

Business Planned Development No. 139, as Amended

UPDATED PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number 139, as Amended (“Planned Development”), is owned and controlled by the Applicant, BAI Century, LLC.
2. Off-street parking facilities shall be provided in compliance with this Plan of Development, and in compliance with use and bulk regulations, Article 8.11 of the Chicago Zoning Ordinance subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. Off-street loading facilities shall be provided in compliance with this Plan of Development, and in compliance with the use and bulk regulations, Article 8.10-5 of the Chicago Zoning Ordinance subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
4. All applicable official reviews, approvals or permits are required to be obtained by the Applicant, or its Successors, Assignees or Grantees.
5. Any dedication or vacation of Streets and 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.
6. Any 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 within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved area.
7. The following uses are permitted in the area delineated herein as a Planned Development No. 139, as Amended: one (1) residential (penthouse) unit, and retail and commercial uses otherwise allowed in the B3-5 zoning district, including cultural exhibits and libraries, day care facilities, lodges or private clubs, community centers, recreation and similar assembly uses, movie and performance theaters, postal services, public safety services, minor utilities and service uses, animal services, artist work or sales space, building maintenance services, business equipment sales and service, business support services, communication service establishments, building material sales, eating and drinking establishments, including limited restaurants, general restaurants, taverns, outdoor patios (at grade or above grade), entertainment and spectator sports including indoor special events (with incidental liquor sales), small, medium, and large venues, banquet or meeting halls, financial services, including banks, savings bank, savings and loan associations, currency exchanges, and credit unions, automated teller machine facilities, food and beverage retail sales including packaged goods and/or liquor sales as a principal or accessory use, fortune telling services,

medical offices and related services, general office uses, accessory or non-accessory parking services, personal service uses, massage establishments, general retail sales, outdoor participant sports and recreation uses, indoor participate sports and recreation uses, public places of amusement, children's play centers, artisan manufacturing and/or production services, catering and shared kitchen uses, automobile rentals, and a recycling drop-off unit. All liquor licenses shall be subject to review and approval by the Department of Business Affairs and Consumer Protection and the local liquor commissioner.

8. Deleted.
9. Business and business identification signs may be permitted within the area delineated herein as Business Planned Development No. 139, as Amended, subject to the review and approval of the Department of Buildings and the Commissioner of the Department of Development and Planning.
10. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Business Planned Development No. 139, as Amended, and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
11. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as promulgated by the Commissioner of Development and Planning.



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Carlos Ramirez-Rosa  
Chairman, City Council Committee on Zoning

From:   
Maurice D. Cox  
Chicago Plan Commission

Date: August 17, 2023

Re: Proposed Residential-Business Planned Development No. 139, as amended – 2828 N. Clark St.

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On August 17, 2023, the Chicago Plan Commission recommended approval of the proposed Residential-Business Planned Development No. 139, as amended and submitted by BAI Century, LLC. The Applicant proposes to amend Planned Development No. 139 to remove prohibitions on liquor licenses included in the 1976 approval and to clarify the retail and commercial uses previously incorporated by reference. No building construction is contemplated as a result of this application. A copy of the proposed ordinance, planned development statements, and exhibits are 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 Danielle Crider at 312-744-3875 or [Danielle.Crider@cityofchicago.org](mailto:Danielle.Crider@cityofchicago.org).

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