Gregory Ave.
8600-58 W Catalpa Ave.
5500-58 N Delphia Ave.
5501-59 N. Oakview Ave.

BUSINESS PLANNED DEVELOPMENT NO. 347

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as "Business Planned Development" is owned or controlled by Chicago Title and Trust Company A.T.U.T.1075695, dated August 17, 1979.

2. Off-street parking and loading facilities will be provided in accordance with this Plan of Development as authorized by this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.

3. No dedication of streets or alleys or consolidation or re-subdivision of parcels shall be required, however, the designation of the East side of North Oakview Avenue and West side of North Delphia Avenue between West Catalpa Avenue and West Bryn Mawr Avenue and both sides of West Gregory Street between North Delphia Avenue and North Oakview Avenue for perpendicular parking will be sought.

4. All applicable official reviews, approvals or permits are required to be obtained by Chicago Title and Trust Company A.T.U.T.1075695, dated August 17, 1979 or its successors, assignees, ore grantees.

5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles including emergency vehicles. There shall be no parking permitted within such paved areas.

   Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

6. Use of land will consist of office units, and off-street parking, as authorized by this Plan of Development.

7. The following information sets forth data concerning the property included in said development and data concerning a generalized land use plan (Site Plan), illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.

8. Identification signs will be permitted with the approval of the Commissioner of Planning.

9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Developments", as adopted by the Commissioner of Planning.
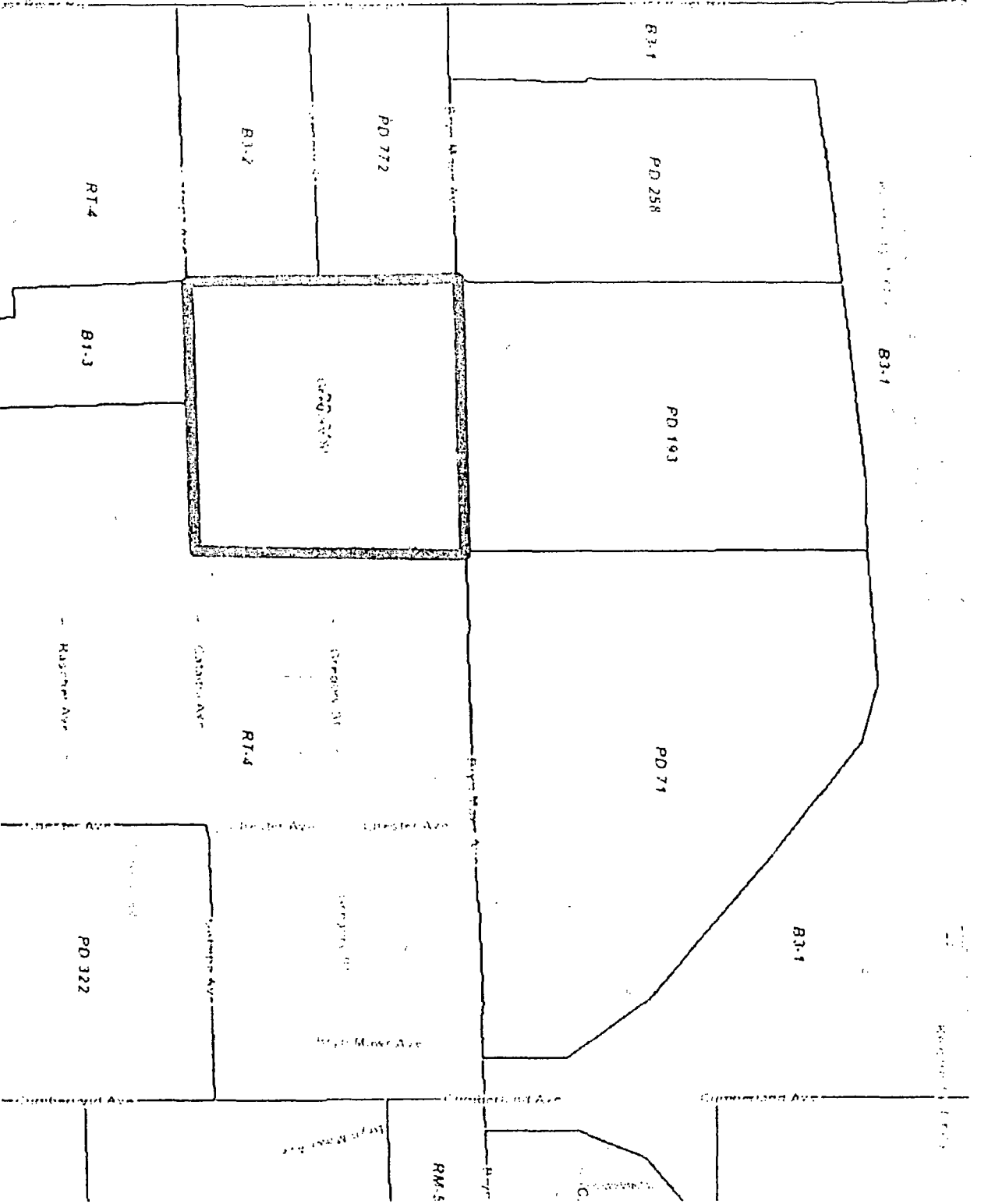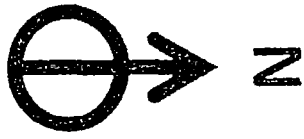
Address: 8601 W. Bryn Mawr Avenue
Introduced: July 26, 2017
Plan Commission: October 19, 2017

BUSINESS PLANNED DEVELOPMENT NO. 347
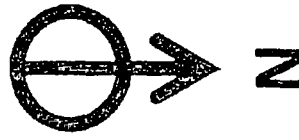
BULK REGULATIONS AND DATA TABLE

Net Site Area: 305,000 square feet

General Description of Land Use: Business offices and related uses 321 on-site auto parking spaces

Maximum Floor Area Ratio: 0.54

Maximum % of Land Covered: 0.54

Minimum Off-Street Parking Spaces: 321

Minimum Off-Street Loading Spaces: 0

Minimum Periphery Setbacks:
    North Property Line: 4'
    South Property Line: 4'
    West Property Line: 0'
    East Property Line: 0'

Address: 8601 W. Bryn Mawr Avenue
Introduced: July 26, 2017
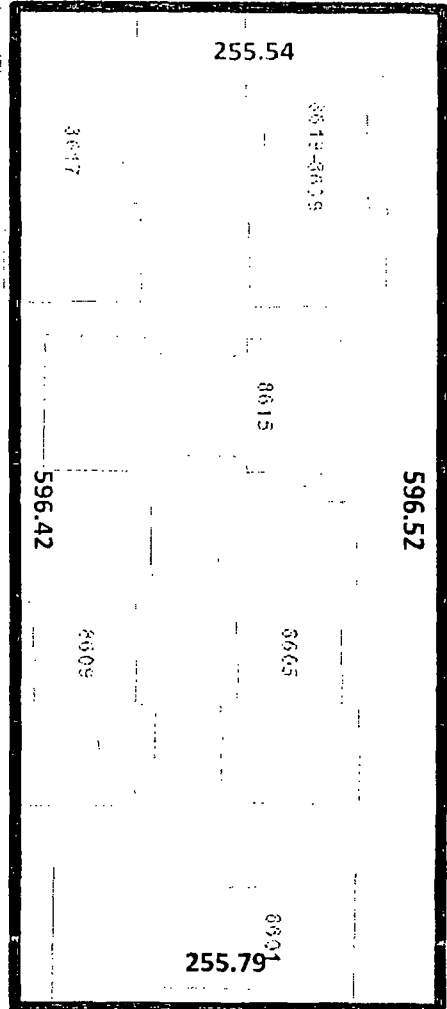Plan Commission: October 19, 2017

N

Applicant: Alderman Anthony Napolitano
Address: 8601 W. Bryn Mawr
Introduction Date: July 26, 2017
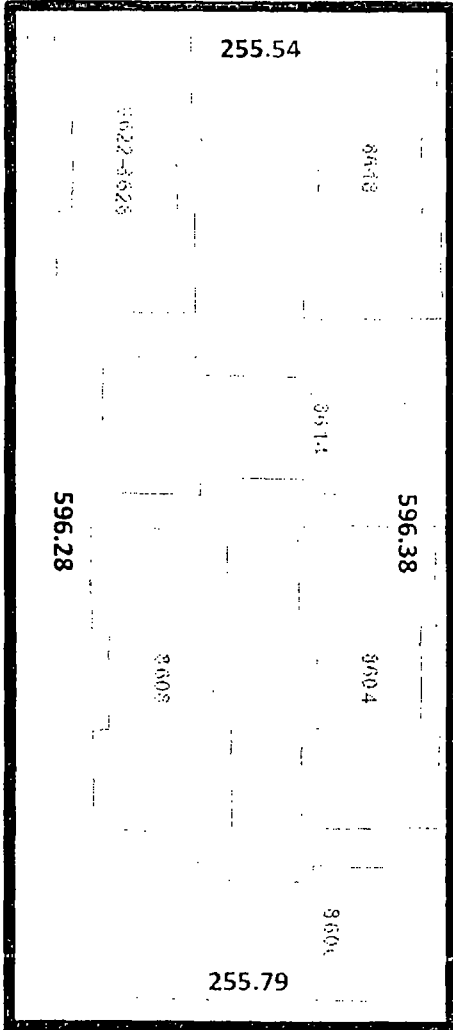Plan Commission Date: October 19, 2017

Zoning Map of Surrounding Area

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N

PROPERTY LINE AND RIGHT OF WAY ADJUSTMENT MAP

Oakview

Bryn Mawr

Catalpa

Delphia

Gregory St

255.54

255.54

596.52

596.42

596.38

596.28

255.79

255.79

N

Oakview

255.54

255.54

Gregory St

596.28

596.38

596.42

596.52

Gregory St

255.79

255.79

Catalpa

Bryn Mawr

Delphia

Applicant: Alderman Anthony Napolitano
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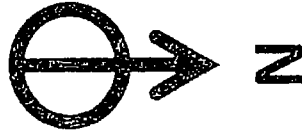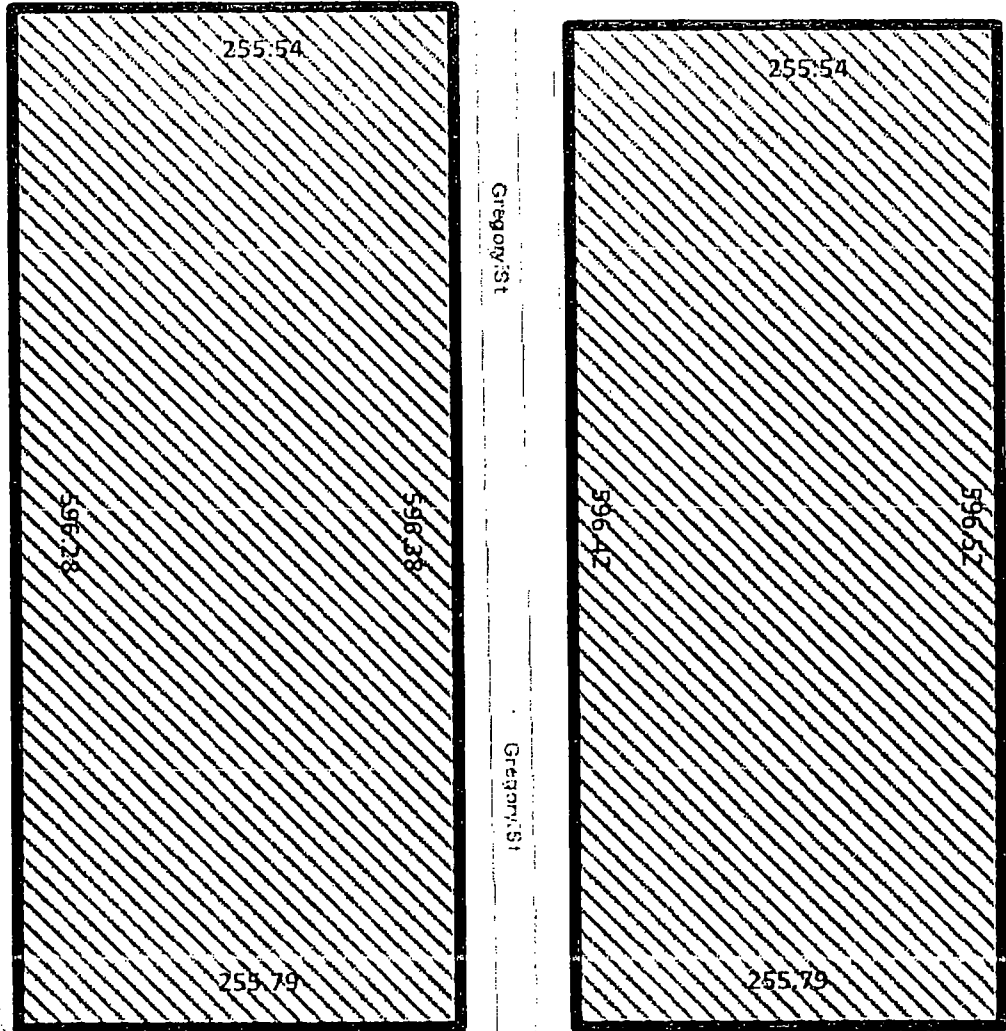
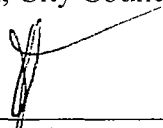## Generalized Land Use Plan

Business Offices and Off-Street Parking

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis
        Chairman, City Council Committee on Zoning

From: _____
        David L. Reifman
        Chicago Plan Commission

Date: October 19, 2017

Re: Proposed Amendment to Planned Development #347 for the property generally located at
        8601 W. Bryn Mawr Avenue

On October 19, 2017, the Chicago Plan Commission recommended approval of the proposed amendment to planned development #347 as submitted by Alderman Anthony Napolitano. A copy of the proposed amendment application 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 me at 744-9476.

Cc: Steve Valenziano
        PD Master File (Original PD, copy of memo)