

May 24, 2021

Stephany Sheekey
AMERCO Real Estate Company
2727 N. Central Ave.
Phoenix, AZ 85004

Re: **PD 145, 7024-7050 S. Pulaski Road**

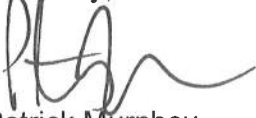
Dear Ms. Sheekey:

In response to your recent request, please be advised that the subject property is zoned Planned Development Number 145 ("PD 145"). You are seeking confirmation that the following uses are permitted: self-storage (interior and exterior access), truck/trailer sharing or leasing, and related retail sales.

Pursuant to PD 145, the uses allowed shall be uses permitted under the B5 General Service District, except for dwelling units, lodging rooms, hotel/motel uses and arcades. Effective August 1, 2004, the B5 District was converted to a B3 District.

Pursuant to Section's 17-3-0207-OO and 17-3-0207-PP of the Zoning Ordinance, a residential storage warehouse and general retail sales are permitted uses in the B3 District, and therefore permitted within PD 145. Pursuant to Section 17-3-0207-SS(9 and 10), vehicle storage and towing (both indoor and outdoor storage) are not permitted uses in the B3 District, and therefore, are not permitted in PD 145. Please refer to Chapter 17-17 of the Zoning Ordinance for definitions of these uses.

Sincerely,



Patrick Murphey
Zoning Administrator

PM:tm

C: Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 8, 2017

Thomas E. Johnson
TEJ Properties, LLC
2320 W. Hillsborough Avenue
Suite 201
Tampa, FL 33603


Re: Advisory Opinion for Planned Development No. 145, 7050 S. Pulaski Road

Dear Mr. Johnson:

In response to your recent request, please be advised that the property at 7050 S. Pulaski Road is located within Planned Development Number 145 ("PD 145"). Pursuant to PD 145, the uses allowed shall be uses permitted under the B5 General Service District, except for dwelling units, lodging rooms, hotel/motel uses, and arcades. Effective August 1, 2004, the B5 District was converted to a B3 District.

You are seeking an advisory opinion that a residential storage warehouse is a permitted use at 7050 S. Pulaski Rd. Pursuant to Section 17-3-0207 Use Table Standards of the Chicago Zoning Ordinance, a residential storage warehouse is a permitted use in the B3 District, and is therefore permitted at this location. If you have any questions, please contact Teresa McLaughlin at (312) 744-3509.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:tm

C: Vicki Lozano, Terry Robinson, Main file

BUSINESS PLANNED DEVELOPMENT

NO. 195STATEMENTS

The property delineated in the Property Line Map appended hereto (the legal description of which is attached hereto as Exhibit 1) contains approximately 14.22 acres and is owned by Aid Association For Lutherans, a corporation of Wisconsin (the "Owner"), who has contracted to sell the same to LaSalle National Bank, a National Banking Association, not personally but solely and only as Trustee under a certain Trust Agreement dated August 4, 1974, and known as Trust No. 48080 (the "Contract Purchaser"); the sole beneficiary of the record of the Contract Purchaser is E. N. Maisel & Associates, a Michigan Partnership (the "Partnership"). The Partnership holds an undivided 40% of the beneficial interest of the Contract Purchaser for the benefit of Dominicks Finer Foods, Inc., an Illinois Corporation ("Dominicks"). It is the intention of the Contract Purchaser and Dominicks that upon consummation of the purchase from the Title Holder, the parking areas and all other common areas will be developed, reciprocal easements and maintenance agreements relating to the common area will be entered into and concurrently therewith an undivided 40% of the subject real estate will be conveyed to Dominicks, and an undivided 60% of the real estate will be conveyed to or at the direction of the Partnership. Upon the consummation of the real estate purchase, the property will be developed under the Ownership and control of both the Partnership and Dominicks.

Off-street parking and off-street loading facilities shall be provided in compliance with the Plan of Development, subject to the review of the Department, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning. Off-street parking areas may be illuminated by lights mounted on standards at heights not in excess of fifty (50) feet above existing grade at the base of such standard, providing such lights shall either be directed downward or covered by shades or reflectors directing such lighting downward.

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 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.

PD145

*Reclassification of Area Shown on Map No. 16-K.
Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 16-K in the south area bounded by

S. Pulaski Road on the east; the south line of W. 70th Street on the north; the center line of vacated W. 71st Street on the south and on the west by a straight line commencing approximately 947 feet west of the east boundary line on the north boundary line and extending to a point on the south boundary line approximately 930 feet west of the east boundary line

to the designation of a Business Plan Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the plan of initial development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 3194-3200 of this Journal]

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

Reclassification of Area Shown on Map Nos. 28-D and 30-D.

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 C4 Motor Freight Terminal District symbols and indications as shown on Map Nos. 28-D and 30-D in the area bounded by

the south line of Slip No. 9, or the line thereof if extended where no Slip exists; the west line of the Lake Calumet Harbor Anchorage Basin, a line 350 feet north of the north line of Slip No. 1, or the line thereof if extended where no Slip exists and S. Doty Avenue

to those of an M3-3 Heavy Manufacturing District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 28-E.

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 B4-1 Restricted Service District symbols and indications as shown on Map No. 28-E in the area bounded by

E. Kensington Street; S. Front Avenue; a line 87 feet running along the southwest line of S. Front Avenue; the alley next west of and parallel to S. Front Avenue and a line 60 feet long running along the southeast alley next west of and parallel to S. Front Avenue beginning at E. Kensington Street

to those of a C1-1 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

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

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 16-G.

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, May 26, 1976.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith (referred to Your Committee on March 1st, 1976) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area, as follows:

An ordinance to classify as a B4-1 Restricted Service District instead of an R3 General Residence District, the area bounded by

a line 444 feet north of and parallel to W. 69th Street; S. Racine Avenue; a line 225 feet north of and parallel to W. 69th Street and the alley next west of and parallel to S. Racine Avenue (Map No. 16-G).

[On April 19th, 1976 the Committee on Buildings and Zoning recommended passage of a zoning reclassification of Map No. 16-G (No. A-1429 16th Ward) and same was incorrectly submitted as *do not pass* on page 2894 of The Journal of Proceedings of May 5, 1976.]

This recommendation was concurred in by 11 members of the committee, with no dissenting vote.

Respectfully submitted,
(Signed) EDWARD R. VRDOLYAK,
Chairman.
(Signed) FRED B. ROTI,
Vice-Chairman.

Alderman Vrdolyak moved to *Concur In* the committee's recommendation and pass said proposed ordinance. The motion Prevalled and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Joyce, Kelley, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Cohen, Schuller, Block, Saperstein, Stone—48.

Nays—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

The following is said ordinance as passed:

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 R3 General Residence District symbols and indications as shown on Map No. 16-G in the area bounded by

a line 444 feet north of and parallel to W. 69th Street; S. Racine Avenue; a line 225 feet north of and parallel to W. 69th Street and the alley next west of and parallel to S. Racine Avenue

(continued on page 3201)

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 lines shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of thirty (30) feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.

The uses permitted in the Business Planned Development shall be uses permitted under the B5 General Service Classification, except for dwelling units, lodging rooms, hotel/motel uses, and arcades, including but not limited to the following:

Department Stores, Discount Stores; Sale of food, food products and meat; Sale of packaged alcoholic beverages; Sale of clothing and apparel; Sale of prescription drugs, pharmaceuticals and allied products; Sale of hardware; Sale of Tires, batteries and automotive accessories, with an ancillary use of retail sale and dispensing of fuels and lubricants and installation and minor services customarily incidental thereto; Banks or savings and loan associations; Sale of Insurance; Travel Agencies; Theaters; Jewelry stores; Sale of goods, wares and merchandise at retail; Service businesses such as doctor, ophthalmological and dental offices; shoe repairs, watch and jewelry repairs, tailor and dressmaker shops; Restaurants and Taverns; and other similar uses.

Accessory buildings or structures may be constructed in the Business Planned Development either prior to, subsequent to or concurrently with any one or more principal buildings, subject to the approval of the Department of Development and Planning.

Business establishments shall be unrestricted in respect to maximum gross floor areas, subject only to aggregate maximum floor area ratio. The maximum floor area ratio shall be 1.0.

Business and business identification signs may be permitted within the area delineated herein as Business Planned Development, subject to the review and approval of the Department of Buildings and the Department of Development and Planning. There shall be no advertising signs permitted.

The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Business Planned Development, and illustrates that the development of such area will be in general compliance with the intent and purpose of the Chicago Zoning Ordinance.

Attached hereto and incorporated herein by reference are:

A. Property line map and right-of-way adjustments;

- B. Existing zoning and preferential street system map;
- C. General Land Use Plan; and
- D. Planned Development Use and Bulk Regulations and Data Chart; and
- E. Legal Description of Subject Property.

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.

If a building permit is not applied for and received within three years from the effective date of this ordinance, this ordinance shall be deemed null and void, and the zoning shall revert to the underlying classifications.

It is expressly understood by the filing and acceptance of this application that neither the owner of the subject property nor its tenants in possession waive or intend to waive any right to the continuance of any non-conforming uses or non-conforming structures presently established on the subject property. The present non-conforming uses of the subject property and non-conforming structures shall continue, notwithstanding an amendment or the granting of an amendment to the Chicago Zoning Ordinance as requested hereunder until such time as the subject property is actually being used for the purposes described herein, namely as a Shopping Center.

APPLICANTS:

Aid Association for Lutherans, a Corporation of Wisconsin;
 La Salle National Bank, a National Banking Association, not personally but solely and only as Trustee under a certain Trust Agreement dated August 4, 1974, and known as Trust No. 48080; E. N. Maisel & Associates, a Michigan Partnership and Dominick's Finer Foods, Inc., an Illinois Corporation.

NOTICE

All Notices to the Applicants should be forwarded:
 c/o David E. Malfar

77 West Washington Street, Suite 619
 Chicago, Illinois, 60602

With Copies of such Notices as follows:

Aid Association for Lutherans
 c/o Mr. Charles Satinover
 Sonnenschein, Carlin, Nath & Rosenthal
 8000 Sears Tower
 Chicago, Illinois, 60606

Aid Association for Lutherans
 c/o Mr. Ronald S. Cope
 Ancel, Glink, Diamond & Murphy, P.C.
 111 West Washington Street
 Chicago, Illinois, 60602

Mr. Eldridge Hersey, Dominick's Finer Foods, Inc.
 555 North Northwest Avenue
 Northlake, Illinois, 60164



- EXISTING ZONING & PREFERENTIAL STREET SYSTEM**
- LEGEND**
- ▨ Proposed Planned Development
 - ▨ Preferential
 - ▨ Streets
 - Zoning District Boundaries

EXHIBIT B

GENERALIZED LAND USE PLAN

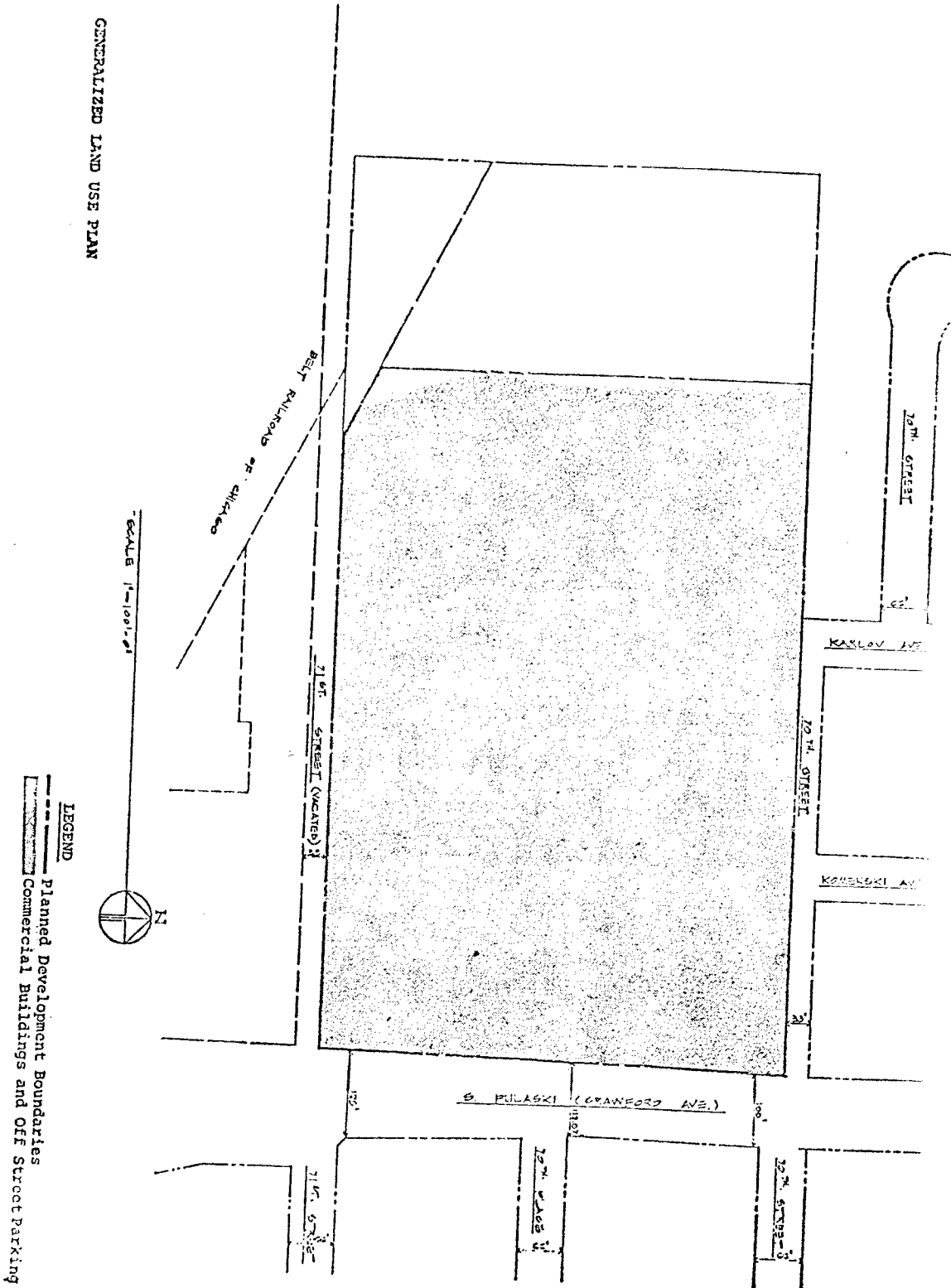


EXHIBIT C

EXHIBIT D

B U S I N E S S P L A N N E D D E V E L O P M E N T
 P L A N N E D D E V E L O P M E N T U S E & B U L K
 R E G U L A T I O N S & D A T A

Net Site Area	General Description of Land Use	F.A.R.	% of Land Coverage	# of Parking Spaces
Sc. Ft. Acres				
619,127 S.F. 14.21 Acres	Shopping and Business Center	.36	36	695

Gross Site Area = Net Site Area: 14.21 acres

Number of off-street loading spaces: 5

Periphery setbacks at boundary lines: 30 feet on all sides

EXHIBIT E

THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF TAKEN FOR CRAWFORD AVENUE, NOW PULASKI ROAD) IN COOK COUNTY, ILLINOIS.

and

THE EAST HALF OF THE SOUTH WEST QUARTER OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART LYING WESTERLY AND SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SAID EAST HALF, 71.3 FEET NORTH OF THE SOUTH WEST CORNER THEREOF AND RUNNING THENCE SOUTH EASTERLY TO A POINT IN THE SOUTH LINE OF SAID EAST HALF 102.2 FEET EAST OF THE SOUTH WEST CORNER THEREOF) IN COOK COUNTY, ILLINOIS.