

PD 1260

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**DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO**

March 20, 2019

Wendy Berger
WBS Equities LLC
350 W. Hubbard St., Suite 222
Chicago, Illinois 60654

Re: Amended Site Plan Approval for CIBC Bank, generally located at 3856 S. Rhodes Avenue in Business Planned Development No. 1260, Subarea B

Dear Ms. Berger:

Please be advised that your request for approval of the revised site plan for the project identified above, generally located at 3856 S. Rhodes Avenue in Subarea B of Business Planned Development No. 1260 (PD No. 1260), has been considered by the Department of Planning and Development ("DPD").

On February 14, 2019, DPD issued a site plan approval for the proposed development of an approximately 3,500 square-foot branch bank facility and a drive-through with a total building area of 4,160 square feet at 3856 S. Rhodes Avenue (the "Project"). After receiving said approval, equipment changes in the proposed drive-through necessitated the Applicant to modify the Project plans in the following manner:

- Reduce the number of drive through service lanes from 3 to 2
- Reduce the overall dimensions and height of the drive-through canopy and detach it from the building

No changes to the proposed bulk, density, site coverage, landscape, and height of the proposed structure were modified as part of the revision. This amended approval includes the following attached documents prepared by RSP Architects:

- A000 – Site Plan (03.20.19)
- A300 – Exterior Elevations (03.04.19)

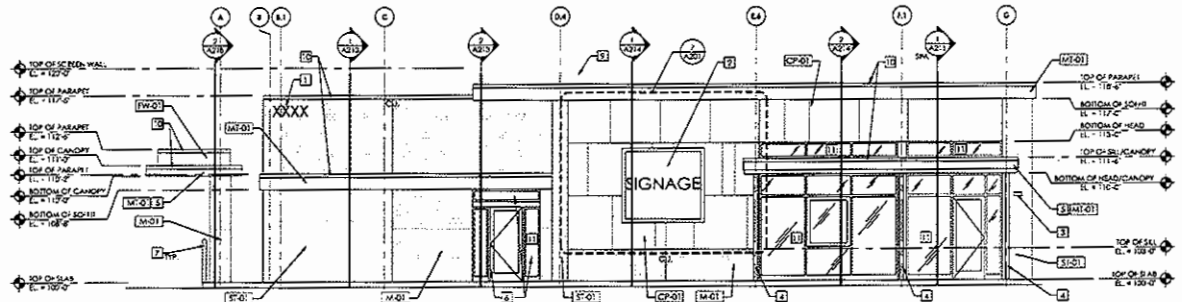
Upon review of the materials submitted, the Department of Planning and Development has determined that the revised plans are consistent with and satisfy the requirements of site plan approval for PD 1260. This site plan approval does not cover any signage, which must be approved by a separate application.

Sincerely,

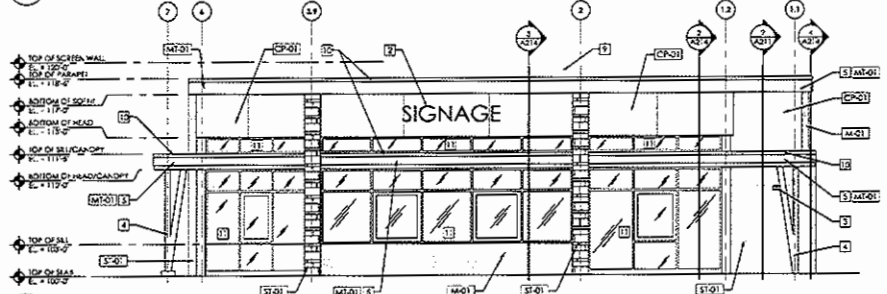
Patrick Murphey
Zoning Administrator

Originated by: Heidi Sperry
cc: Josh Lopeman, DBSI
Erik Glass, DPD
Mike Marmo, DPD
Planned Development files

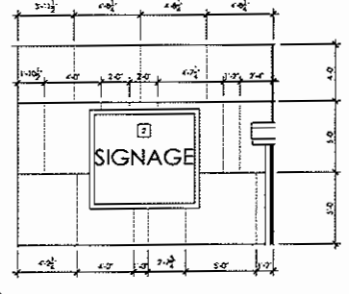
121 NORTH LASALLE STREET, ROOM 1000, CHICAGO ILLINOIS 60602



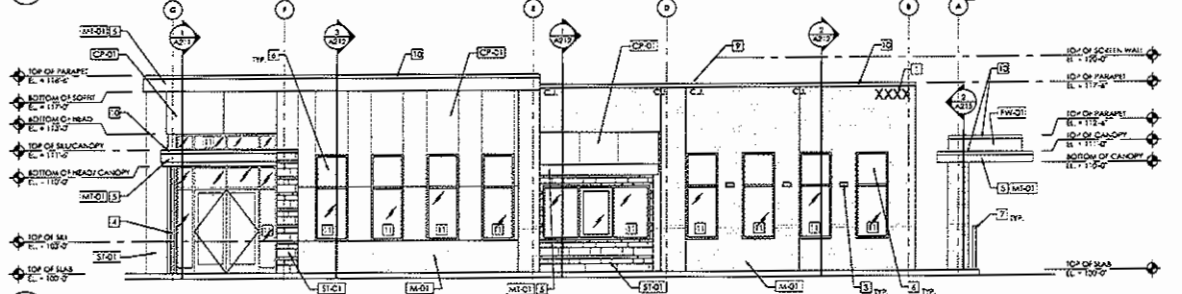
1 SOUTH ELEVATION
3/16" = 1'-0"



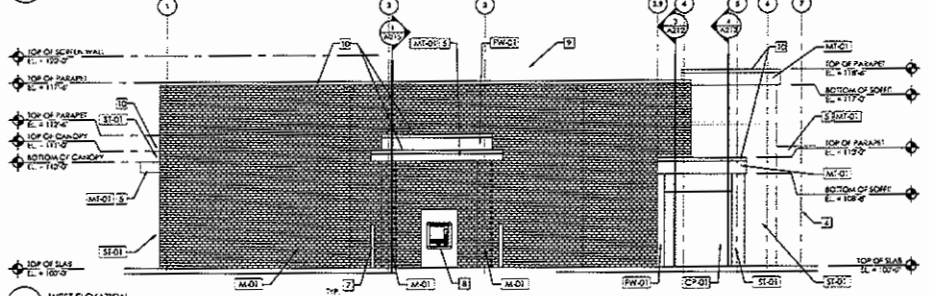
2 EAST ELEVATION
3/16" = 1'-0"



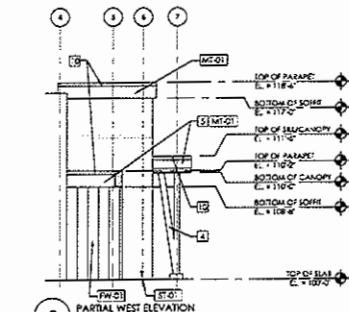
7 ENLARGED JOINT PATTERN DETAIL
1/4" = 1'-0"



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



4 WEST ELEVATION
3/16" = 1'-0"



5 PARTIAL WEST ELEVATION
3/16" = 1'-0"

FINISH LEGEND 1/8" = 0.00

- CP-01 HARD-PANEL VERTICAL SILING
SMOOTH - COORDINATION
- FW-02 BRIDGE-METAL PANEL
MATTI-BLACK
- M-01 GREEN GLASS FINISH
ADORE VENDOR
- ST-01 EDGEMOORE STONE
EUROPEAN LEADER - LEXEN
- M-01 METAL TISH
TO MATCH BRIDGE-METAL SLACK

Key Notes

- 11 1" ADDRESS NUMBERING
- 12 SIGNAGE UNDER SEPARATE PERMIT
- 13 DECORATIVE LIGHT SCENES
- 14 STEEL COLUMN - METALLO-SERVERS
- 15 METAL CANOPY
- 16 SPANDREL GLASS
- 17 NO LARND - SEE EXISTING
- 18 EX - BY VENDOR
- 19 PERFORATED METAL SCREEN
- 20 METAL COPING TO MATCH BRIDGE-METAL SLACK
- 21 STOREFRONT SYSTEM



RSP Architects
Illinois Professional
Design Firm
No. 184-002206
1220 Marshall Street NE
Marietta, GA 30067-1208
677.677.0200
677.677.0202 fax
www.rsp15p.com

CIBC
3836 S. RHODES AVE., CHICAGO, IL 60653
BRONZEVILLE

PROJECT NO.
2912.040.00

Issue date
03/04/19
Drawn By: B. ERICSON
Checked By: N. NEBELUNG
revisions

MARCH 04, 2019
PERMIT



EXTERIOR ELEVATIONS

A201



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 14, 2019

Wendy Berger
WBS Equities LLC
350 W. Hubbard St., Suite 222
Chicago, Illinois 60654

Re: **Site Plan Approval for CIBC Bank, generally located at 3856 S. Rhodes Avenue in Business Planned Development No. 1260, Subarea B**

Dear Ms. Berger:

The City of Chicago Department of Planning and Development (DPD) has reviewed the site plan request for approval submitted for the project identified above. The project consists of the construction of an approximately 3,500 square-foot branch bank facility and a drive-through with a total building area of 4,160 square feet at 3856 S. Rhodes Avenue. The site will also be improved with landscaping and a parking lot consisting of 40 parking spaces. The proposed project will be situated in Subarea B of Business Planned Development No. 1260 (PD No. 1260). The proposed height of the building will not exceed 20'.

Construction of the proposed project will utilize a net site area of 34,334 square feet in Subarea B with a total FAR of 0.12. The proposed FAR is well below the allowable .023 FAR for Subarea B. The proposed building will be primarily clad in Hardiepanel vertical siding and accented with brick and stone veneer.

Pursuant to the terms of PD No. 1260, the request for site plan approval for the project included the following attached documents prepared by DBSI Incorporated:

- A000 – Site Plan (06.26.18)
- A300 – Exterior Elevations (11.06.18)
- A301 – Color Renderings (11.06.18)
- L1 – Landscape Plan (09.27.18)

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of PD No. 1260. Accordingly, this site plan submittal is hereby approved as conforming to PD No. 1260. This site plan approval does not cover any signage, which must be approved by a separate application.

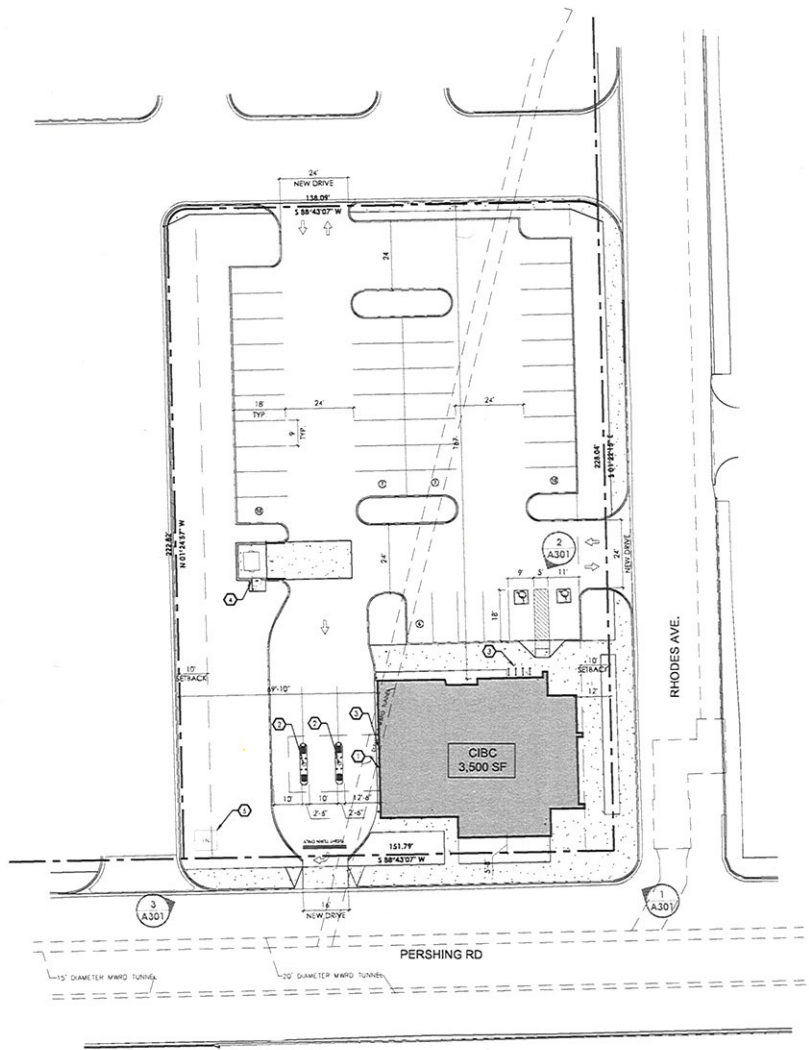
Sincerely,

Patrick Murphey
Zoning Administrator

Originated by: Heidi Sperry

cc: Josh Lopeman, DBSI
Erik Glass, DPD
Mike Marmo, DPD
Planned Development files

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO ILLINOIS 60602



1 SITE PLAN
SCALE: 1" = 20'-0"

Project Team

Owner CIBC
130 South LaSalle
Chicago, IL 60603
Phone: 312.364.8279
Contact: Kelly Schroeder

Project Manager DBSI, Inc.
4350 West Morelos Place
Chandler, AZ 85226
Phone: 602.264.7263
Contact: Jennifer Lippman

PROJECT DATA

PROJECT ADDRESS: CORNER OF PERSHING & RHODES AVE
BRONZEVILLE, IL 60643

ALPHA: 17-34-12-013

PROJECT DESCRIPTION: NEW 3,500 SF BANK BRANCH

OCCUPANCY: B

JURISDICTION: CITY OF CHICAGO

ZONING: PD - PLANNED DEVELOPMENT

LAND USE REQUIREMENTS

BUILDING AREA: 3,500 SF

BANK BRANCH: 430 SF

CANOPY: 4,160 SF

TOTAL BUILDING AREA: 8,090 SF

SETBACK AREA: 0.78 AC (APPROX. 34,334 SF)

MAXIMUM SETBACK AREA RATIO: 2.33

FLOOR AREA RATIO: 4,160 SF / 34,334 SF = 0.12

MAXIMUM BUILDING HEIGHT: N/A

MINIMUM STRUCTURAL SETBACKS:

FRONT: 0 FEET

SIDE: 15 FEET

REAR: 0 FEET

MINIMUM LANDSCAPE SETBACKS:

FRONT: 0 FEET

PERIMETER: 12 FEET

PARKING REQUIREMENTS: 1 PER 300 SF (3,500 / 300 = 12)

TYPICAL STALL SIZE: 9' X 18'

TOTAL REQUIRED: 12 SPACES

TOTAL PROVIDED: 40 SPACES

TOTAL NO STALLS REQUIRED: 2 SPACES

TOTAL NO STALL PROVIDED: 2 SPACES (1 VAN ACCESSIBLE)

BICYCLE REQUIREMENTS: 1 PER 10 AUTO SPACES

TOTAL REQUIRED: 4 SPACES

TOTAL PROVIDED: 4 SPACES

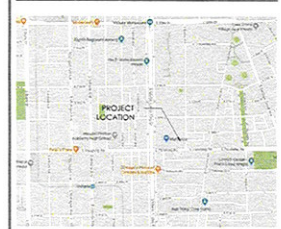
Key Notes

1. DRIVE-UP ATM
2. PNEUMATIC TIRE
3. OVER-HEAD CANOPY
4. TRAIL ENCLOSURE PER CITY OF CHICAGO STANDARDS
5. CITY OF CHICAGO "TYPE B" BICYCLE RACK
6. EXISTING TRANSFORMER TO REMAIN

Symbol Legend

- PARKING COUNT
- TRANSFORMER
- BUILDING ENTRY

Vicinity Map



CIBC
PERSHING AVE, CHICAGO, IL 60643
BRONZEVILLE

PROJECT NO:
188000-000

Issue date
6.28.2018

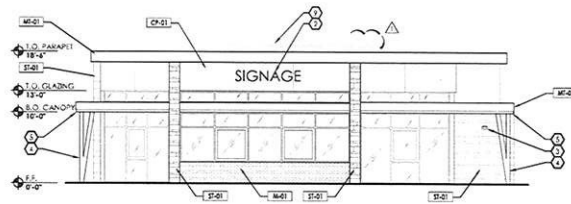
Drawn By:
Checked By:

revisions

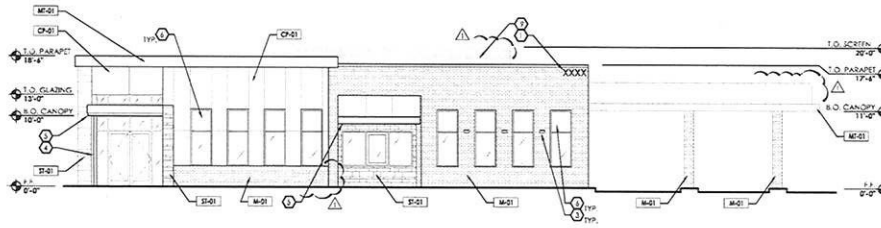
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2018.XXXX

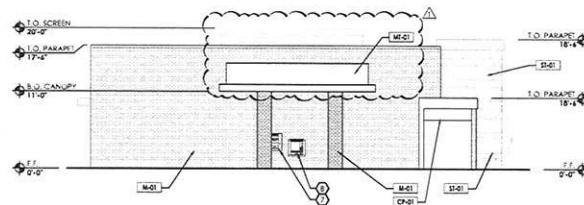
SITE PLAN
A000



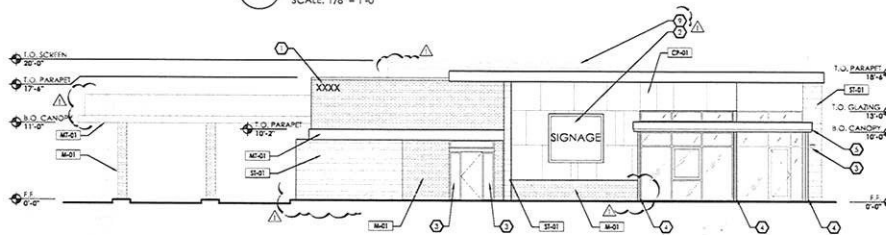
04 EAST ELEVATION
SCALE: 1/8" = 1'-0"



03 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



02 WEST ELEVATION
SCALE: 1/8" = 1'-0"



01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

FINISH LEGEND

- CP-01 HARDIPANEL VERTICAL SIDING
SMOOTH - COBBLESTONE
- CP-02 HARDIPANEL VERTICAL SIDING
SMOOTH - MONTERREY TAUPE
- M-01 GLEN GERY THIN BRICK
ADOBE VELOUR
- ST-01 ELDERADO STONE
EUROPEAN LEDGE - LINEN
- MT-01 METAL TRIM
TO MATCH BERRIDGE MATTE BLACK

Key Notes

1. 1/2" ADDRESS NUMBERING
2. SIGNAGE UNDER SEPARATE PERMIT
3. DECORATIVE LIGHT FIXTURE
4. STEEL COLUMN
5. METAL CANOPY
6. GRANITEL GLASS
7. NIGHT DROP
8. AIN
9. PERFORATED METAL SCREEN



4810 West Montrose Place, Channahon, IL 61528
P. 815.344.7243 | www.dbsi-inc.com

CIBC
PERSHING AVE, CHICAGO, IL 606XX
BRONZEVILLE

PROJECT NO:
188000-000

Issue date
5.26.2018

Drawn By:
Checked By:

revisions

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- △
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- △
- △
- 11.06.2018
- 2018.0000
- ****

EXTERIOR ELEVATIONS
A300



03 CONCEPTUAL RENDERING
SCALE: N.T.S.



02 CONCEPTUAL RENDERING
SCALE: N.T.S.



01 CONCEPTUAL RENDERING
SCALE: N.T.S.

CIBC
PERSHING AVE., CHICAGO, IL 606XX
BRONZEVILLE

PROJECT NO.
188000-000

Issue date	6.26.2018
Drawn By:	
Checked By:	
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Issue date	11.06.2018
2018.XX.XX	XXXX



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 19, 2016

Elvin E. Charity
Charity & Associates, P.C.
20 N. Clark St., Suite 1150
Chicago, IL 60602

**Re: Administrative Relief request for Business Planned Development No. 1260, Subarea A
Mariano's proposed roof trellis at 3857 South Dr. Martin Luther King Jr. Drive**

Dear Mr. Charity:


Please be advised that your request for a minor change to Business Planned Development No. 1260 ("PD 1260"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1260.

On February 9, 2015, administrative relief was granted to allow for a redistribution of site area and design modifications and on November 11, 2015, administrative relief was granted to reduce the minimum number of accessory off-street parking spaces within Subarea A from 363 to 351 spaces. Your client, Pershing King Drive LLC, owns all of the property within PD 1260, and is now seeking administrative to eliminate the metal trellis that was to be located on top of the roof of the Mariano's store. The store is currently under construction at 3857 S. Dr. Martin Luther King Dr., and is over budget. This proposed change will save over \$250,000.

With regard to your request, the Department of Planning and Development has determined that allowing the elimination of the roof trellis will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1260, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 11, 2015

Elvin E. Charity
Charity & Associates, P.C.
20 N. Clark St., Suite 1150
Chicago, IL 60602

**Re: Administrative Relief request for Business Planned Development No. 1260, Subarea A
Mariano's parking reduction at 3857 South Dr. Martin Luther King Jr. Drive**

Dear Mr. Charity:

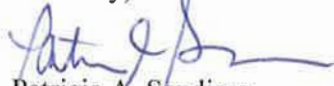
Please be advised that your request for a minor change to Business Planned Development No. 1260 ("PD 1260"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1260.

On February 9, 2015, administrative relief was granted to allow for a redistribution of site area and design modifications for a Mariano's Store at 3857 S. Dr. Martin Luther King Dr. Your client, Pershing King Drive LLC, now owns all of the property within PD 1260, and is seeking administrative relief to reduce the minimum number of accessory off-street parking spaces within Subarea A from 363 to 351 spaces, as shown on the attached, revised site plan. The parking reduction is due to the addition of a walkway through the parking lot and handicap parking revisions.

With regard to your request, the Department of Planning and Development has determined that allowing a parking reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and, will not change the character of the development, and therefore, would constitute a minor change.

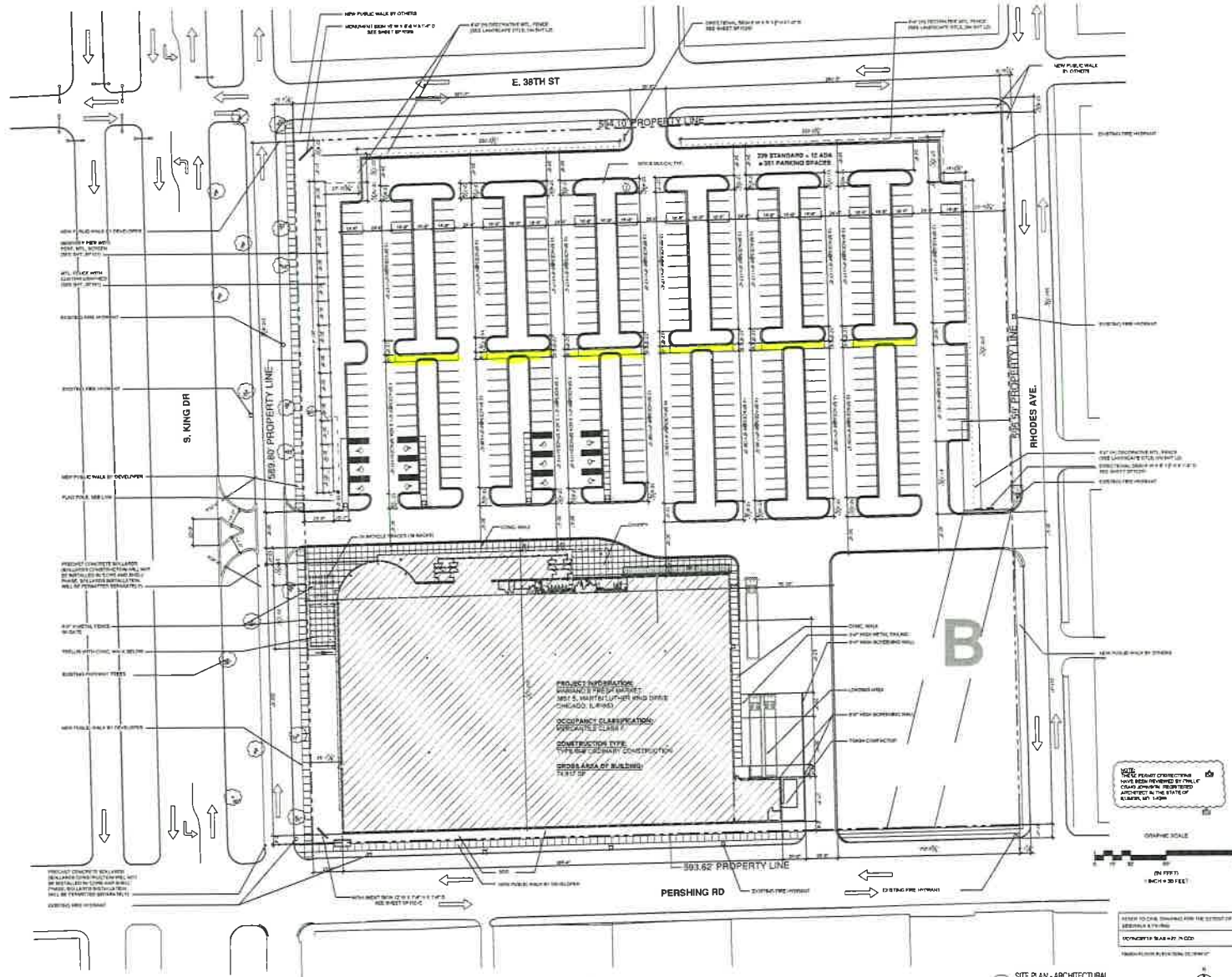
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1260, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file

EXHIBIT B



NOTE: PERMIT CONSTRUCTION MUST BE REVIEWED BY POLY-COMMUNITY DEVELOPMENT ARCHITECT IN THE STATE OF ILLINOIS BY 1/2024

GRAPHIC SCALE
0 10 20 30 FEET
1" = 30' (1" = 30 FEET)

BASED UPON SURVEYING FROM THE DISTRICT OF COLUMBIA BY 1/2024
CONCRETE BY 1/2024
PERMIT REVIEW BY 1/2024

1 SITE PLAN - ARCHITECTURAL
SHEET 1 OF 1

DOE APPROVAL STAMPS

ARCHITECT
JOHNSON & LEE, LTD
Architects - Planners
1 East 90 Street, Suite 700
Chicago, Illinois 60611
P 312.861.0000
F 312.861.0451

Owner
PERSHING KING DRIVE LLC

MARIANO'S FRESH MARKET
3857 S. MARTIN LUTHER KING
CHICAGO, IL 60653

Contractor
SPACECO, INC.
PROJECT # 113408
ONE ENGINEER & LANDSCAPE ARCHITECT
MATRIX ENGINEERING CORP.,
CHICAGO, IL
STRUCTURAL ENGINEER
MILLES ENGINEERING GROUP
M-1071118
MEP ENGINEER



CONSTRUCTION

Item	Description	Date
1	ISSUED FOR PERMIT	10/15/23
2	ISSUED FOR CONSTRUCTION	10/15/23
3	ISSUED FOR PERMIT	10/15/23
4	ISSUED FOR CONSTRUCTION	10/15/23
5	ISSUED FOR PERMIT	10/15/23
6	ISSUED FOR CONSTRUCTION	10/15/23

PROJECT: MARIANO'S FRESH MARKET
PROJECT NO.: 1024
DATE: 10/15/23
SITE PLAN - ARCHITECTURAL
SHEET 1 OF 1



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 9, 2015

Elvin E. Charity
Charity & Associates, P.C.
20 N. Clark Street
Suite 1150
Chicago, IL 60602

**Re: Administrative Relief request for Business Planned Development No. 1260
Proposed Mariano's Store at 3857 South Dr. Martin Luther King Jr. Drive**

Dear Mr. Charity:

Please be advised that your request for a minor change to Business Planned Development No. 1260 ("PD 1260"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1260.

Your client, Pershing King Drive LLC, is seeking administrative relief to allow a reduction in gross site area and a reduction and redistribution of the net site area. All of the property within PD 1260 is owned by the Chicago Housing Authority (the "CHA") who has provided their consent for this request. The CHA intends to sell the property to Pershing King Drive LLC.

Pershing King Drive LLC has determined that the gross site area of 487,872 SF, identified in the Bulk Regulations and Data Table is wrong. The correct gross site area is 482,959 SF. Secondly, the Department of Transportation recently changed the location and alignment of the new E. 38th Street, which results in a reduction in the net site area and a redistribution between Sub area's A and B. The total net site area was identified as 355,745 SF, with 321,411 SF within Sub area A and 34,334 SF within Sub area B. The revised, corrected total net site area is 351,971 SF. Sub area A contains a net site area of 316,491 SF and Sub area B contains a net site area of 35,480 SF.

These proposed site area reductions affect the Planned Development's Bulk Regulations and Data Table, Statement's 1 and 8, and Exhibit No. 4, the Sub area Boundary Map. A revised Bulk Regulations and Data Table, dated October 31, 2014, and a revised Exhibit No. 4, Sub Area Boundary Map, dated January 2015 are attached.


It should also be noted that at the City's request design modifications, as shown on the attached rendering, were made to the proposed Mariano's Grocery Store, after passage of PD 1260.

These design modifications will be included on the building permit drawings to be submitted in the near future.

With regard to your request, the Department of Planning and Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1260, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

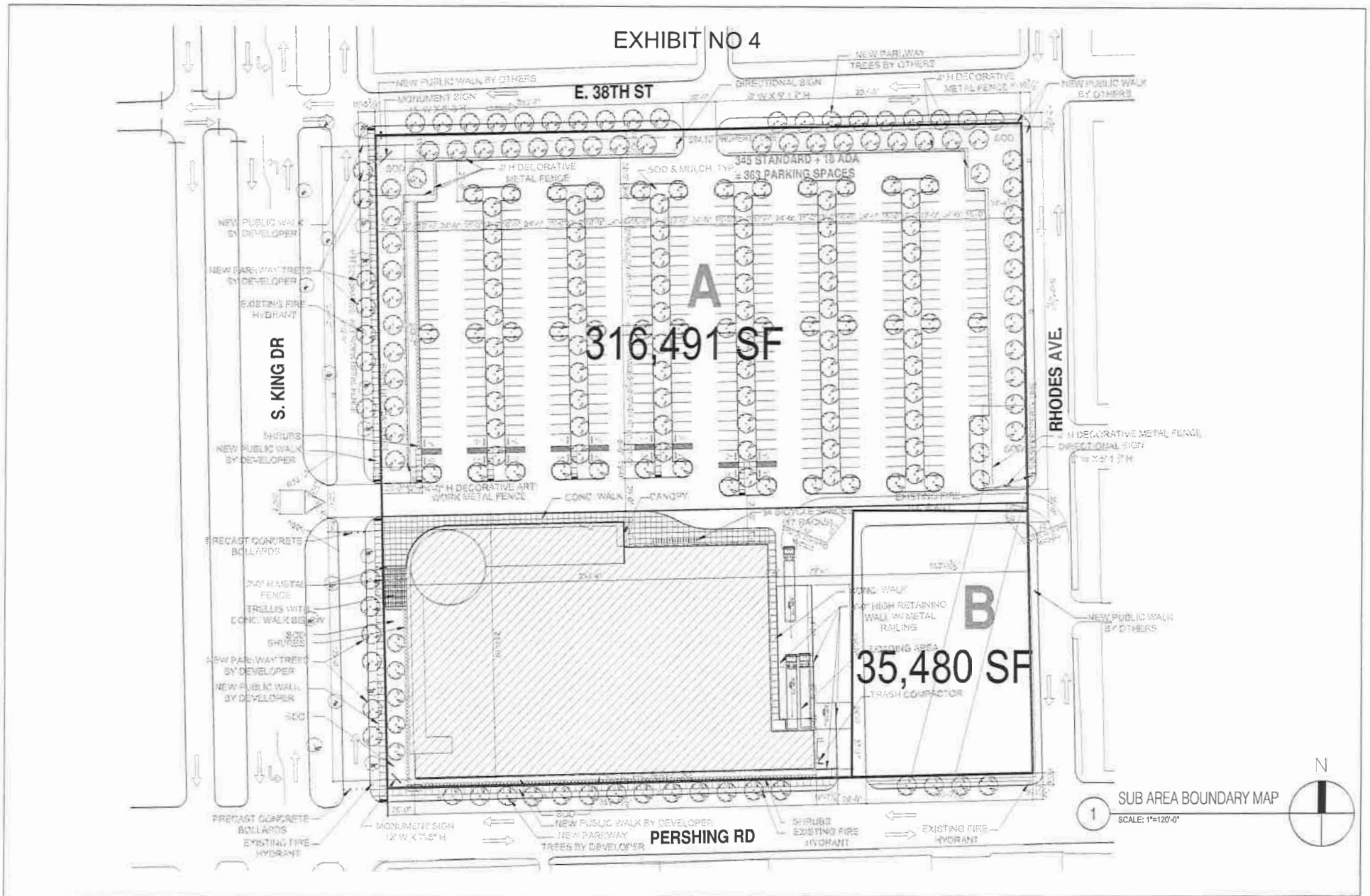
PAS:HG:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file

BUSINESS PLANNED DEVELOPMENT NO.

BULK REGULATIONS AND DATA TABLE

Gross Site Area	482,959 square feet (11.09 acres) [Net Site Area (351,971 sq. ft.), plus existing Public Right-of-Way (111,382 sq. ft.), plus Public Right-of-Way to be dedicated (19,606 sq. ft.),]
Net Site Area	351,971 square feet (8.08 acres)
Sub Area A	316,491 square feet (7.29 acres)
Sub Area B	35,480 square feet (0.81 acre)
Maximum Floor Area Ratio:	
Sub Area A:	0.23
Sub Area B:	0.23
Maximum Number of Dwelling Units:	None permitted
Maximum Site Coverage:	
Sub Area A:	In accordance with attached site plan.
Sub Area B:	In accordance with approved site plan
Minimum Number of Accessory Off-Street Parking Spaces:	
Sub Area A:	363 spaces
Sub Area B:	In accordance with approved site plan
Minimum Bicycle Rack Parking:	
Sub Area A:	36 spaces
Sub Area B:	1 per 10 auto spaces
Minimum Number of Off-Street Loading Berths:	
Sub Area A:	2 loading berths @ 10' x 50'
Sub Area B:	In accordance with approved site plan
Minimum Building Setbacks:	In accordance with approved site plan
APPLICANT:	Pershing King Drive LLC
ADDRESS:	3857 S Dr. Martin Luther King Jr. Drive
INTRUDUCED:	July 30, 2014
PLAN COMMISSION:	September 18, 2014 Revised Date October 31 2014



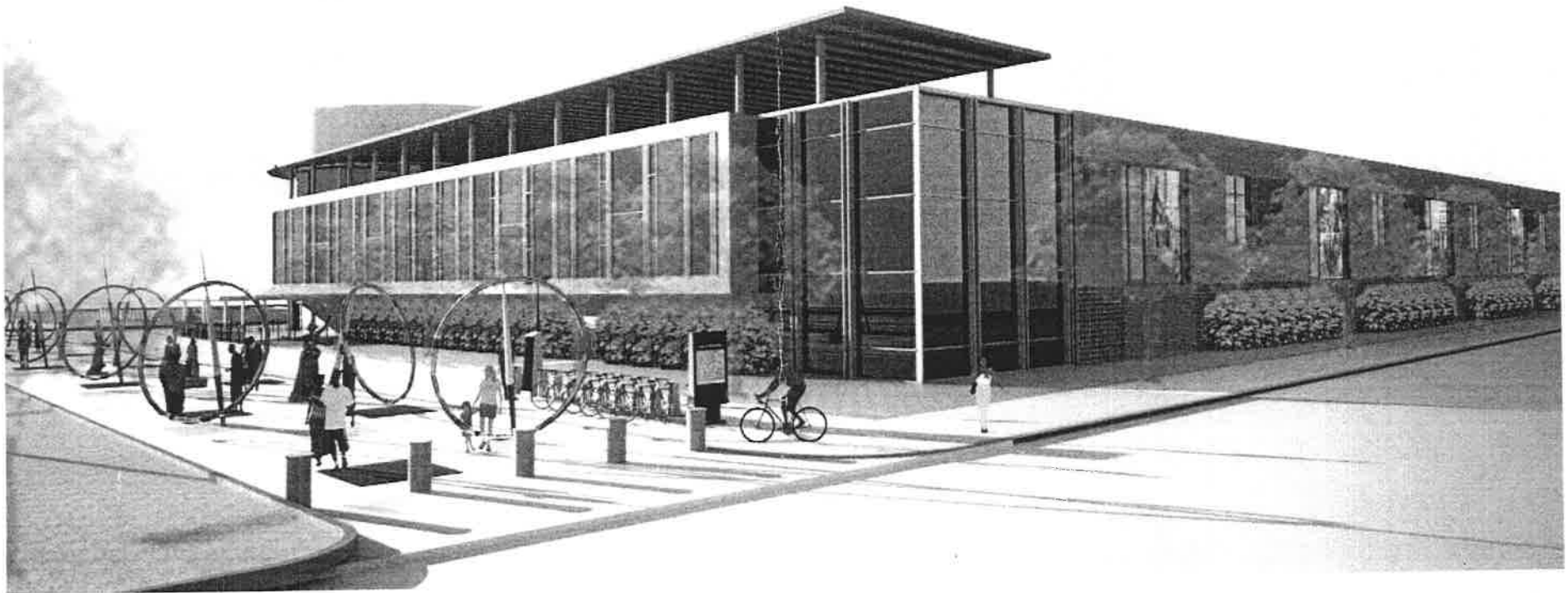
SUB AREA BOUNDARY MAP

MARIANO'S MARKET
3857 S. MARTIN LUTHER KING DRIVE
CHICAGO, IL

APPLICANT: PERSHING KING DRIVE LLC.
ADDRESS: 3857 S. MARTIN LUTHER KING
INTRODUCED: JULY 30, 2014
PLAN COMMISSION: SEPT. 18, 2014



JOHNSON & LEE ARCHITECTS/PLANNERS
JANUARY 2015



18107

Reclassification Of Area Shown On Map No. 8-E.
 (As Amended)
 (Application No. 18107)
 (Common Address: 3857 S. Dr. Martin Luther King, Jr. Dr.)

BPD 1260

[SO2014-5794]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, is hereby amended by changing all of the RM5 Residential Multi-Unit District and POS-1 Parks and Open Space District symbols and indications as shown on Map Number 8-E in the area bounded by:

South Dr. Martin Luther King, Jr. Drive; East Pershing Road; South Rhodes Avenue; and a line parallel to and the centerline of East 38th Street or East 38th Street extended where no street exists (approximately 632 feet north of East Pershing Road),

to those of a B3-3 Community Shopping District and a corresponding use district is hereby established in the above described area.

SECTION 2. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-3 Community Shopping District symbols and indications as shown on Map Number 8-E in the area bounded by:

South Dr. Martin Luther King, Jr. Drive; East Pershing Road; South Rhodes Avenue; and a line parallel to and the centerline of East 38th Street or East 38th Street extended where no street exists (approximately 632 feet north of East Pershing Road),

to those of a Business Planned Development which is hereby established in the above described area subject to such use and bulk regulations as are set forth in the Business Planned Development Plan of Development Statements attached hereto.

SECTION 3. This ordinance takes effect after its passage and approval.

Plan Development Statements referred to in this ordinance read as follows:

Business Planned Development No. 1260.

Planned Development Statements.

1. The area delineated herein as a Business Planned Development Number 1260 (the "Planned Development") consists of approximately 355,745 square feet of net site

area (approximately 8.167 acres) of property (the "Property"), excluding the dedication of certain area within the Planned Development for street purposes, as depicted on the attached Planned Development Boundary and Property Line Map. The Property is owned by the Chicago Housing Authority (the "Authority"). Pershing King Drive LLC (the "Applicant") has been authorized by the Authority to file the application on the Authority's behalf.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and 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, the legal titleholders and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property or each designated subarea, at the time of application for amendments, modifications, or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees and approval of the City Council. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the approved plans. Ingress or egress shall be pursuant to the approved plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation. All work proposed in the public way, including the northbound service drive in South Dr. Martin Luther King, Jr. Drive, must be reviewed and approved by the Department of Transportation and must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation. Further, before any drive-through facilities are approved for either subarea, the drive-through plans must be reviewed and approved by the Department of Transportation, which review may, at the discretion of the Department of Transportation, require a traffic study.
4. This plan of development consists of these 16 statements; a Bulk Regulations and Data Table; Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Subarea Boundary Map; Right-of-Way Adjustment Map; and Subarea A Site Plan; Subarea A Building Elevations; and Landscape Plans prepared by Johnson and Lee Architects, Ltd., all dated September 18, 2014, and submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Subarea A Building Elevations are on file with the Department of Planning and Development. In any

instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The permitted uses in the following B3-3 Community Shopping District Use Categories shall be permitted within the areas delineated herein as a Business Planned Development: Day Care; Postal Service; Public Safety Services; Animal Services; Artist Work or Sales Space; Building Maintenance Services; Business Equipment Sales and Services; Business Support Services, including Employment Agencies; Building Material Sales without outside storage; Eating and Drinking Establishments; Entertainment and Spectator Sports, except Banquet or Meeting Halls; Financial Services; Food and Beverage Retail Sales, including Grocery stores and Liquor Sales (as accessory use); Medical Service; Office, except Electronic Data Storage; Accessory and Non-required Accessory Parking; Personal Service, except Hair Salon and Barbershop; Repair or Laundry Service, consumer, including Dry Cleaning Drop-off or Pick-up and Coin-operated Laundromat; Retail Sales, general; Sports and Recreation, Participant, including Children's Play Center, but excluding Outdoor; and Wireless Communication Facilities.

Also permitted shall be: Drive-Through Facility, in both subareas but only with Site Plan Approval (as per statement number 9 or Minor Change (as per statement number 13); and Outdoor Patio (rooftop).

All other uses are not permitted, including the following: adult uses, gas stations, car washes, payday loan stores, pawn shops, gun shops, liquor stores, funeral homes, tattoo parlors, massage parlors, sales and service of motor vehicles (including boats and trailers), thrift stores or flea markets (excluding auction rooms, art and antique stores or establishments selling books on a consignment basis), manufacturing or industrial uses (other than any specific use listed as a permitted use in the preceding paragraph), including the production or storage of environmentally hazardous materials, and urban farms.

6. On-premises 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 of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR

calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a Total Net Site Area of 355,745 square feet.

9. Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) for development in Subarea B, the Applicant shall submit a site plan, landscape plan and building elevations for the subarea for review and approval by the Department of Planning and Development. Review and approval by the Department of Planning and Development is intended to assure that specific development components substantially conform with the Planned Development 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 the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by the Department of Planning and Development, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject subarea, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. The improvements on Subarea A of the property, including the on-site exterior landscaping, as well as the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed, and maintained in substantial conformance with the Subarea A Site Plan, the Subarea A Landscape Plan, and the Subarea A Building Elevations. Applicant and the Department of Planning and Development, at either party's request, may continue to evolve the design of the building elevations on Subarea A and changes to such elevations, if any, shall, if mutually agreed, be approved by the Zoning Administrator administratively as a minor change. Parkway trees shall be planted and maintained along South Dr. Martin Luther King, Jr. Drive and East Pershing Road in accordance with the Parkway Tree Planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II Approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. 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.
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, conserves energy and maximizes the preservation of natural resources. The proposed 75,000 square foot grocery store in Subarea A shall be exempt from the Green Roof requirement due to its location in Community Area with an elevated risk for obesity-related diseases ("food desert"); however, the building shall exceed the ASHRAE 90.1-2004 standards for energy efficiency by at least 14 percent. All development in Subarea B shall conform to the "City of Chicago's Sustainable Development Policy Matrix" in effect at the time of the

submittal for the Site Plan Approval pursuant to Statement Number 9 of this Planned Development.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to a B3-3 Community Shopping District.

[Existing Zoning Map; Boundary and Property Line Map; Existing Land-Use Map; Subarea Boundary Map; Right-of-Way Adjustment Map; Site Plan; North, South, East and West Building Elevations; and Landscape Plans referred to in these Plan of Development Statements printed on pages 93265 through 93277 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development No. 1260.

Bulk Regulations And Data Table.

Gross Site Area:	487,872 square feet (11.20 acres) [Net Site Area (355,745 square feet), plus existing Public Right-of-Way (132,287 square feet), plus Public Right-of-Way to be dedicated (19,607 square feet), less Public Right-of-Way to be vacated (19,767 square feet)]
Net Site Area:	355,745 square feet (8.17 acres)
Subarea A:	321,411 square feet (7.38 acres)
Subarea B:	34,334 square feet (0.79 acre)
Maximum Floor Area Ratio:	
Subarea A:	0.23
Subarea B:	0.23

Maximum Number of Dwelling
Units:

None permitted

Maximum Site Coverage:

Subarea A: In accordance with attached site plan

Subarea B: In accordance with approved site plan

Minimum Number of Accessory
Off-Street Parking Spaces:

Subarea A: 363 spaces

Subarea B: In accordance with approved site plan

Minimum Bicycle Rack Parking:

Subarea A: 34 spaces

Subarea B: 1 per 10 auto spaces

Minimum Number of Off-Street
Loading Berths:

Subarea A: 2 loading berths at 10 feet by 50 inches

Subarea B: In accordance with approved site plan

Minimum Building Setbacks:

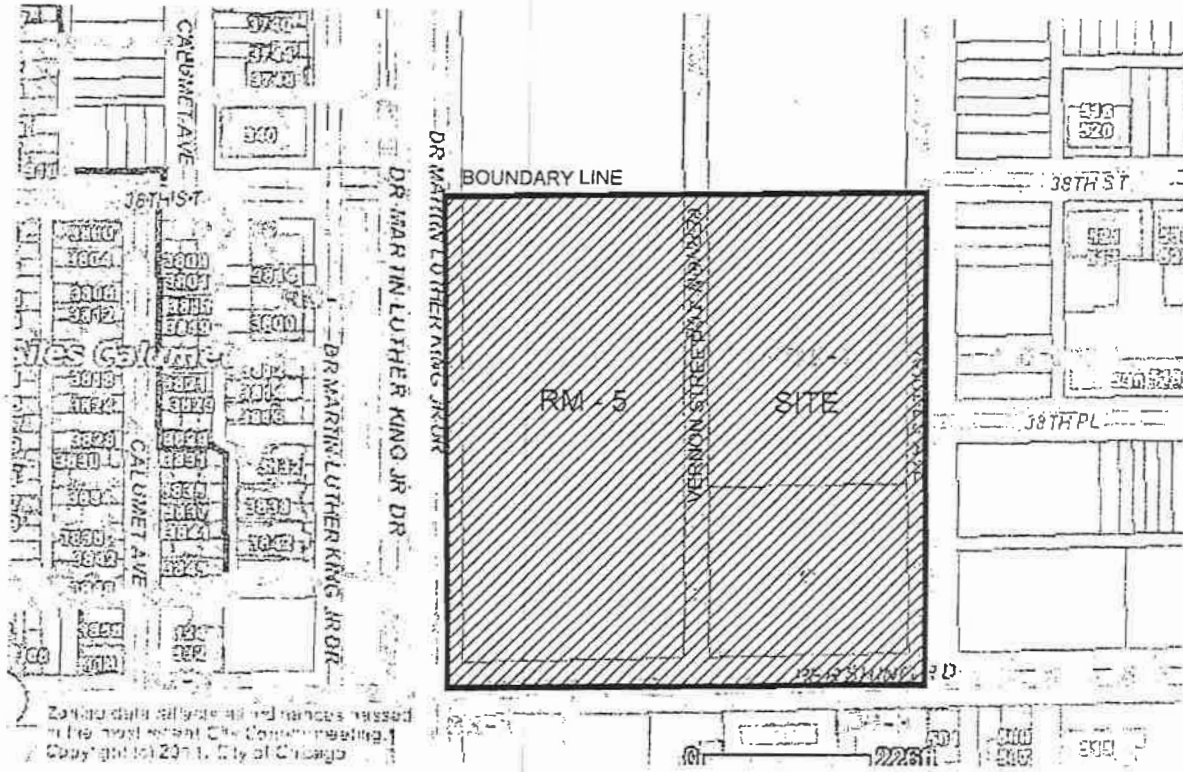
In accordance with approved site plan for each
Subarea

Maximum Building Height:

Subarea A: 55 feet

Subarea B: In accordance with approved site plan

EXHIBIT NO 1



Zoning data of lots and parcels passed in the most recent City Council meeting.
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1 EXISTING ZONING MAP
 SCALE NOT TO SCALE

10/8/2014

REPORTS OF COMMITTEES

93265

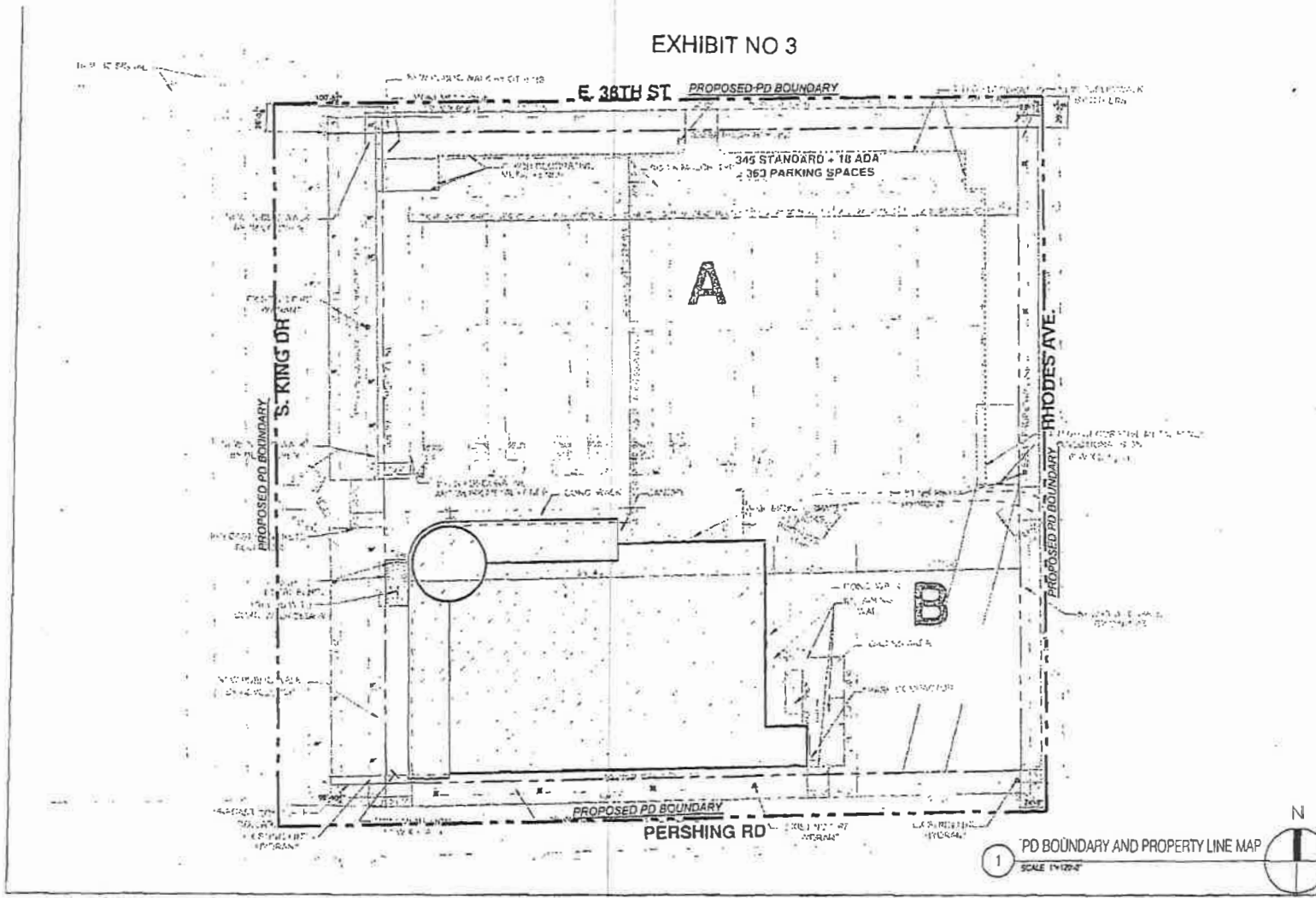
EXISTING ZONING MAP

MARIANO'S MARKET
 3857 S. MARTIN LUTHER KING DRIVE
 CHICAGO, IL

APPLICANT: PERSHING KING DRIVE LLC.
 ADDRESS: 3857 S. MARTIN LUTHER KING
 INTRODUCED: JULY 30, 2014
 PLAN COMMISSION: SEPT. 18, 2014

JOHNSON & LEE ARCHITECTS/PLANNERS
 SEPTEMBER 2014

EXHIBIT NO 3

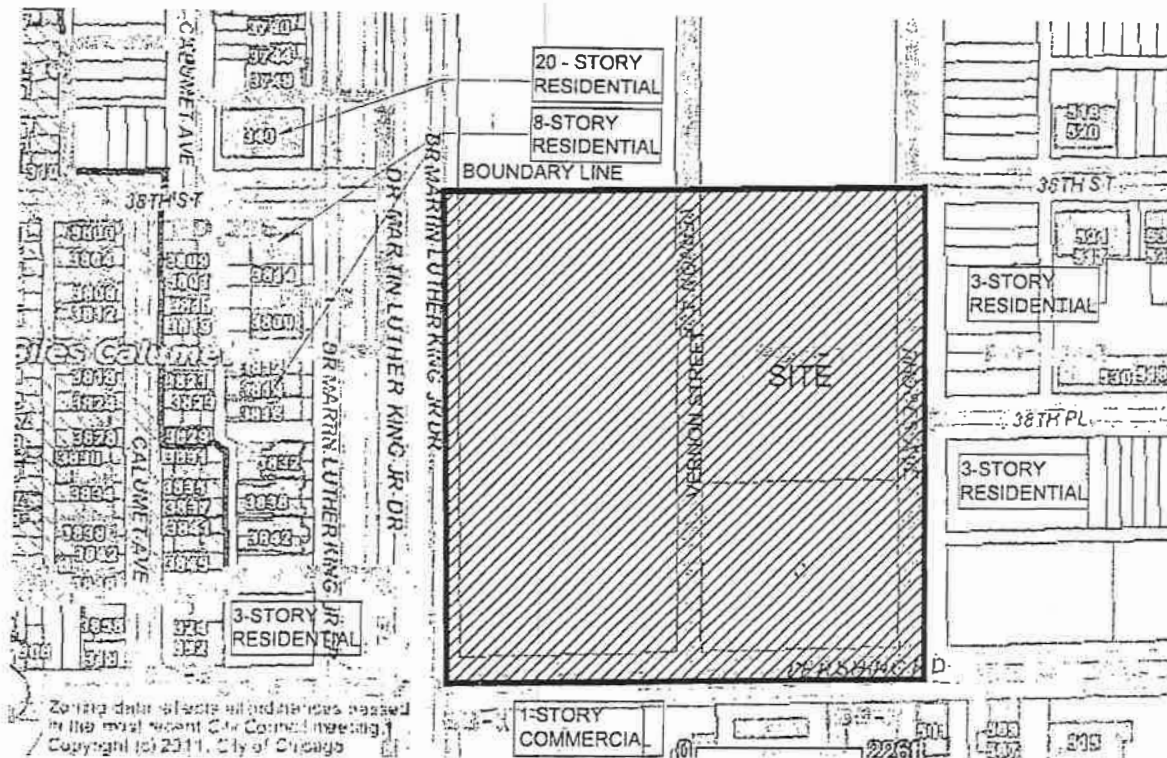


PD BOUNDARY AND PROPERTY
 LINE MAP
 MARIANO'S MARKET
 3857 S. MARTIN LUTHER KING DRIVE
 CHICAGO, IL

APPLICANT: PERSHING KING DRIVE LLC.
 ADDRESS: 3857 S. MARTIN LUTHER KING
 INTRODUCED: JULY 30, 2014
 PLAN COMMISSION: SEPT. 18, 2014

JOHNSON & LEE ARCHITECTS/PLANNER
 SEPTEMBER 2014

EXHIBIT NO. 2



10/8/2014

REPORTS OF COMMITTEES

93267

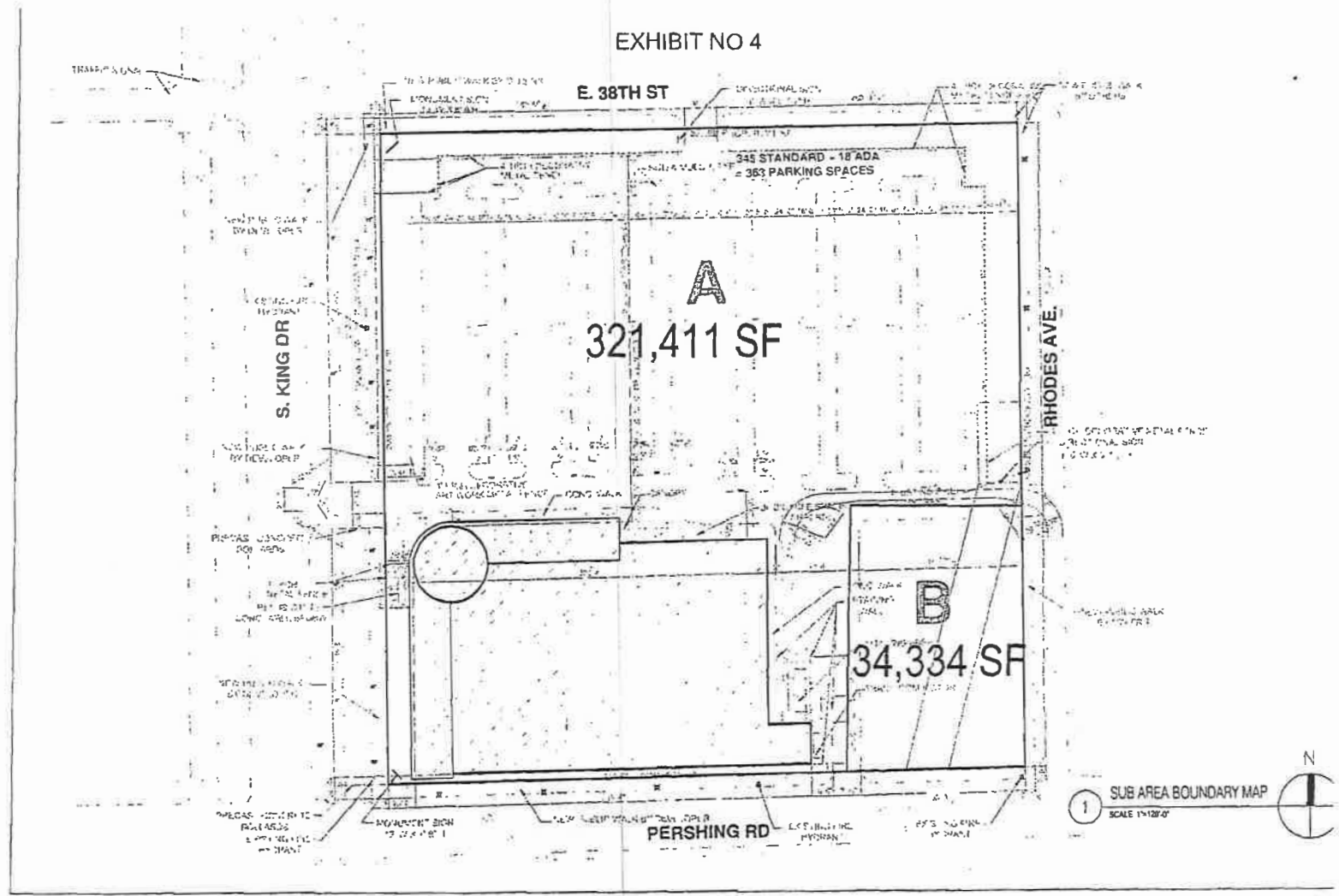
EXISTING LAND USE MAP

MARIANO'S MARKET
 3857 S. MARTIN LUTHER KING DRIVE
 CHICAGO, IL

APPLICANT: PERSHING KING DRIVE LLC.
 ADDRESS: 3857 S. MARTIN LUTHER KING
 INTRODUCED: JULY 30, 2014
 PLAN COMMISSION: SEPT. 18, 2014

JOHNSON & LEE ARCHITECTS/PLANNERS
 SEPTEMBER 20, 2014

EXHIBIT NO 4

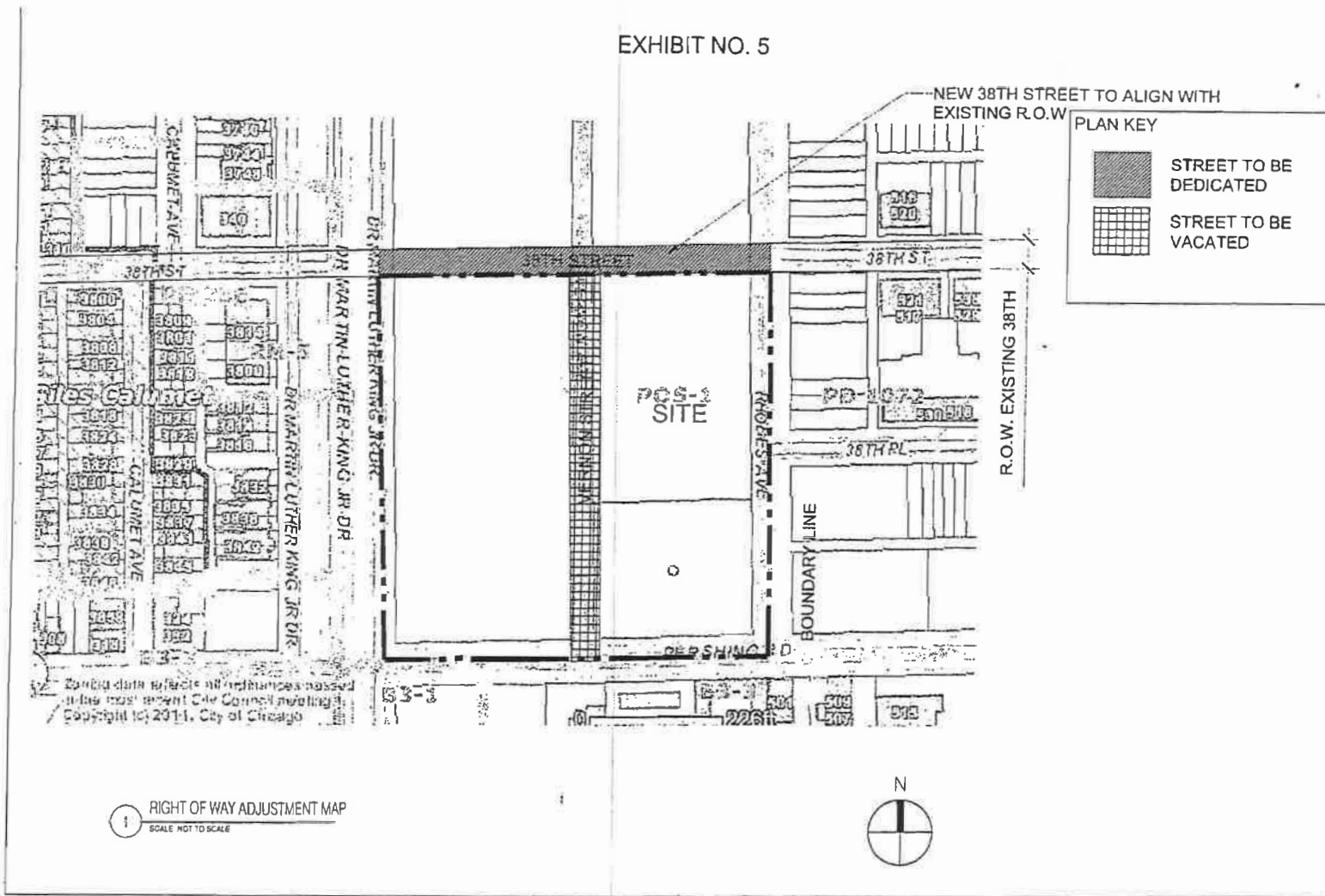


SUB AREA BOUNDARY MAP
 MARIANO'S MARKET
 3857 S. MARTIN LUTHER KING DRIVE
 CHICAGO, IL

APPLICANT: PERSHING KING DRIVE LLC.
 ADDRESS: 3857 S. MARTIN LUTHER KING
 INTRODUCED: JULY 30, 2014
 PLAN COMMISSION: SEPT. 18, 2014

JOHNSON & LEE ARCHITECTS/PLANNER
 SEPTEMBER 201

EXHIBIT NO. 5



Survey data reflects all improvements as of the most recent City Council meeting.
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RIGHT OF WAY ADJUSTMENT MAP
SCALE NOT TO SCALE

R.O.W ADJUSTMENT MAP

MARIANO'S MARKET
3857 S. MARTIN LUTHER KING DRIVE
CHICAGO, IL

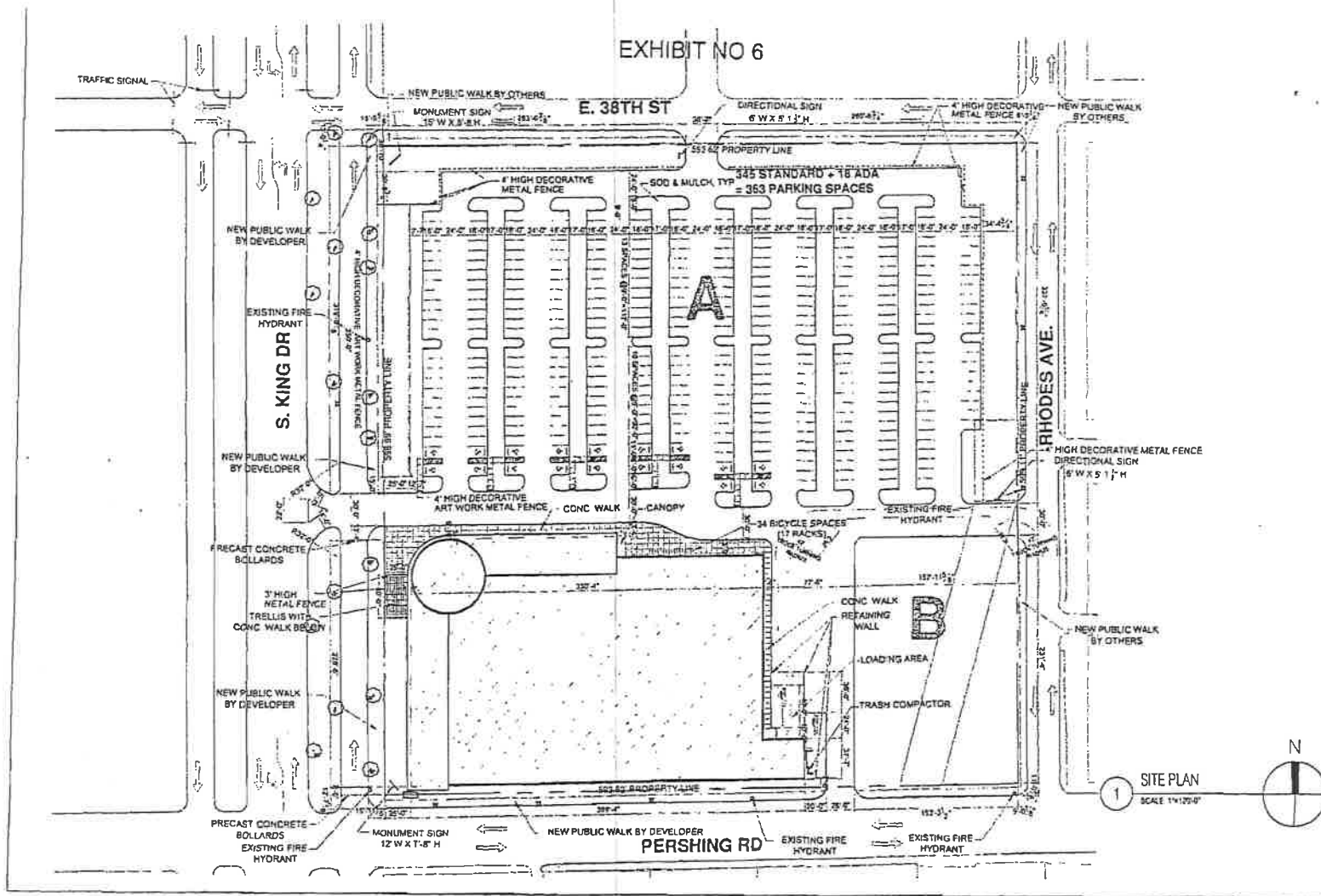
APPLICANT: PERSHING KING DRIVE LLC.
ADDRESS: 3857 S. MARTIN LUTHER KING
INTRODUCED: JULY 30, 2014
PLAN COMMISSION: SEPT. 18, 2014

JOHNSON & LEE ARCHITECTS/PLANNER
SEPTEMBER 20

10/8/2014

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93269



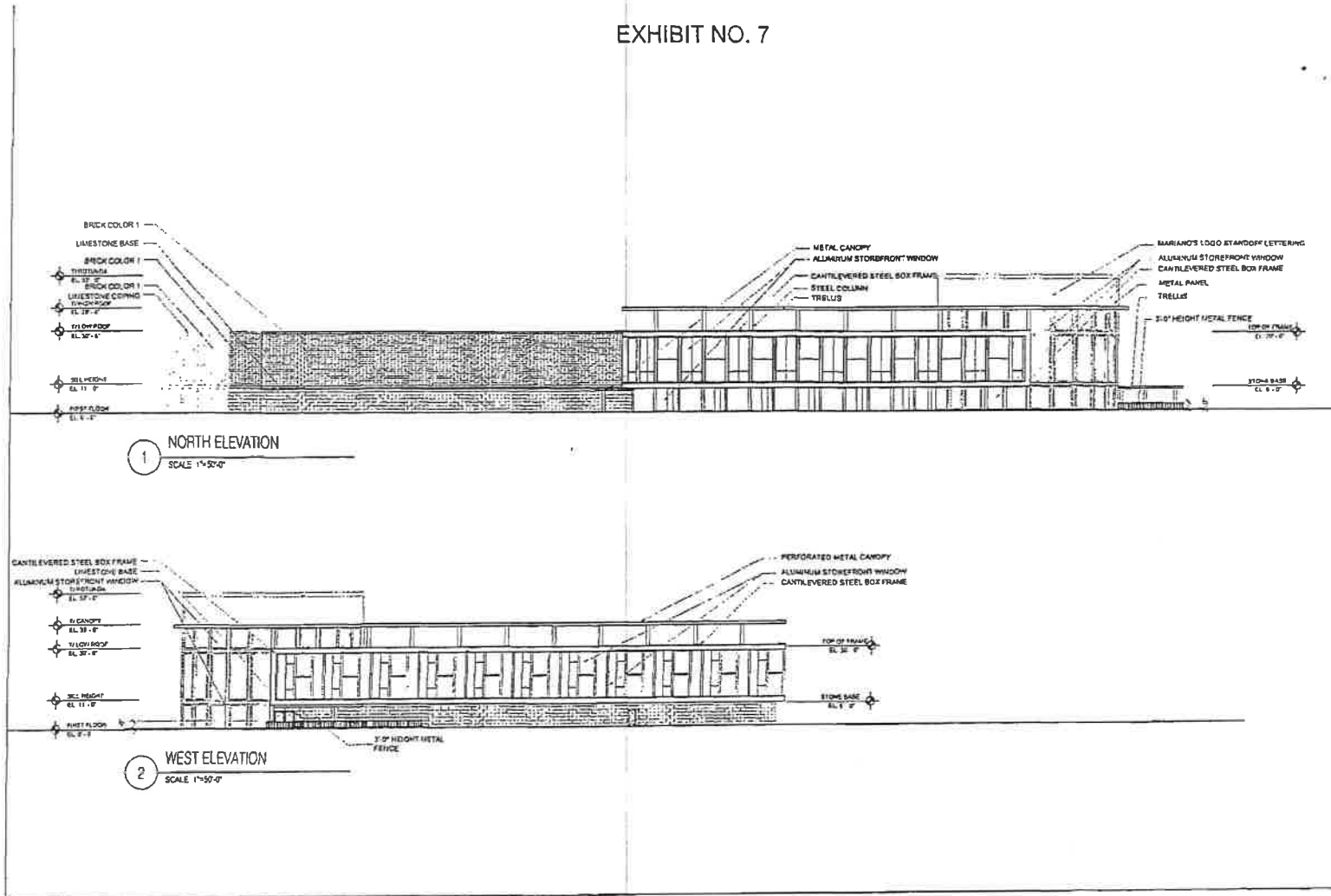
SITE PLAN

MARIANO'S MARKET
3857 S. MARTIN LUTHER KING DRIVE
CHICAGO, IL

APPLICANT: PERSHING KING DRIVE LLC.
ADDRESS: 3857 S. MARTIN LUTHER KING
INTRODUCED: JULY 30, 2014
PLAN COMMISSION: SEPT. 18, 2014

JOHNSON & LEE ARCHITECTS/PLANNER
SEPTEMBER 2011

EXHIBIT NO. 7



BUILDING ELEVATIONS

MARIANO'S MARKET
 3857 S. MARTIN LUTHER KING DRIVE
 CHICAGO, IL

APPLICANT: PERSHING KING DRIVE LLC.
 ADDRESS: 3857 S. MARTIN LUTHER KING
 INTRODUCED: JULY 30, 2014
 PLAN COMMISSION: SEPT. 18, 2014



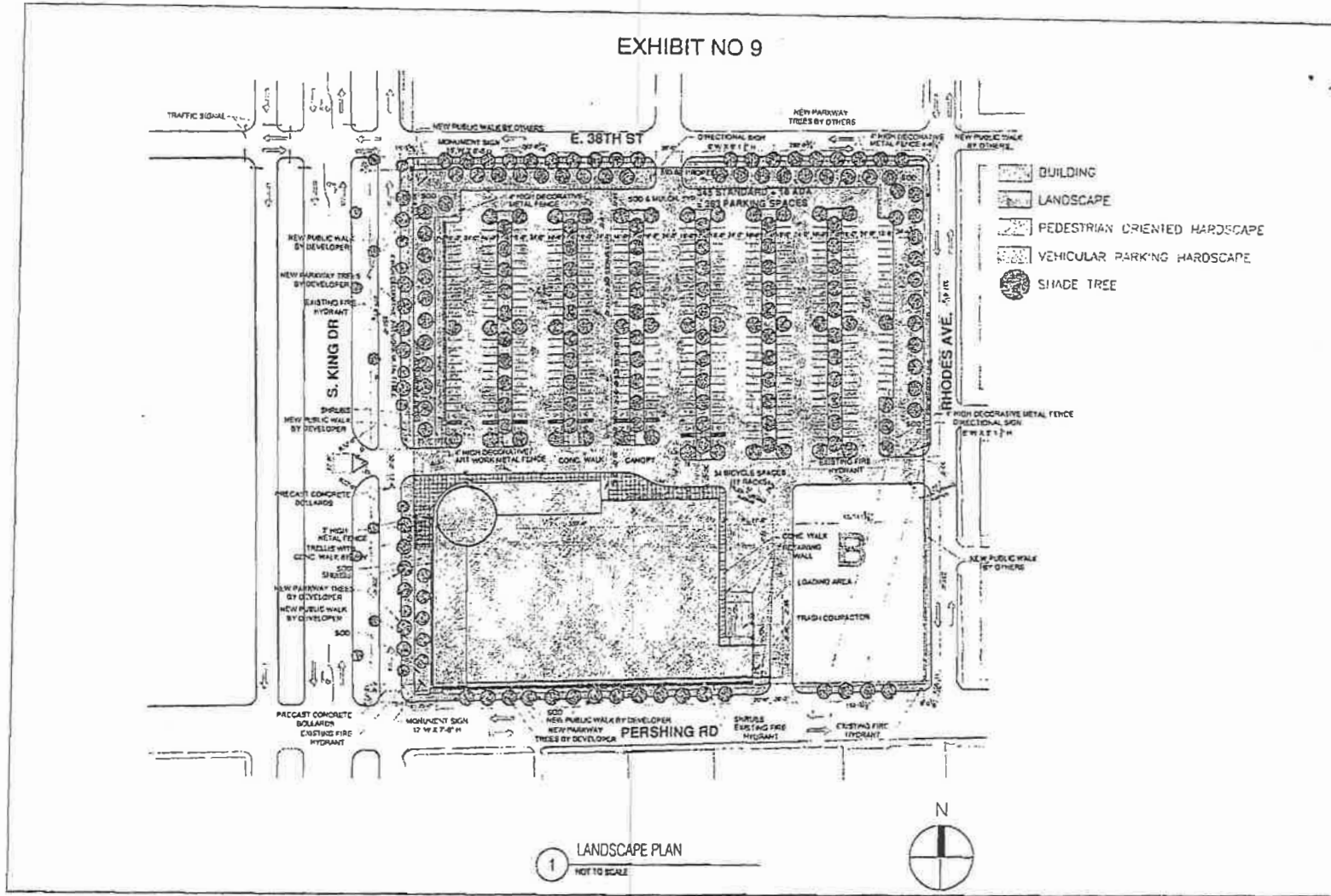
JOHNSON & LEE ARCHITECTS/PLANNERS
 SEPTEMBER 2014

10/8/2014

REPORTS OF COMMITTEES

93271

EXHIBIT NO 9

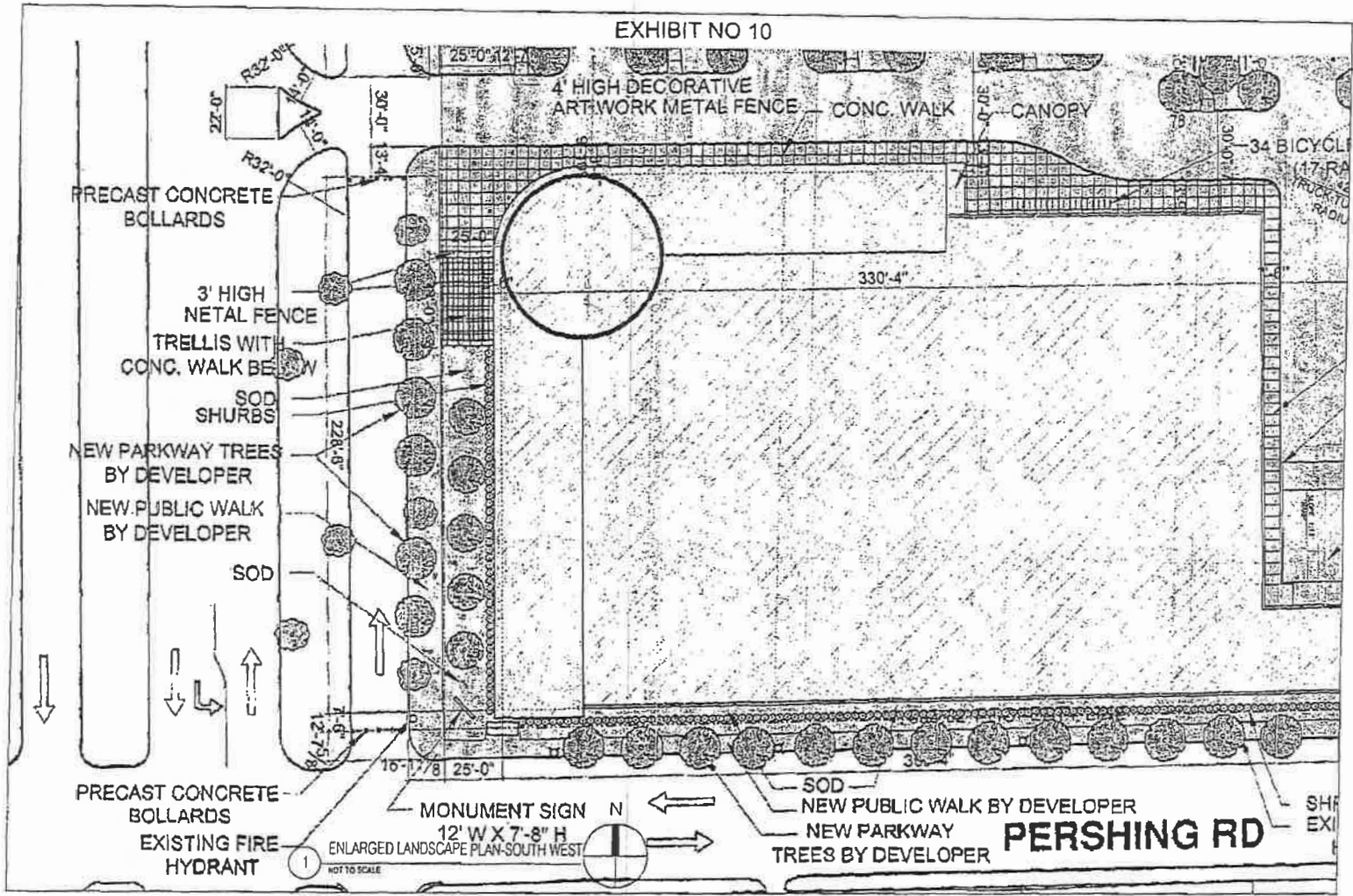


LANDSCAPE PLAN

MARIANO'S MARKET
3857 S. MARTIN LUTHER KING DRIVE
CHICAGO, IL

APPLICANT: PERSHING KING DRIVE LLC.
ADDRESS: 3857 S. MARTIN LUTHER KING
INTRODUCED: JULY 30, 2014
PLAN COMMISSION: SEPT. 18, 2014

JOHNSON & LEE ARCHITECTS/PLANNERS
SEPTEMBER 2014

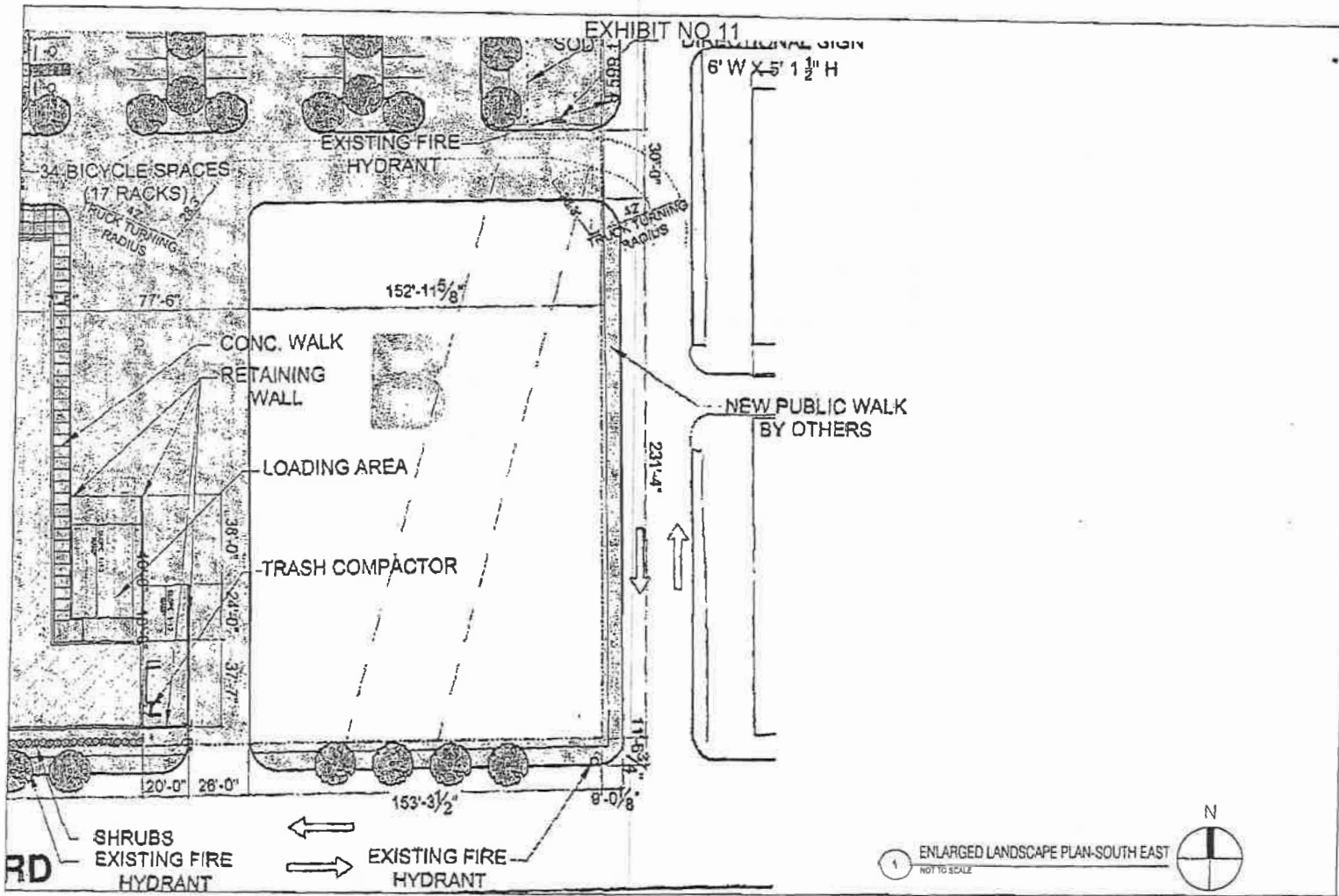


LANDSCAPE PLAN

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JOHNSON & LEE ARCHITECTS/PLANNERS
 SEPTEMBER 2014

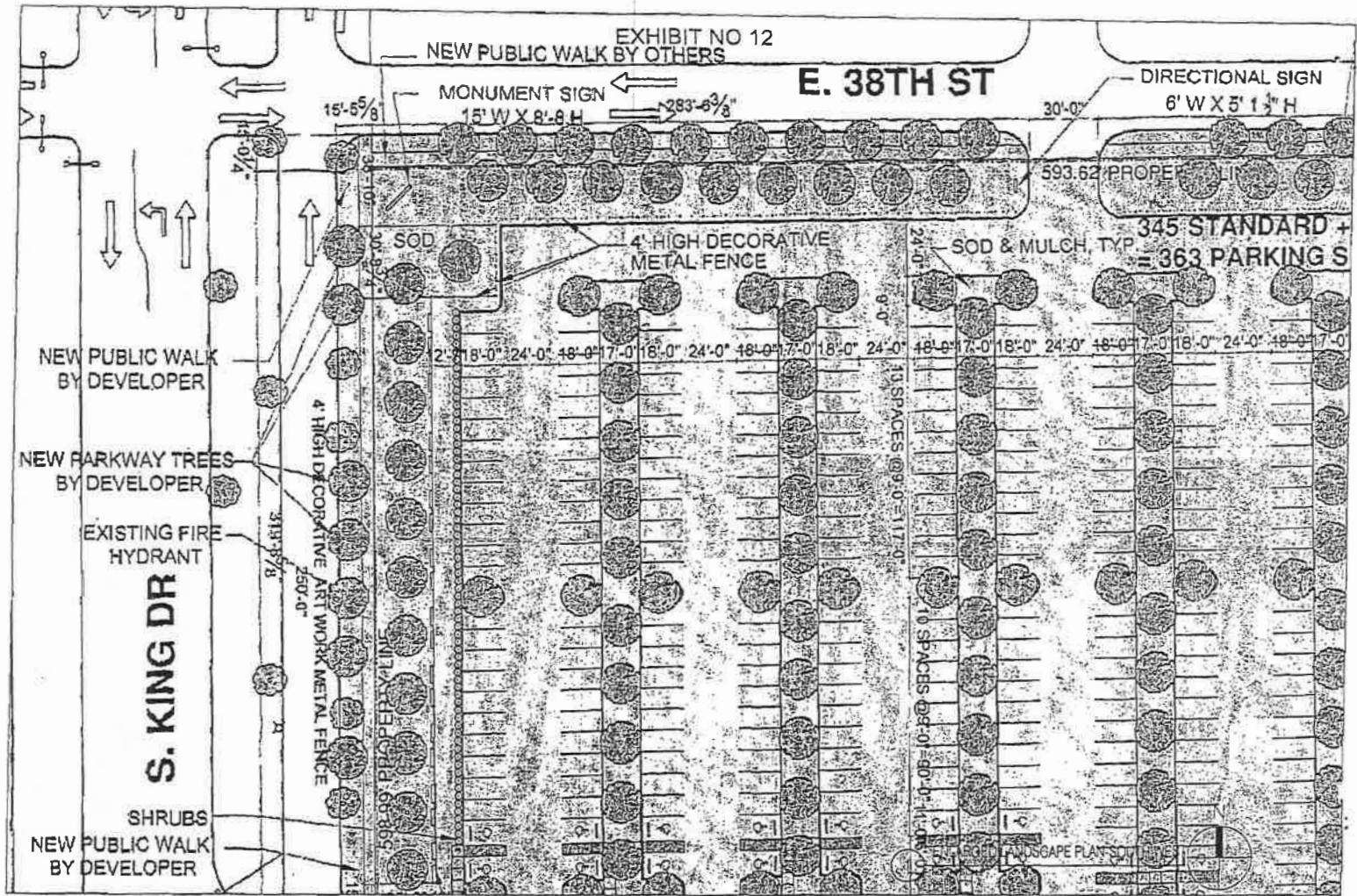


LANDSCAPE PLAN

MARIANO'S MARKET
3857 S. MARTIN LUTHER KING DRIVE
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APPLICANT: PERSHING KING DRIVE LLC.
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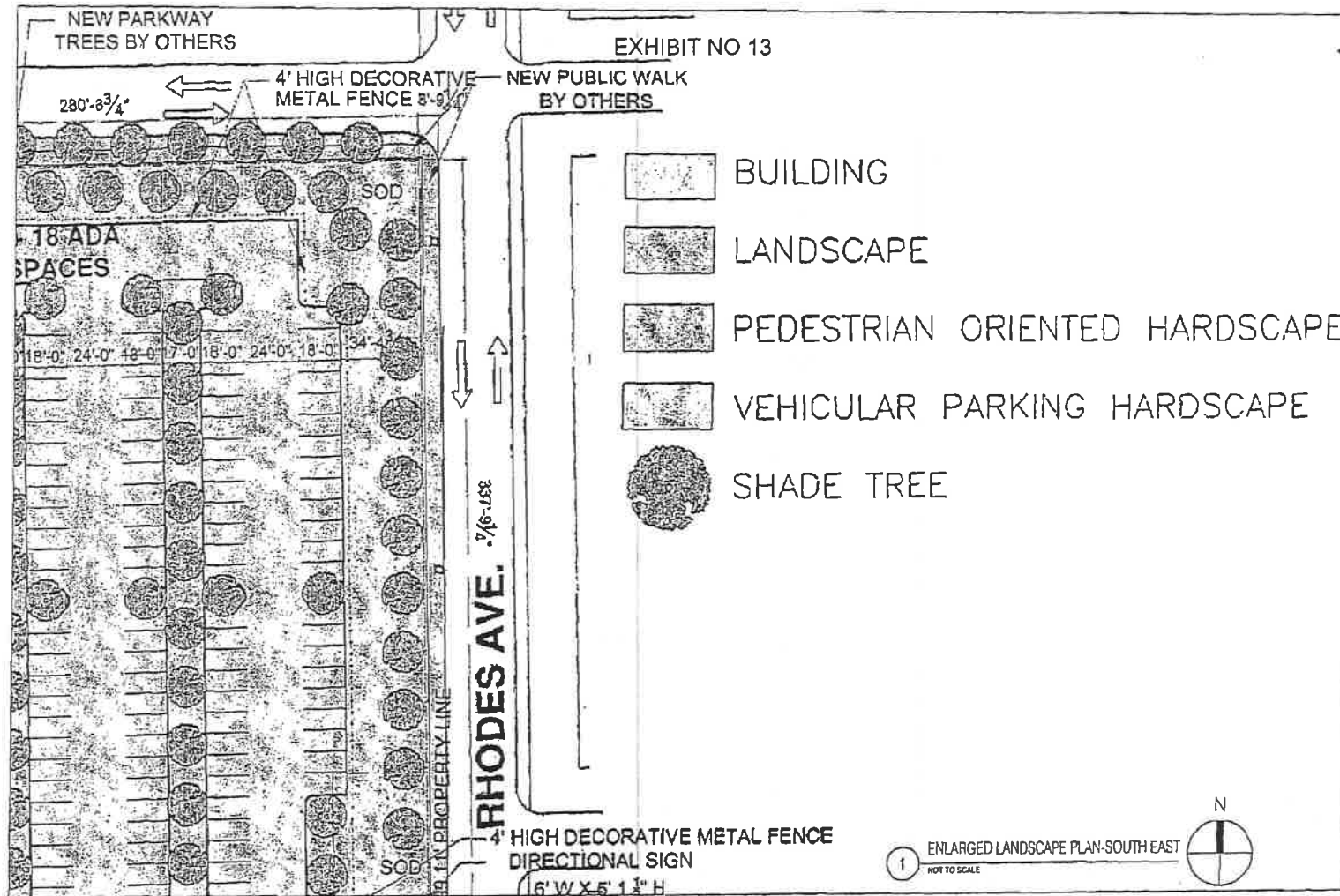
JOHNSON & LEE ARCHITECTS/PLANNERS
SEPTEMBER 2014



LANDSCAPE PLAN
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JOHNSON & LEE ARCHITECTS/PLANNERS
 SEPTEMBER 2014

10/8/2014

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