



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

September 22, 2003

Mr. Arthur E. Stamas
330 N. Wabash Avenue
Suite 3208
Chicago, IL 60611

Re: Request for Minor Changes to Business Planned
Development No. 175 - 2526 West Cermak Road

Dear Mr. Stamas:

Please be advised that your request for minor changes to Business Planned Development No. 175 has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 9 of Business Planned Development No. 175.

As part of your request for minor changes, you submitted plans prepared by Angelo Stamatoukos dated September 3, 2003. These drawings depict rehabilitation of the exterior elevations of the existing retail space, an increase of 53,938 square feet of buildable floor area and bringing the entire site into compliance with the City's Landscape Ordinance requirements. Additionally, you requested relief of the following setback requirements established in Business Planned Development No. 175:

North: From 55-feet to 1-foot
South: From 200-feet to 18-feet
West: From 50-feet to 9-feet

These modifications would result in an upgraded retail development which brings the retail buildings closer to, and activation of, the street frontages.

The Department of Planning and Development has determined that the above requested items constitute minor changes. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, your request, outlined above, is hereby deemed approved.

Very truly yours,


Alicia Mazur Berg
Commissioner

cc: Ed Kus, Jack Swenson, Philip Levin, Tim Bleuher, Mike Marmo



along said line as extended to the Center line of Superior Street; thence East along said Center line to the West line of Lot 42 as extended South in the Subdivision of Block 7 as aforesaid; thence North along said line as extended to the Center line of the East-West alley next North of Superior Street; thence West along said Center line as extended, to the Center line of Oakley Boulevard; thence North along said line to the point of beginning.

all as shown on the map attached hereto and made a part hereof.

SECTION 3. This ordinance shall be effective immediately upon the passage thereof.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Roti the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of July 7, 1977, pages 5573-5574, recommending that the City Council pass five proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Roti moved to *Concur In* the committee's recommendations and *each* of the five proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Jaksy, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Fifielski, Cohen, Schuller, Saperstein, Stone—47.

Nays—None.

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

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 1-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 B7-6 General Central Business District symbols and indications as shown on Map No. 1-E in the area bounded by

E. Superior Street; a line 200.33 feet east of N. Wabash Avenue; a line 29.5 feet south of E. Superior Street; N. Rush Street; a line 54.5 feet south of E. Superior Street; a line 200.33 feet east of N. Wabash Avenue; E. Huron Street and N. Wabash Avenue

to the designation of a Residential-Business Planned 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 Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 5731-5736 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 No. 2-F.

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 C3-5 Commercial-Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Monroe Street; S. Canal Street; the alley next south of W. Monroe Street; a line 79.86 feet east of S. Clinton Street; a line 119.22 feet south of W. Monroe Street and S. Clinton Street

to those of a B6-7 Restricted Central Business District, and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B6-7 Restricted Central Business District Symbols and indications as shown on Map No. 2-F in the area hereinbefore established, bounded by

W. Monroe Street; S. Canal Street; the alley next south of W. Monroe Street; a line 79.86 feet east of S. Clinton Street; a line 119.22 feet south of W. Monroe Street and S. Clinton Street

to the designation of a Business Planned 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 Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 5737-5742 of this Journal]

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 4-I.

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 M1-3 Restricted Manufacturing District Symbols and indications as shown on Map No. 4-I in the area bounded by

W. 21st Street; a line 528.46 feet east of S. Rockwell Street; W. 22nd Street; a line 94.33 feet east of S. Rockwell Street; a line 18.59 feet north of W. 22nd Street; a line 83.48 feet east of S. Rockwell Street; a line 48.06 feet north of W. 22nd Street; a line 81.78 feet east of S. Rockwell Street; a line 116.23 feet north of W. 22nd Street and S. Rockwell Street

to the designation of a Business Planned 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 Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 5743-5747 of this Journal]

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

PD 175

BUSINESS PLANNED DEVELOPMENT

No. 175

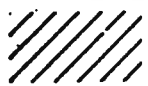
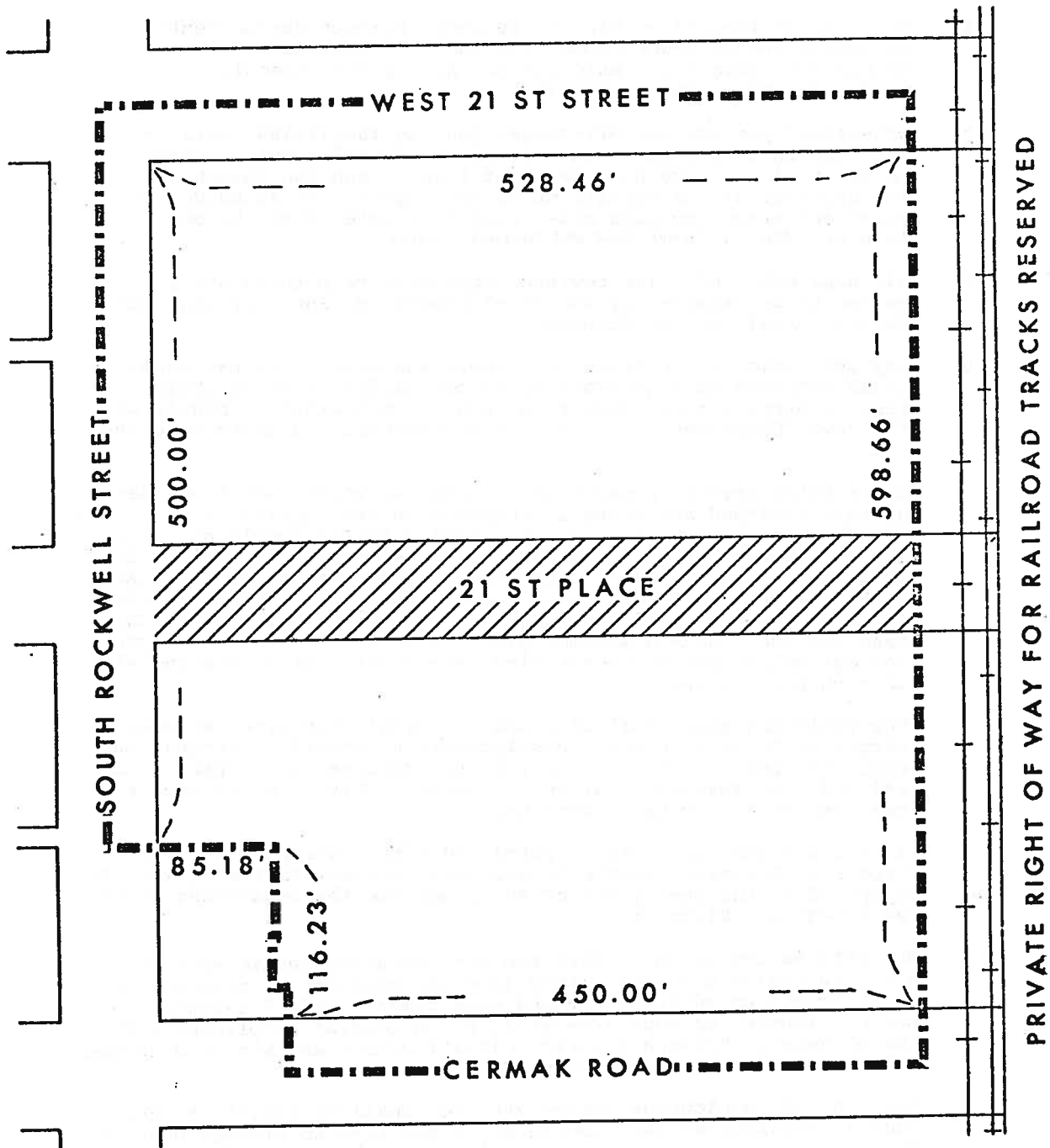
S T A T E M E N T S

1. The area delineated herein as "Business Planned Development" is controlled by Jewel Companies, Inc. pursuant to options to purchase said area; said options having been executed on October 15, 1976 and October 25, 1976.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning. Ingress and egress to such off-street facilities shall be only from 21st Street, Cermak Road and Rockwell Street.
3. All applicable official reviews, approvals or permits are required to be obtained by the Jewel Companies, Inc., or its successors, assignees or grantees.
4. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Jewel Companies, Inc., or its successors, assignees or grantees.
5. 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 shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 24 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. The following uses shall be permitted within the area delineated herein as Business Planned Development: supermarket, general merchandise uses, retail and service type business uses, parking and related uses (exclusive of any principal activity of outdoor storage and auto service station uses).
7. 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.
8. 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 shall be in general compliance with the B5 General Service District classification and with the intent and purpose of the Chicago Zoning Ordinance.
9. 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.

APPLICANT: Jewel Companies, Inc.

DATE: March 21, 1977

BUSINESS PLANNED DEVELOPMENT PROPERTY LINE MAP & RIGHT OF WAY ADJUSTMENTS



PROPOSED VACATION OF PUBLIC RIGHT OF WAY

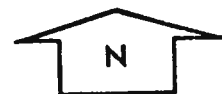


PLANNED DEVELOPMENT BOUNDARY

APPLICANT: JEWEL COMPANIES INC.

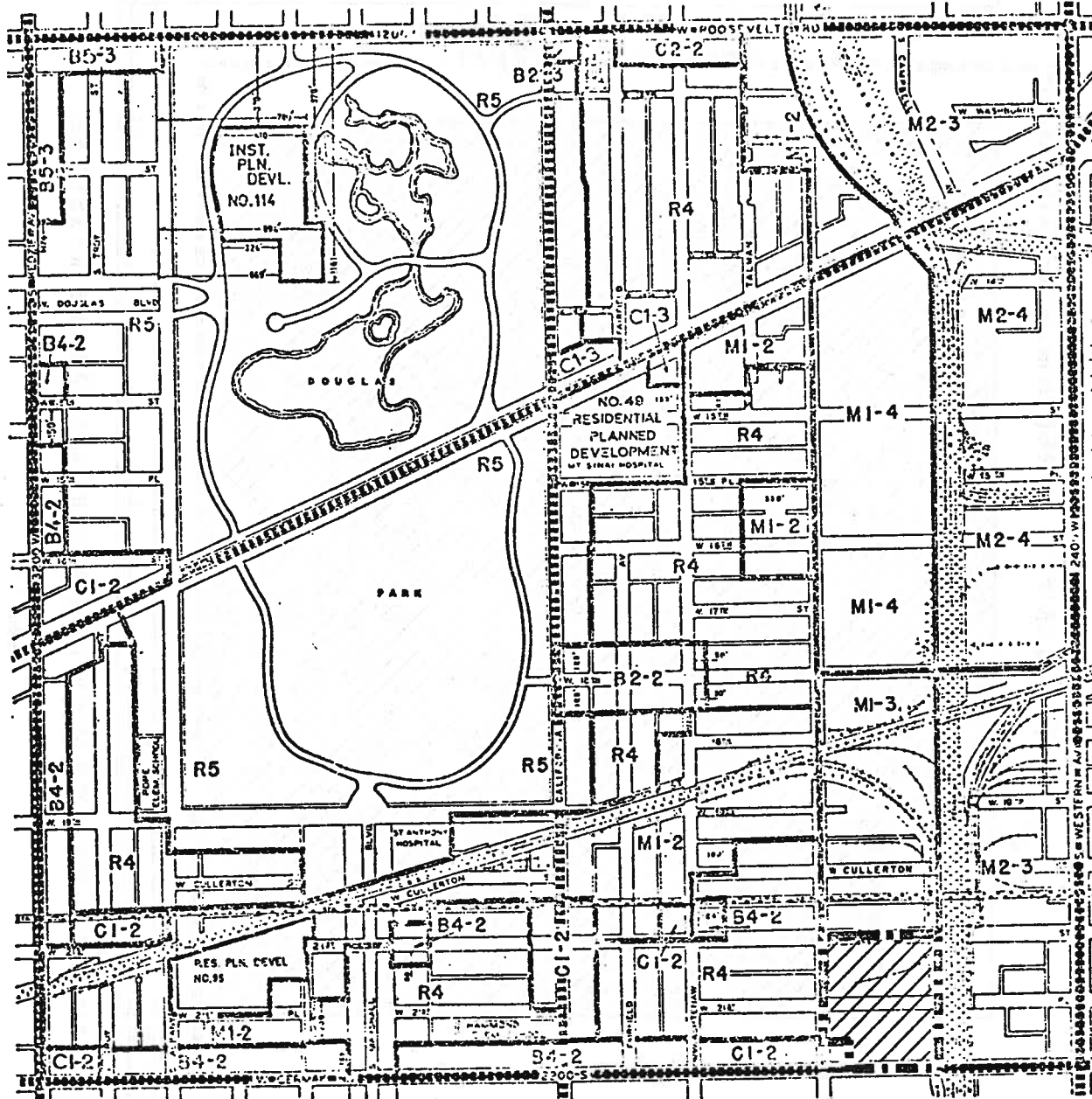
DATE: MARCH 21, 1977

REVISED: MAY 12, 1977



100' = 1"

BUSINESS PLANNED DEVELOPMENT EXISTING ZONING & PREFERENTIAL STREET SYSTEM



PLANNED DEVELOPMENT



PREFERENTIAL STREETS

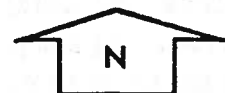


ZONING DISTRICT BOUNDARY

APPLICANT: JEWEL COMPANIES INC.

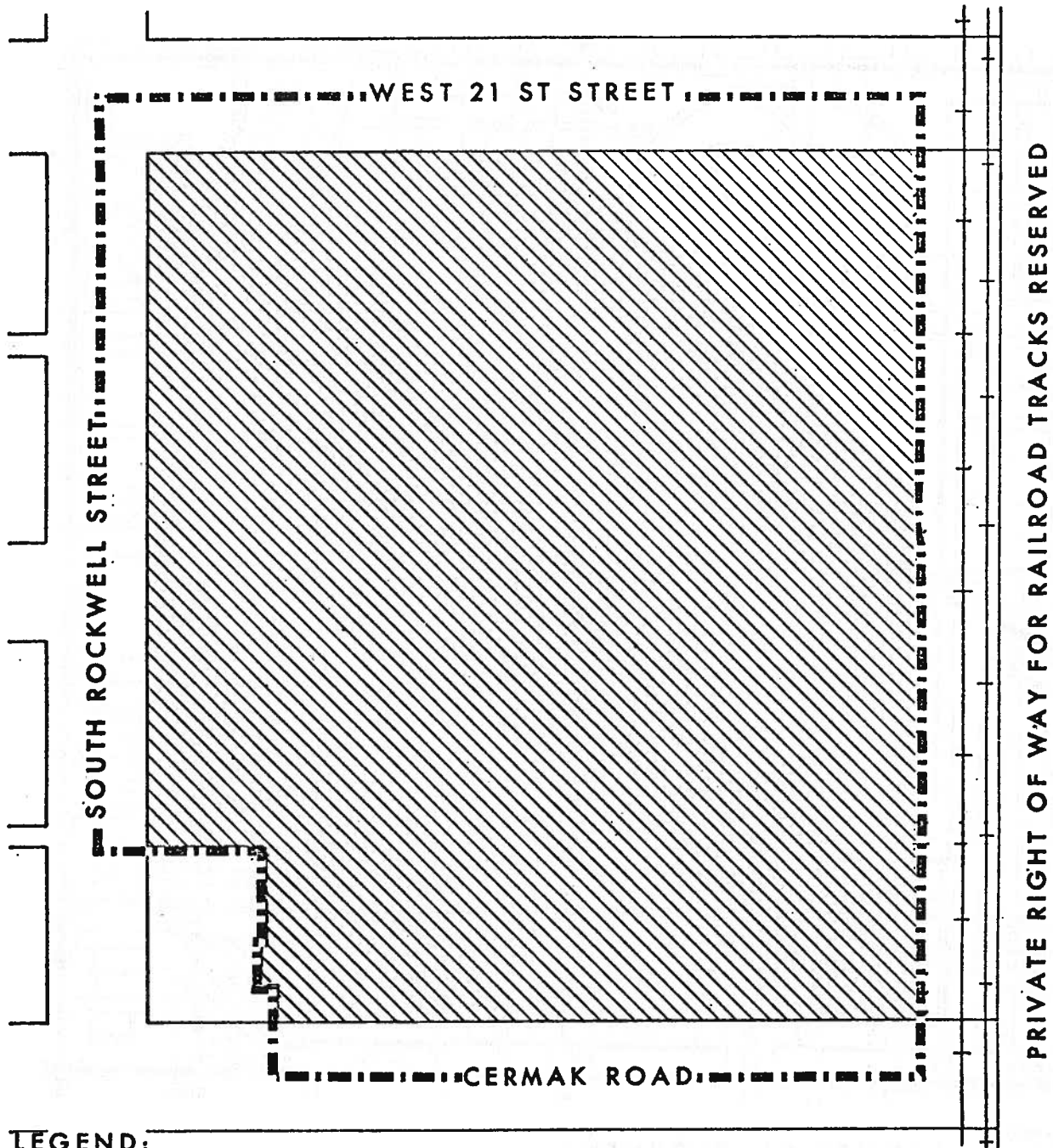
DATE: MARCH 21, 1977

REVISED: MAY 12, 1977



100' = 1"

BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND:



SUPERMARKET, GENERAL MERCHANDISE USES, PARKING & RELATED USES, RETAIL & SERVICE TYPE BUSINESS USES.

***NOTE: PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA**

■■■■■ PLANNED DEVELOPMENT BOUNDARY

APPLICANT: JEWEL COMPANIES INC.

DATE: MARCH 21, 1977

REVISED: MAY 12, 1977



100' = 1"

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

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

Net Site Area		General Description of Land Use	F.A.R.	% of Land Coverage	Min. No. of Parking Spaces
Sq. Ft.	Acres				
304,492	6.96	Supermarket general merchandise uses, retail and service type business uses, parking and related uses *	0.8	50%	300

*(exclusive of any principal activity of outdoor storage and auto service uses)

Gross Site Area = Net Site Area: 6.96 acres + Area in Public Right-of-way
1.25 acres = 7.21 acres

Number of off-street loading spaces: in accord with a B5-1 zoning classification

Periphery setbacks at property lines:

north - 55'
east - 20'
south - 200'
west - 50'

APPLICANT: Jewel Companies, Inc.

REVISED DATE: May 12, 1977