



City of Chicago



SO2022-2740

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/21/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 26-E at 756 E 111th St - App No. 21126
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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 Business-Residential-Institutional Planned Development Number 1167, as amended, symbols and indications shown on Map Number 26-E in the area bounded by:

the centerline of East 111th Street; the east line of the 30-foot wide Chicago, Rock Island and Pacific Railroad right-of-way; a line that is 666.93 feet southerly of the centerline of East 103rd Street; the centerline of South Woodlawn Avenue; the centerline of the 100-foot wide South Doty Avenue right-of-way (as occupied); a line that is parallel to and 777.50 feet northerly of the centerline of East 111th Street; an arc with a length of 282.74 feet and a radius of 180 feet; and a line that is perpendicular to the centerline of East 111th Street and approximately 1,388.35 feet east of the centerline of South Langley Avenue (as measured along the centerline of East 111th Street),

to those of a Business-Residential-Institutional Planned Development Number 1167, as amended, which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

ADDRESS: 756 E. 111TH STREET

BUSINESS-RESIDENTIAL-INSTITUTIONAL PLANNED DEVELOPMENT NO. 1167,
AS AMENDED

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as a Business-Residential-Institutional Planned Development Number 1167 (the "Planned Development") consists of approximately 7,419,988 square feet of net site area (approximately 170 acres) of property (the "Property"), together with certain portions of existing adjacent rights of way, as depicted on the Planned Development Boundary and Property Line Map incorporated herein by reference below. The Planned Development is divided into Subareas (each, a "Subarea," and collectively, the "Subareas") as indicated on the Subarea Map incorporated herein by reference below. For purposes of this amendment to the Planned Development, Cup O' Joe Coffee, LLC, is the "Applicant" with due authorization from each respective owner of property within Subarea B.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. These Planned Development Statements do not obligate the City of Chicago ("City") to establish any public rights-of-way, accept or maintain any open space, detention or site buffer areas, construct any public improvements, or finance the construction of any improvements. Any dedication, opening or vacation of streets, alleys or easements or adjustments of rights-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the Commissioner of the Department of Transportation ("CDOT") and the City Council of the City of Chicago (the "City Council"). Any required City Council approvals must be obtained prior to issuance of any Part II approval. Applicant shall have the right to seek approval in phases for any or all of the foregoing approvals. In connection with planning for any Subarea, adjustments in the location, width and configuration of the rights-of-way illustrated on the Rights-of-Way Adjustment Map may be approved by the Zoning Administrator as a minor change to this Planned Development, provided such adjustments (a) do not result in a change in the character of this Planned Development in accordance with the requirements of Section 17-13-0611 of the Chicago Zoning Ordinance, (b) are set forth in a plat of subdivision, dedication, opening or vacation, or comparable plat or instrument, as applicable, that has been submitted by Applicant (or its successors, assigns or grantors) for approval by CDOT, the Department and by the City Council at the time of request for such adjustments (and approved by CDOT and the City Council prior to the issuance of any Part II approval), and (c) shall not be deemed to confer any additional bulk, density or other development rights.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns (including any condominium or homeowners' association which may be formed). The requirements of Section 17-8-0400 of the Chicago Zoning Ordinance shall apply to the Property. The Subareas (and, if subsequently designated on any Final Subarea Plan, any subparcels designated thereon), shall be deemed specifically delineated subareas and

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subparcels for purposes of Section 17-8-0400 of the Chicago Zoning Ordinance, provided, however, that for so long as Chicago Neighborhood Initiatives, Inc. or any affiliate thereof owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be authorized by Chicago Neighborhood Initiatives, Inc. ("Master Developer") (or its successor, assignee or grantee to such master developer ownership interest) or such affiliate. Where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. The developer making application shall have the burden of establishing to the reasonable satisfaction of the Department that the Master Developer's consent has been obtained or irrevocably waived. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than a mortgage lien or security interest) and solely with respect to the portion of the Property so transferred, the term "Applicant" shall be deemed amended to apply solely to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof; provided, however, that Master Developer's right to authorize changes or modifications to this Planned Development for so long as it owns or controls all or any portion of the Property shall not be deemed amended or transferred to apply to a transferee (or its beneficiaries as aforesaid) unless expressly assigned in a written instrument executed by the original Applicant hereunder. An agreement among different owners of the Property or a covenant binding upon owners of the Property may designate the parties authorized to apply for future amendments, modifications or other changes to this Planned Development and irrevocably waive the Applicant's consent right.

4. This Planned Development consists of (i) these seventeen (17) statements; (ii) the attached Bulk Regulations and Data Table – Sub Area B, dated September 21, 2022; (iii) the following “Design Exhibits” prepared by Laszlo Simovic Architect, L.L.C. and dated September 21, 2022: a Site Plan, a Landscape Plan, Illustrative Floor Plans, West Elevation, East Elevation, South Elevation, and North Elevation; (iv) the following Design Exhibits are incorporated by reference, all of which were prepared by Spaceco Inc. and dated March 18, 2020: an Existing Zoning Map, an Existing Land-Use Map, a Planned Development Boundary and Property Line Map (three pages), a Sub Area Map, a Sub Area G Site / Landscape Plan (thirteen pages), Sub Area G Building Elevations (four pages), Plan of Development Bulk Regulations and Data Table – Sub Area G, Plan of Development Bulk Regulations and Data Table – Sub Area J, Rights-of-Way Adjustment Map (three pages), which exhibits are attached to the PD amendment approved by the City Council on June 17, 2020, and published in the City Council Journal of Proceedings at pages 18552 through 18595; (v) the following Design Exhibits are incorporated by reference: Bulk Elevations - North Woodlawn/Doty Avenues (Sub Area G), Bulk Axonometrics (Sub Areas A, B, G), Plan of Development Bulk Regulation and Data Tables (including permitted uses) for each of Sub Areas B and C (two pages), all prepared by PappageorgeHaymes Partners dated August 15, 2013; Design Guidelines for Sub Area G,

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prepared by PappageorgeHaymes dated April 15, 2010; Subarea C Site Plan, prepared by William McDonough Partners dated August 15, 2013; Project Legacy Landscape Plan (two pages), prepared by Norris Design dated August 15, 2013; and Building Elevations and Building Sections Sheet for Sub Area C, both prepared by William McDonough Partners dated August 15, 2013; a final Sub Area Plan and Site Plan (Phase 1) for Sub Area B, Elevations – Sub Area B (two pages), Plan of Development Bulk Regulations and Data Table – Sub Area B, and Design Guidelines – Sub Area B, all prepared by ZPD+A Architects and dated December 2, 2015; and a Landscape Plan (Subarea B – Phase 1) prepared by Spaceco Inc. and dated November 11, 2015.

Full size copies of the Design Exhibits are on file with the Department.

The following administrative relief and site plan approval letters are hereby incorporated by reference and made part of this Planned Development (collectively, the "Administrative Approvals"): Administrative Relief request for Subarea A, Phase 1A to Jesse Dodson dated February 25, 2011; Administrative Relief request for Subarea A, Phase 1A to Jesse Dodson dated May 2, 2011; Administrative Relief Request and Site Plan Approval for Subarea A, Phase 1B to David Doig dated January 25, 2013; Site Plan Approval for Phase 1B of Subarea A (South Out Lot – 10834 South Doty Ave.) to David Reifman dated July 25, 2014; and Signage Plan Approval for PD to David Reifman dated January 23, 2015, Site Plan Approval for Subarea A, issued to Warren Johnson, dated April 16, 2019, Site Plan Approval for Subarea J, issued to Mariah DiGrino dated May 9, 2019, Site Plan Approval for Subarea J, issued to Mariah DiGrino dated March 6, 2020, Site Plan Approval for Subarea G, issued to Mariah DiGrino dated March 6, 2020, Site Plan Approval for Subarea G, issued to Mariah DiGrino, dated September 21, 2020, Site Plan Approval for Subarea B, issued to Mariah DiGrino, dated January 14, 2021, and Site Plan Approval for Subarea I, issued to Mariah DiGrino, dated May 19, 2022.

References in these Statements to the "Planned Development" shall be deemed to include the aforementioned Design Exhibits and Administrative Approvals. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance and satisfies the established criteria for approval as a Planned Development. In the case of any express conflict between the terms of this Planned Development, and the Chicago Zoning Ordinance, this Planned Development shall apply. Absent an express conflict, the terms of the Chicago Zoning Ordinance shall apply to reviews, determinations and approvals under these Statements and to improvements to the Property. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

5. The permitted uses, floor area ratio, building height, setback, parking, bicycle parking and off street loading requirements for each Subarea are set forth in the applicable Plan of Development Bulk Regulations and Data Tables included in the Design Exhibits. For the purposes of calculations or measurements pertaining to the foregoing, the applicable definitions in the Chicago Zoning Ordinance shall apply.
6. Changes in the boundaries of Subareas shall require an amendment to these Statements in

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accordance with the review and approval procedures in Section 17-13-0602 through Section 17-13-0610 of the Chicago Zoning Ordinance.

7. On-premise signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department. Off-premise signs are prohibited within the boundary of the Planned Development.
8. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building or improvement shall also be subject to height limitations established by the Federal Aviation Administration.
9. All ingress and egress shall be subject to the review and approval of CDOT and the Department. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT. All work proposed in the public way must be designed and constructed in accordance with the CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago, and must be designed in accordance with the CDOT Street and Site Plan Design Standards and follow the principles and practices of a Complete Streets design approach. Any dedication, opening, or vacation of public streets, alleys or easements or any adjustment of the public rights-of-way contained within a particular Part II submittal shall be approved by City Council prior to the issuance of any final Part II approval. In connection with the Applicant's (or any developer's) submittal of any Site Plans in accordance with Statement 10 below, CDOT shall finally determine what means of ingress and egress are required, what public rights-of-way are required, and what public way improvements must be constructed as part of any project in any given Subarea (including any improvements required outside of such Subarea, but impacted or integrally related to such Subarea's project and the public improvements associated therewith). Applicant and its successors, assigns and grantees, at such parties' expense, agree to provide traffic impact studies, pay for the services of professional engineering services, and pay for the cost of third party construction inspection services to assist CDOT in its review and approval of Site Plan submissions (which approvals shall be a condition precedent to the Department's issuance of any applicable Part II approval). CDOT must approve the applicable consultant, which shall report to CDOT. Recommended traffic and engineering measures shall be included in the design review process and implemented. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.
10. Final Subarea Plans were previously approved for Subarea A, as part of establishment of the original Planned Development, and for Subarea C, as part of the amendment to the Planned Development approved on September 11, 2013, and for Subarea B (Phase I), as part of the amendment to the Planned Development approved on June 22, 2016. Final Subarea Plans shall not be required for Subareas G, H, I or J, but development of such subareas shall be subject to Site Plan Review, as set forth in this Statement 10.

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Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance), Site Plan Review shall be required for all projects undertaken in furtherance of the Planned Development and, as applicable, the Final Subarea Plan in accordance with Section 17-13-0800 of the Chicago Zoning Ordinance, excluding Site Plan review for (i) the project depicted in Subarea A, which was approved with the original Planned Development and by its related Administrative Approvals, (ii) the project depicted in Subarea C, which was approved as part of the amendment to the Planned Development approved on September 11, 2013, (iii) the project depicted as Phase I of Subarea B, which was approved as part of the amendment to the Planned Development approved on June 22, 2016; (iv) the project depicted in Subarea I, which was approved as part of the amendment to the Planned Development approved on May 25, 2018, and by Site Plan Approval issued May 19, 2022; (v) the project depicted in Subarea J, which was previously approved by Site Plan Approvals issued May 9, 2019; (vi) the project depicted in Subarea G, which was approved by Site Plan approvals issued March 6, 2020, and September 21, 2020, and which was approved as part of the amendment to the Planned Development approved on June 17, 2020; (vii) the restaurant facility located in Subarea B, which was approved by Site Plan approval issued January 14, 2021; and (viii) the project depicted on the attached Design Exhibits in Subarea B, which is approved pursuant to this amendment to the Planned Development. The future expansion of the industrial building in Subarea C shall require Site Plan Review and an Administrative Relief submission prior to a Part II approval of the aforementioned expansion project. Review and approval by the Department of Planning and Development is intended to assure that specific development components substantially conform with the Planned Development, including the Plan of Development Bulk Regulations and Data Table and Design Guidelines applicable to such Subarea(s), and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (per Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant.

If not evidenced on the preliminary plat of subdivision submitted as part of the Final Subarea Plan for the project's subarea (if applicable), or the final approved subdivision plat (if applicable), the Applicant or developer of the subject project shall provide an exhibit showing lot sizes and boundaries for such project. In addition to the submittal requirements of Section 17-13-0802-B, the Applicant or developer shall also provide a Site Data Table for such project containing, for each Subarea and subparcel, if any, included in such project:

- (1) the Gross Site Area;
- (2) the Net Site Area;
- (3) the square feet of floor area of each proposed building;
- (4) the amount of F.A.R. utilized out of the maximum F.A.R. permitted in such Subarea;
- (5) the height of each building to be constructed and the maximum allowable height

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- permitted under the Design Exhibits applicable to such Subarea;
- (6) the number of dwelling units to be constructed and the maximum number of dwelling units permitted under the Design Exhibits applicable to such Subarea;
 - (7) the front, rear and side setbacks for each building and the setbacks required under the Design Exhibits applicable to such Subarea;
 - (8) All Residential Open Space, if applicable;
 - (9) The number of parking spaces to be provided and the minimum and maximum number of parking spaces required under the Bulk Regulation Data Table Summary and Design Exhibits, as applicable; and
 - (10) final elevations; elevations must be provided for all of the proposed building facades and building specified.

The Site Data Table shall also incorporate a table showing the "green" features to be included in the proposed buildings. The Site Plan shall be subject to review and approval of the Department and such other bureaus, departments or agencies as the Zoning Administrator deems appropriate before issuance of any Part II approval for the subject project. The Site Plan must be in substantial compliance with both the Planned Development and the approved Final Subarea Plan (if applicable). If, after City departmental review, the Zoning Administrator determines that the Site Plan is in substantial compliance with both the Planned Development and the applicable Final Subarea Plan, and if any improvements contemplated by the Site Plan exceed any of the mandatory Planned Development thresholds set forth in Section 17-8-0500 of the Chicago Zoning Ordinance (as applicable to improvements in a C2-3 district, e.g., the Site Plans include 60 dwelling units or more, or buildings 75 feet or more in height), then the Site Plan must then be reviewed by the Chicago Plan Commission, during a public meeting (for which placement on a Chicago Plan Commission Agenda, publication in accordance with Section 17-13-0107-B of the Chicago Zoning Ordinance, and posting in accordance with Section 17-13-0107-C of the Chicago Zoning Ordinance shall be required, but for which written notice pursuant to Section 17-13-0107-A of the Chicago Zoning Ordinance shall not be required) but shall not require review and approval by the City Council. If such mandatory thresholds are not met or exceeded, then no Chicago Plan Commission review shall be required, and if, after City departmental review, the Zoning Administrator determines that the Site Plan is otherwise in substantial compliance with both the Planned Development and the applicable Final Subarea Plan, the Site Plan shall then be approved by the Zoning Administrator. Without limiting the foregoing, the first development project within Subarea H may, in the Zoning Administrator's discretion, be presented to the Chicago Plan Commission, during a public meeting (for which placement on a Chicago Plan Commission Agenda shall be required, but for which publication, posting and written notice pursuant to Sections 17-13-0107-A, -B, and -C of the Chicago Zoning Ordinance shall not be required) but shall not require review and approval by the City Council. If, after City departmental review, the Zoning Administrator shall determine that the Site Plan

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is not in substantial compliance with both the Planned Development and the approved Final Subarea Plan (if applicable), the Zoning Administrator shall advise the Applicant or developer in writing of why the Site Plan does not substantially comply with the Planned Development and/or the Final Subarea Plan (if applicable). In such case, the Applicant or developer shall be given an opportunity to submit revised Site Plans. If the Zoning Administrator finally determines that the Site Plans, as the same may be revised, are not in substantial compliance with the Planned Development and/or the Final Subarea Plan (if applicable), the Applicant or developer then shall be required to amend this Planned Development and/or the Final Subarea Plan (if applicable) in accordance with the review and approval procedures in Section 17-13-0602 through Section 17-13-0610 of the Chicago Zoning Ordinance in order to obtain approval of such Site Plans. After approval of a Final Subarea Plan (if applicable) and/or Site Plan, such Final Subarea Plans and Site Plans may be changed or modified pursuant to the requirements of Section 13 hereof, if applicable.

11. The improvements on the Property shall be designed, constructed and maintained in substantial compliance with the Design Exhibits attached hereto.
 - (a) Parkway and parking lot landscaping shall comply with the landscaping provisions of the Chicago Zoning Ordinance and Chicago Landscape Ordinance, unless specified otherwise in an approved Final Subarea Plan.
 - (b) The Property shall be designed and constructed in accordance with the City of Chicago Regulations for Sewer Construction and Stormwater Management and Stormwater Management Ordinance Manual, latest editions. Any amendment to the City's storm water management requirements which the City adopts thereafter shall apply to the Property or the development thereof.
 - (c) Intentionally omitted.
 - (d) Within Subarea A, a Chicago Transit Authority bus turnaround in a location and of such size and configuration as mutually agreed upon by the Master Developer, the applicable owner of Subarea A, the Chicago Transit Authority and CDOT has been previously completed.
 - (e) Intentionally omitted.
 - (f) Applicant acknowledges that the City will not maintain or bear the cost of maintaining any landscape or streetscape improvements on any medians to be constructed within the Planned Development. Prior to CDOT approval of engineering drawings for any median street to be constructed by the Applicant within the Planned Development, the Applicant must demonstrate to the satisfaction of CDOT that sufficient sustainable resources have been committed, and written agreements exist (which provide reasonable protection to the City and, among other things, shall name the City as intended beneficiary, shall grant the City enforcement rights, and shall include or extend indemnification and insurance provisions for the benefit of the City) to provide for the satisfactory maintenance of such medians, which agreements may

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provide for maintenance costs to be funded through a special service area or special service district, the establishment of which is subject to separate City Council approval.

- (g) Master Developer, at the Master Developer's expense, has previously reconstructed S. Woodlawn Avenue from approximately E. 107th Street to E. 111th Street in accordance with the requirements of Statement 9.
 - (h) The Applicant and each developer of any portion of the Property at the time of a project shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of the City of Chicago or any other provision of that Code.
12. The Part II review fee for permits and licenses to be issued for projects in the Planned Development shall be the greater of \$0.50 per square foot for the total buildable floor area (i.e., the current rate under Section 17-13-0610 of the Chicago Zoning Ordinance) or the then applicable per square foot charge (or other then applicable charge) at the time of such Part II review. Such fee shall be determined and assessed by the Department at the time of each and every Part II review, shall be applicable to all projects, whether undertaken by the Applicant or another developer, shall be final and binding and must be paid to the Department prior to issuance of any Part II approval. Following Part II review and approval by the Zoning Administrator, the Department shall keep such approved plans and elevations on permanent file and they shall be deemed to be an integral part of this Planned Development. 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. Any interim reviews associated with Site Plan review or Part II reviews, are conditional until final Part II approval.
13. Subject to the other terms and conditions of these Statements, including specifically, but without limitation, Statement 10's filing, review and approval requirements, the terms, conditions and exhibits of this Planned Development may be modified administratively by the Zoning Administrator upon application and a determination by the Zoning Administrator in accordance with the minor change provisions and standards of Section 17-13-0611 of the Chicago Zoning Ordinance (provided, however, that Section 17-13-0611-A.2 and A.3 shall be separately tested on a Subarea basis, without taking into account the net site area of or dwelling units permitted in other Subareas or the Planned Development as a whole) and that such modification, and the improvements contemplated thereby, are consistent with the Planned Development and the applicable Final Subarea Plan. Any such modification shall be reviewed and approved through the minor change provisions of

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Section 17-13-0611 of the Chicago Zoning Ordinance.

14. 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. 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 for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. Unless substantial construction of any new building, as proven by the issuance of building permits and the diligent completion of construction pursuant to such permits for Subarea B has commenced within six (6) years of this amendment to the Planned Development, this Planned Development shall expire upon the sixth anniversary date of the effective date of this amendment to the Planned Development. If this amendment to the Planned Development expires pursuant to the foregoing provision, this amendment to the Planned Development shall expire by separately introduced ordinance, if any, and in such event the zoning of the Property shall revert to Business-Residential-Institutional Planned Development No. 1167, as adopted by the Chicago City Council on June 17, 2020. Such reversion shall not render any building existing at the time to be non-conforming. The six year period described above may be extended for up to one additional year if, before expiration, the Zoning Administrator determines that good cause for an extension is shown.
16. Intentionally omitted.
17. 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 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

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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.

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BULK REGULATIONS AND DATA TABLE - SUB AREA B

USES

The following C2 Motor Vehicle-Related Commercial District uses shall be allowed: day care; postal service; public safety services; utilities and services, minor; Chicago Transit Authority bus turnaround; all animal services excluding stables; artist work or sales space, body art services; business support services excluding day labor employment agencies, employment agencies; communication service establishments; all construction sales and service; drive-through facilities; all eating and drinking establishments including outdoor patio located at and above grade and on a rooftop; all entertainment and spectator sports including outdoor terraces and patio located at and above grade and on a rooftop; all financial services excluding payday loan stores and pawn shops; all food and beverage retail sales; liquor stores; liquor sales; gas stations; medical service; office; high technology office; electronic data storage center; parking, non-accessory; personnel service; hair salon, nail salon, massage establishment or barbershop; repair or laundry service, consumer; dry cleaning drop-off or pick-up; coin-operated laundromat; residential storage warehouse; retail sales, general; all sports and recreation, participant excluding entertainment cabaret; all vehicle sales and service, excluding vehicle storage and towing with outdoor storage; hotels; elderly housing; wireless communication facilities excluding freestanding towers, food and beverage production and manufacturing for wholesale and retail sale, including without limitation roasteries, breweries, wineries, and distilleries, and which may or may not include accessory eating and drinking establishments, retail sales, and package liquor sales; and indoor special event, including incidental liquor sales.

**KEY PLAN**

No adult uses are allowed.

Site Area

Gross	649,518.00 sf (14.91 acres)
Rights of Way	116,231 sf (2.67 acres)
Net Site Area	533,287.00 sf (12.24 acres)

Public Open Space	15,167.00 sf (0.35 acres)
<i>percent of net</i>	2.8%

Maximum F.A.R.	1.0	
Building Height	100 ft	
Setbacks	Front	0 ft
	Side	0 ft
	Rear	0 ft
Parking	Group M e.g. retail	None for the first 10,000 square feet then 2.5 spaces per 1,000 square feet
	Group D e.g. elderly housing	0.33 spaces per a unit
	Group S e.g. lodging	1 space per 3 lodging rooms
	Group U e.g. food/beverage production	1 space per 4 employees
Bicycle Parking	No use is required to provide more than 50 bicycle spaces.	
	Group M e.g. retail	1 per 5 auto spaces
	Group D e.g. elderly housing	1 per 4 auto spaces
	Group S e.g. lodging Group U e.g. food/beverage production	1 per 10 auto spaces

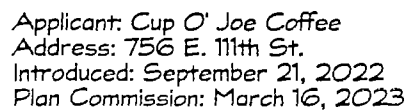
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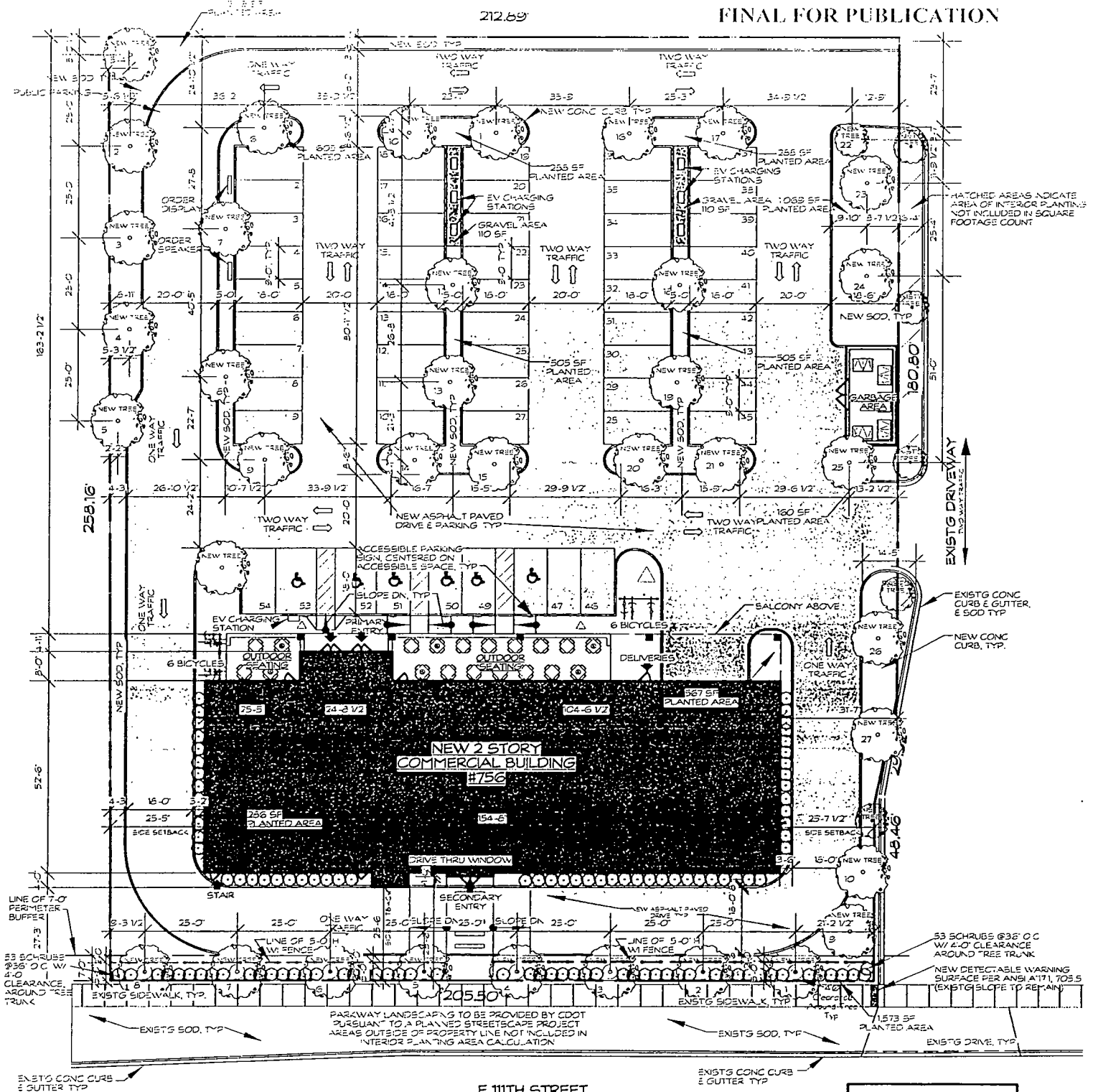
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Off Street Loading	Retail	10,000-24,999 = 1 berth (10x25) 25,000-49,999 sf = 2 berths (10 x 50) 50,000-99,999 sf = 3 berths (10 x 50) 100,000-249,999 = 4 (10 x 50) +250,000 = 1 additional berth (10 x 50) per 200,000 sf above 250,000 sf
	Lodging	25,000-199,999 = 1 berth (10 x 25; 10 x 50 for buildings over 50,000 sf) 200,000+ = 1 (10 x 50) per 200,000 sf or portion thereof
	Multi-Unit	25,000-199,999 = 1 berth (10 x 25)
	Food/beverage production	10,000-49,999 = 1 berth (10 x 25; 10 x 50 for buildings over 20,000 sf)

Applicant: Cup O' Joe Coffee, LLC
Address: 756 E 111th Street
Introduction Date: September 21, 2022
Chicago Plan Commission Date: TBD

EAST 195228096.1



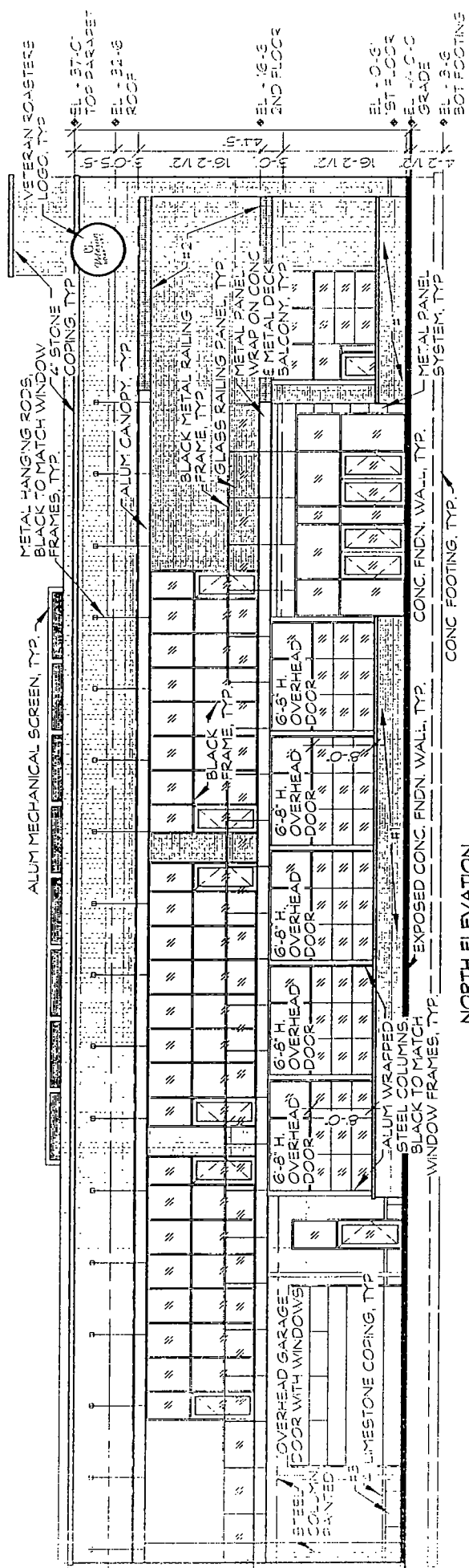


E 11TH STREET

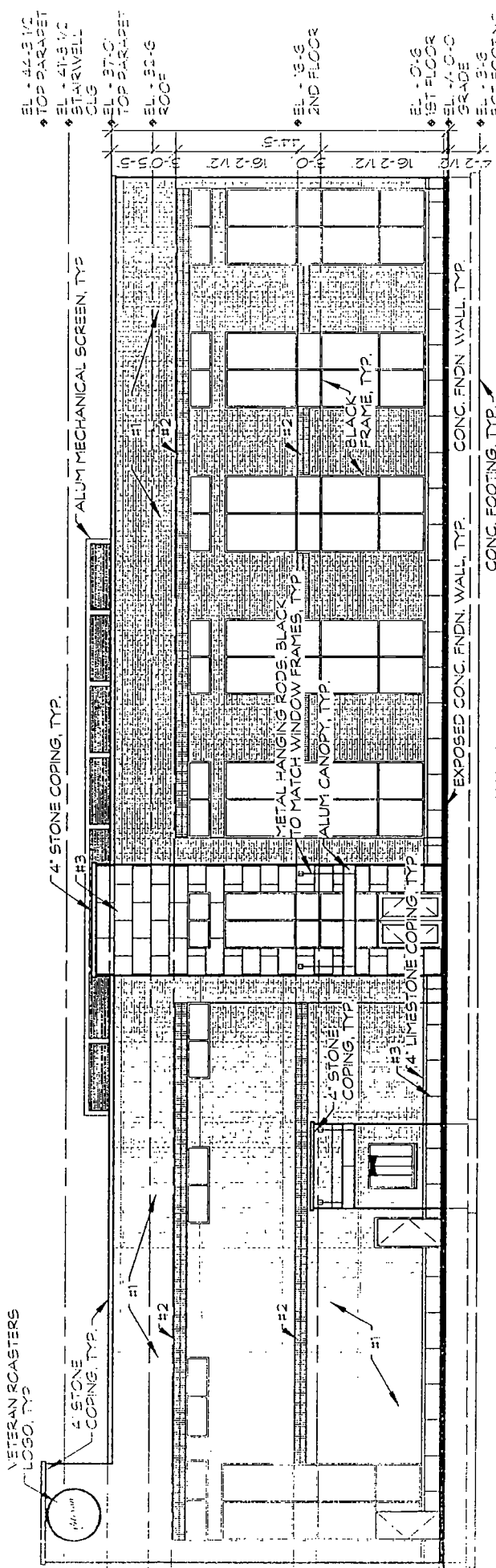


LANDSCAPE PLAN

SCALE: 1" = 6'-0"



NORTH ELEVATION
SCALE 3/16" = 1'-0"



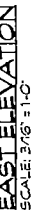
SOUTH ELEVATION
SCALE 3/16" = 1'-0"

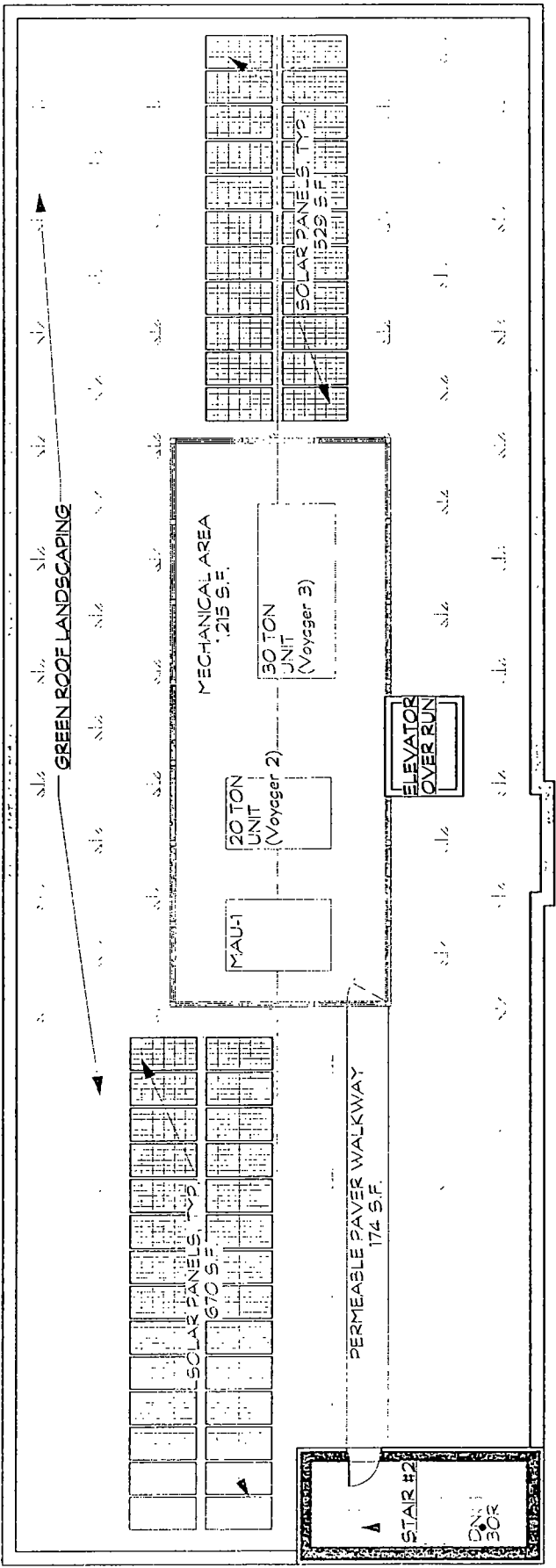
KEY LEGEND

	#1 - ACCENT FACE BRICK
	#2 - BROWN DOUBLE SOLDIER COURSE
	#3 - LIMESTONE

Applicant: Cup O' Joe Coffee
Address: 756 E. 11th St.
Introduced: September 21, 2022
Plan Commission: March 16, 2023

FINAL FOR PUBLICATION





ROOF PLAN
SCALE: 1" = 16'-0"
7,626 SF

GROSS ROOF AREA:	7,626 SQUARE FEET
MECHANICAL AREA:	2,588 SQUARE FEET
NET ROOF AREA:	4,686 SQUARE FEET
GREEN ROOF AREA:	4,686 SQUARE FEET (100% OF NET ROOF AREA)

Applicant: Cup O' Joe Coffee LLC
Address: 756 E. 111th Street
Introduced: September 21, 2022
Plan Commission: March 16, 2023



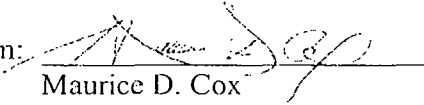
Clerk Packet
Application #21126

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From:


Maurice D. Cox
Chicago Plan Commission

Date: March 16, 2023

Re: Proposed amendment to Business-Residential-Institutional Planned Development No. 1167, as amended (application # 21126)

On March 16, 2023, the Chicago Plan Commission recommended approval of the proposed amendment to Business-Residential-Institutional Planned Development No. 1167, as amended, submitted by Cup O' Joe Coffee, LLC, for the property generally located at 756 E. 111th Street. The applicant proposes to add food and beverage production and manufacturing for wholesale and retail sale, including without limitation roasteries, breweries, wineries, and distilleries, and which may or may not include accessory eating and drinking establishments, retail sales, and package liquor sales; and indoor special event, including incidental liquor sales as permitted uses to allow for the development of a 16,800 square foot coffee roastery and brewery with accessory retail sales, restaurant and tavern uses. A copy of the proposed ordinance 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 recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Erika Sellke at 312-744-9146.

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