



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** SO2017-5622  
**Type:** Ordinance                                    **Status:** Passed  
**File created:** 7/26/2017                            **In control:** City Council  
**Final action:** 11/8/2017  
**Title:** Zoning Reclassification Map No. 13-P at W Bryn Mawr Ave and N Delphia Ave  
**Sponsors:** Napolitano, Anthony V.  
**Indexes:** Map No. 13-P  
**Attachments:** 1. SO2017-5622.pdf, 2. O2017-5622.pdf

Date	Ver.	Action By	Action	Result
11/8/2017	1	City Council	Passed as Substitute	Pass
10/23/2017	1	Committee on Zoning, Landmarks and Building Standards		
9/14/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
7/26/2017	1	City Council	Referred	

# FINAL FOR PUBUGWJW

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, 41<sup>st</sup> Ward

Common Address of Property: 8601-59 W. Bryn Mawr Ave.  
**860058 W. Gregory Ave.**  
8601 59 W. Gregory Ave. 8600-58 W Catalpa Ave.  
5500 58 N Delphia Ave.  
5501 59 N. Oakview Ave.

**FINAL FOR  
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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

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**BUSINESS PLANNED DEVELOPMENT NO. 347 BULK**

**REGULATIONS AND DATA TABLE**

Net Site Area:

General Description of Land Use:

Maximum Floor Area Ratio:

Maximum % of Land Covered:

Minimum Off-Street Parking Spaces:

Minimum Off-Street Loading Spaces:

Minimum Periphery Setbacks:

North Property Line: South Property Line: West Property Line: East Property Line:  
305,000 square feet

Business offices and related uses 321 on-site auto parking spaces

0.54

0.54

321

0

4' 4' 0' 0'

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

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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF  
CHICAGO

**MEMORANDUM**

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)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602