

72086

JOURNAL--CITY COUNCIL--CHICAGO

12/11/2013

*Reclassification Of Area Shown On Map No. 13-H.
(Application No. 17853)
(Common Address: 2215 W. Winona St.)*

[O2013-7551]

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 is hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map Number 13-H in the area bounded by:

West Winona Street, a line 141.33 feet west of and parallel to North Leavitt Street; the public alley next south of and parallel to West Winona Street; and a line 171.33 feet west of and parallel to North Leavitt Street,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map No. 13-K.
(As Amended)
(Application No. 17855)
(Common Address: 4800 -- 4854 N. Pulaski Rd.,
4000 -- 4024 W. Lawrence Ave. And
4801 -- 4843 N. Keystone Ave.)*

BPD 402, 09

[SO2013-7553]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all Business Planned Development Number 402, as amended, symbols and designations as shown on Map Number 13-K in the area bounded by:

a line 540.84 feet north of and parallel to West Lawrence Avenue; North Pulaski Road; West Lawrence Avenue; North Keystone Avenue; the alley next north of and parallel to West Lawrence Avenue; and the alley next west of and parallel to North Pulaski Road, Chicago, Illinois,

to the designation of Business Planned Development Number 402, 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.

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

*Business Planned Development No. 402,
As Amended 2013.*

Plan Of Development Statements.

1. The area delineated herein as a business planned development consists of property commonly known as 4800 -- 4854 North Pulaski Road; 4000 -- 4024 West Lawrence Avenue; and 4801 -- 4843 North Keystone Avenue ("the Property"). The Property consists of approximately 128,523 square feet (2.950 acres) of area. The Property is owned or controlled by the co-applicants, Glendale 2012 LLC and Mayfair Plaza 63 LLC.
2. 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 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 and approval by the City Council.
3. 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 then to the owners of record title to all of the Property and to any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors. An agreement among property owners or a covenant binding property owners may designate the authorized party for any future amendment, modification or change.
4. This plan of development consists of fourteen (14) statements; an updated Site Plan dated October 9, 2013; and adopts the Bulk Regulations and Data Table; an Existing Zoning Map; Existing Land Use Map; a Planned Development Boundary and Property Line Map; Landscape Plan and Building Elevations prepared by Design Studio 24 LLC,

dated March 16, 2006. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. Within the area herein delineated as Business Planned Development Number 402, as amended 2013, the following uses shall be permitted: grocery stores, retail drug stores with drive through lane(s), mattress stores, general merchandise uses, restaurants, retail and service type business, bank branch facility with drive through lane(s), parking, related uses and services and all uses permitted in the B3-1 Community Shopping District, excluding the following retail uses and zoning uses:

Excluded Retail Uses:

- Dollar stores
- Pawn shops
- Currency exchanges
- Indoor amusement establishments

Excluded Zoning Uses:

- Arcade
- Auto laundries (car washes)
- Auto repair and service shops, body repair and painting
- Auto repair and service shops, no body repair and painting
- Automotive sales (indoor and/or outdoor)
- Automobile service station
- Battery and service station
- Beauty parlor
- Body art service
- Body piercing facility
- Bus garage
- Bus lots

Bus terminal

Bus turn-around

Carnivals, permanent

Consumer loan establishment

Dance hall

Dumping or disposal of garbage, refuse, or trash

Entertainment cabaret

Flea market

Fortune telling service

Group living facility

Inter-track wagering facility

Junk yard

Laundry service, dry cleaning

Laundry service, coin operated laundromat

Liquor store

Lodge or private club

Meeting hall

Motor vehicle rental

Motor vehicle sale (indoor and outdoor)

Motor vehicle service shop

Motor vehicle service shop (including body repair and painting)

Nail salon

Newspaper distributor for home delivery and sale

Pawn shop

Payday loan store

Penal institutions

Public baths

Religious assembly

Sanitarium

Shooting galleries (indoor)

Single-room occupancy

Tattoo parlor

Tavern

Transition shelter and temporary overnight shelter

6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Housing and Economic Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Housing and Economic Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation Bureau of Traffic, and the Department of Housing and Economic Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of Floor Area Ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements in the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Housing and Economic Development, upon the application for such a modification by the applicant

and after a determination by the Commissioner of the Department of Housing and Economic Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Housing and Economic Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design Green Building Rating System ("LEED"). To meet the above standards the applicant is providing 20,684 square feet of green roof in Subarea Lot 1 of the planned development.
13. 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 ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction has commenced within six years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the Property shall automatically revert to that of the B3-1 Community Shopping District.

[Site Plan; Zoning Map; Existing Land Use Map; Planned Development Boundary; Landscape Plan; Plant List and Details; North, South, East and West Elevations; Exterior Elevations; Proposed Elevations; Metal Identifier Banner; Monument Elevations; and Cast Bronze Medallion referred to in these Plan of Development Statements printed on pages 72096 through 72107 of this *Journal*.]

Bulk Regulations/Site Data referred to in these Plan of Development Statements reads as follows:

Bulk Regulations/Site Data.

Net Area Calculations.

Zoning:	Planned Development Number 402
Total Lot Area:	128,523.3 square feet
Total Building Area:	48,068.0 square feet
Allowable Floor Area Ratio:	.50
Planned Development Actual Floor Area Ratio:	.37
Use Group:	Class F

Height And Area Limitations
(2004 Chicago Building Code
Section 3 (13-108)).

Allowable Building Height:	3 stories -- 45 feet
Allowable Building Area:	Not limited. Note(D)

Subarea Calculations -- Lot 1.

Zoning:	Planned Development Number 402
Lot Area:	67,008.8 square feet
Building Area 'Retail':	12,160.0 square feet
Building Area 'Petco/Sleepy's':	17,308.0 square feet
Total Building Area:	29,468.0 square feet
Allowable Floor Area Ratio:	.50
Total Floor Area Ratio:	.44
Use Group:	Class F/Mercantile

Height And Area Limitations
(2004 Chicago Building Code
Section 3 (13-108)).

Allowable Building Height:	3 stories -- 45 feet
Actual Building Height 'Retail':	20 feet, 3 inches
Actual Building Height 'Staples':	30 feet, 8 inches
Allowable Building Area:	Not limited. Note(D)

Parking Requirements.

'Petco/Sleepy's':	17,308 square feet
Retail: 12,160 square feet	
Total Area:	29,468.0 square feet <u>-4,000.0 square feet</u>
Total Calculated Area:	25,468.0 square feet/400 -- 64 spaces
Total Required Parking:	64 spaces
Parking Provided:	65 spaces
Handicapped Requirements:	
51 -- 75 spaces:	3 spaces required 4 spaces provided

Green Roof Requirements.

Total Building Area:	48,068.0 square feet
-14% Correction for Equipment and Venting:	41,338.0 square feet
Total Green Roof Requirement:	50% square feet

Total Green Roof Required:	20,669 square feet
Total 'Retail' Green Roof Provided:	8,048 square feet
Total 'Staples' Green Roof Provided:	12,641 square feet
Total Green Roof Provided:	20,684 square feet

Subarea Calculations -- Lot 2.

Zoning:	Planned Development Number 402
Lot Area:	19,102.7 square feet
Building Area:	3,893.0 square feet
Allowable Floor Area Ratio:	.50
Floor Area Ratio:	.20
Use Group:	Class E/Business

Height And Area Limitations
(2004 Chicago Building Code
Section 3 (13-108)).

Allowable Building Height:	4 stories -- 55 feet
Actual Building Height:	--
Allowable Building Area:	Not limited. Notes (A and D)

Parking Requirements.

1/400 square feet:	3,893.0 square feet/400 square feet -- 10 spaces
Parking Provided:	10 spaces
Stacking Provided:	9 cars
Handicapped Requirements:	
1 -- 25 spaces:	1 space required 1 space provided

Subarea Calculations -- Lot 3.

Zoning:	Planned Development Number 402
Lot Area:	42,411.8 square feet
Building Area:	14,707.0 square feet
Allowable Floor Area Ratio:	.50
Floor Area Ratio:	.35
Use Group:	Class F/Mercantile

Height And Area Limitations
(2004 Chicago Building Code
Section 3 (13-108)).

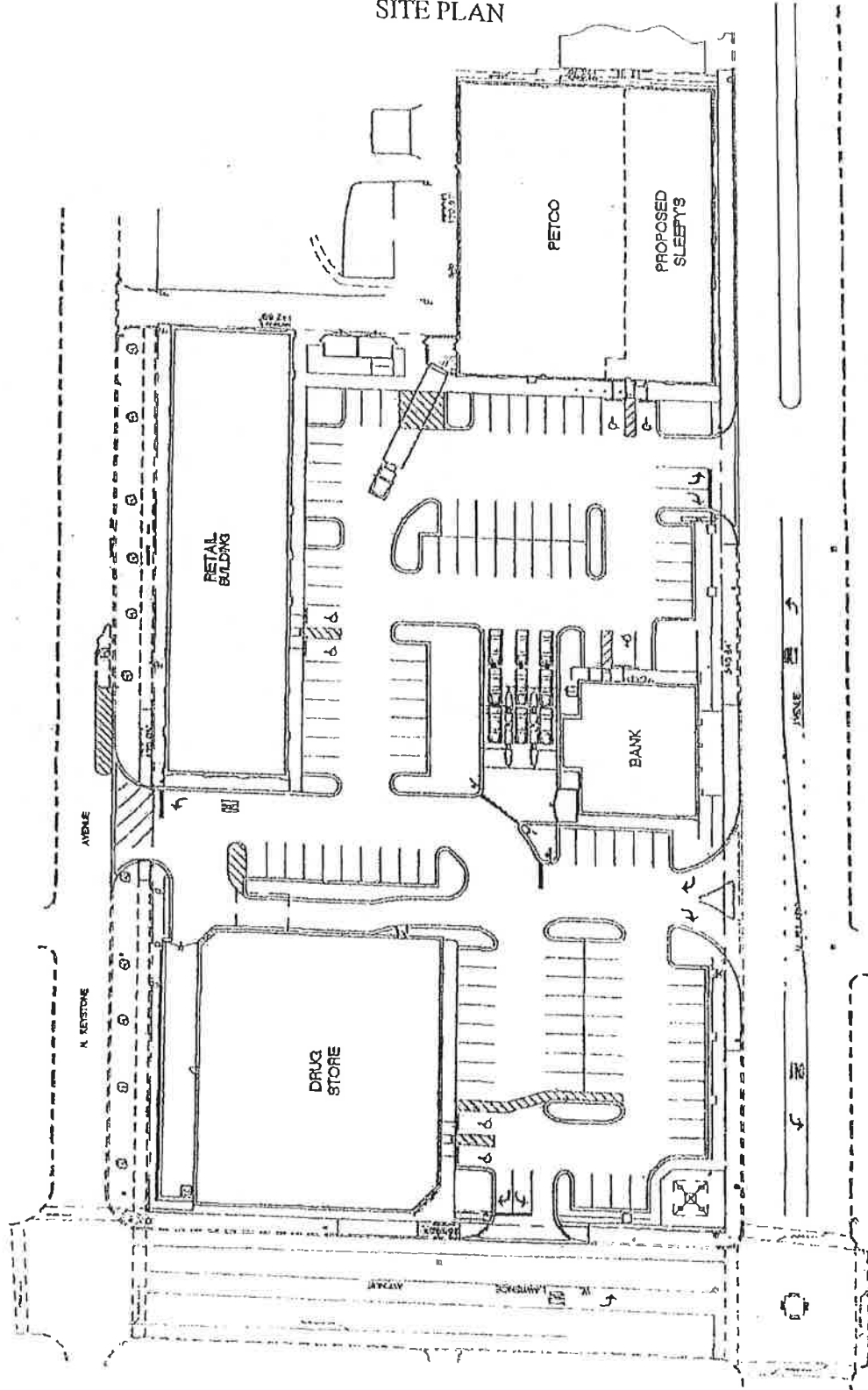
Allowable Building Height:	3 stories -- 45 feet
Actual Building Height:	34.42 feet
Allowable Building Area:	Not limited. Notes (A and D)

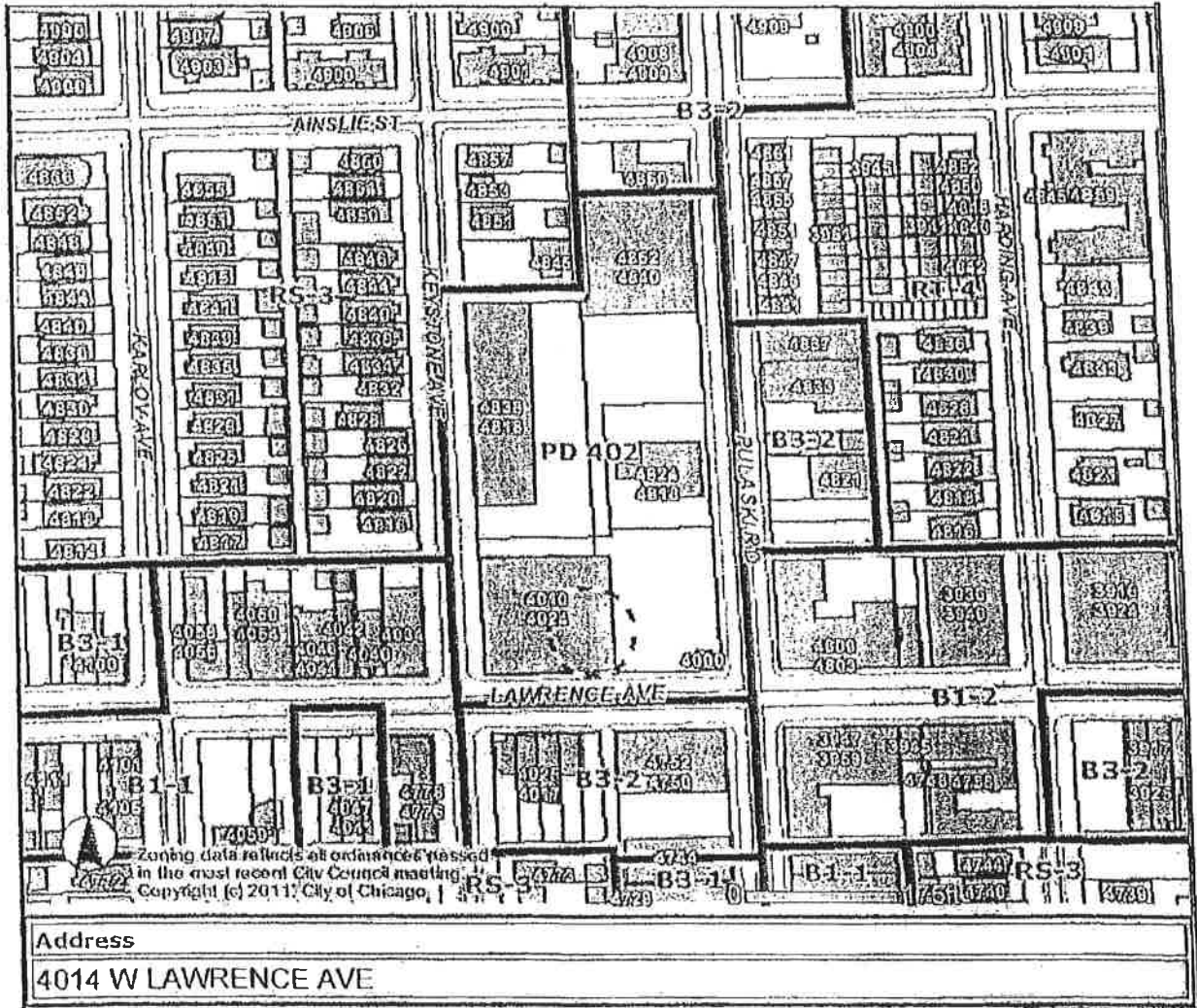
Parking Requirements.

Walgreens:	14,707.0 square feet <u>-4,000.0 square feet</u>
Total Calculated Area:	10,707.0 square feet/400 -- 27 spaces
Parking Required:	27 spaces
Parking Provided:	40 spaces
Handicapped Requirements:	
26 -- 50 spaces:	2 spaces required 3 spaces provided

SITE PLAN

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N





APPLICANT: GLENDALE 2012 LLC and MAYFAIR PLAZA 63, LLC
 ADDRESS: 4800-4854 N. Pulaski; 4000-4024 W. Lawrence Ave.; and 4801-4843 N. Keystone Ave.,
 Chicago, Illinois
 DATE: October 9, 2013
 CPC DATE: November 21, 2013

GENERAL NOTES

1. SEE ARCHITECT'S RECORD DRAWINGS FOR ALL DIMENSIONS AND FINISHES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
10. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
12. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.
14. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.

CONTRACTOR'S NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

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13. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.

SECTION 1: SOUTH ELEVATION

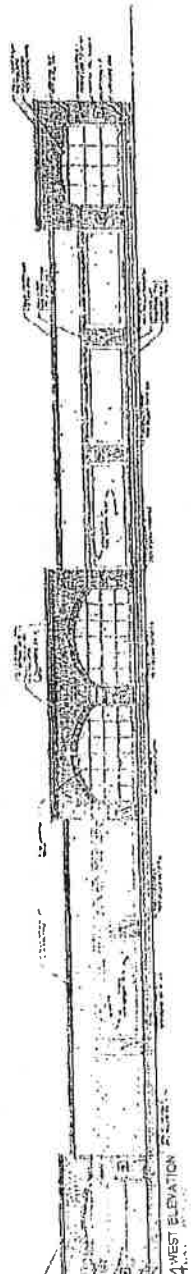
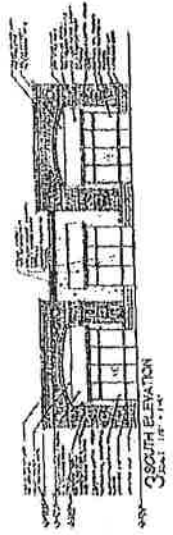
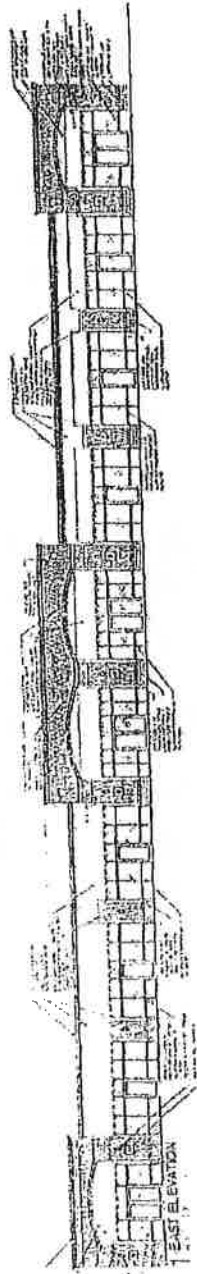
SECTION 2: NORTH ELEVATION

Lowrance + Fiskel Development Retail Center
ARCHITECTURAL WORKS, INC.
10000 W. 10th Ave., Suite 100
Denver, CO 80202
Tel: 303.751.1000
Fax: 303.751.1001
www.lfaworks.com

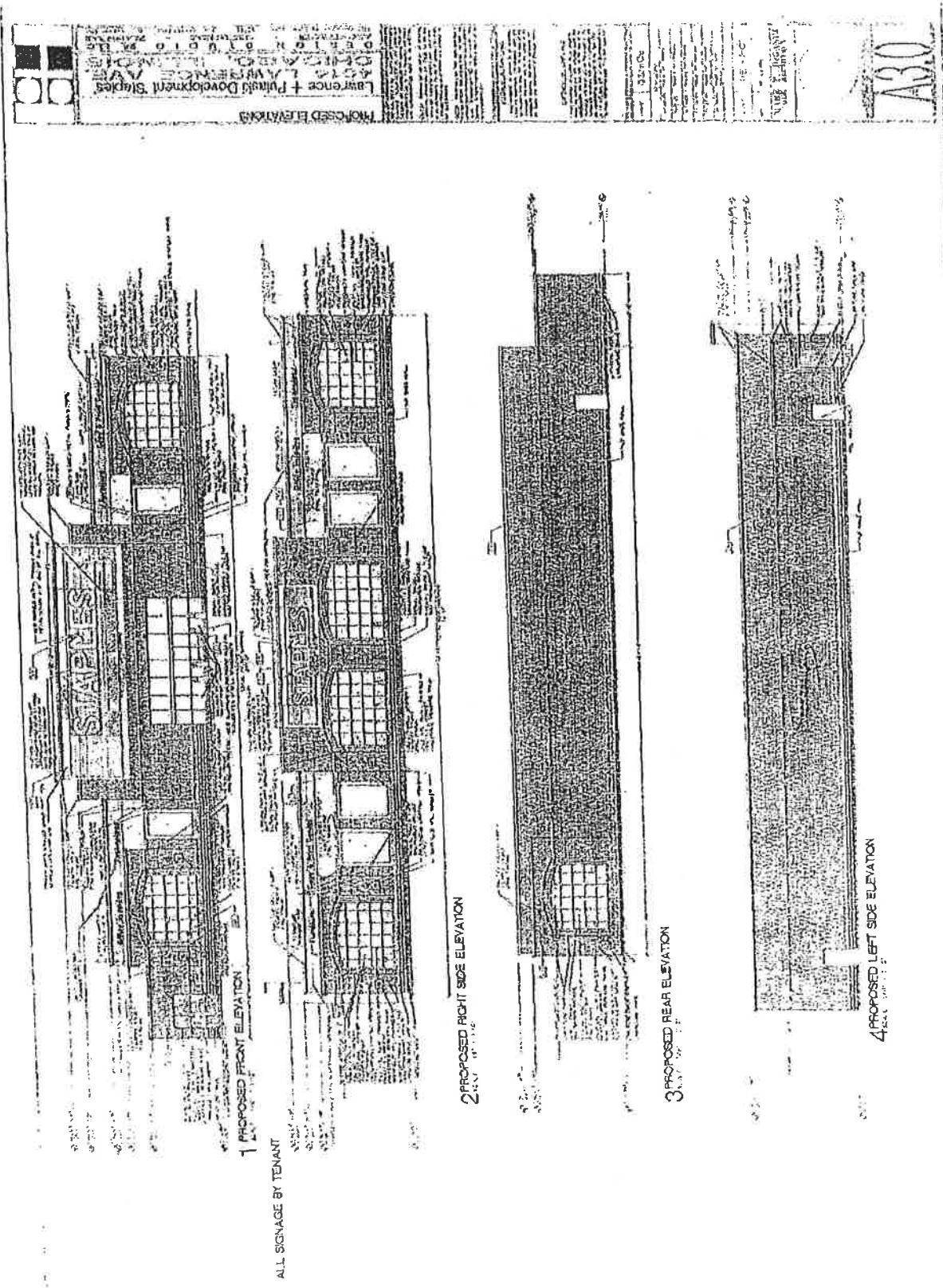
EXTERIOR ELEVATIONS

NO. 1	DATE	DESCRIPTION
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2	12/11/2013	REVISION
3	12/11/2013	REVISION
4	12/11/2013	REVISION
5	12/11/2013	REVISION
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A-30

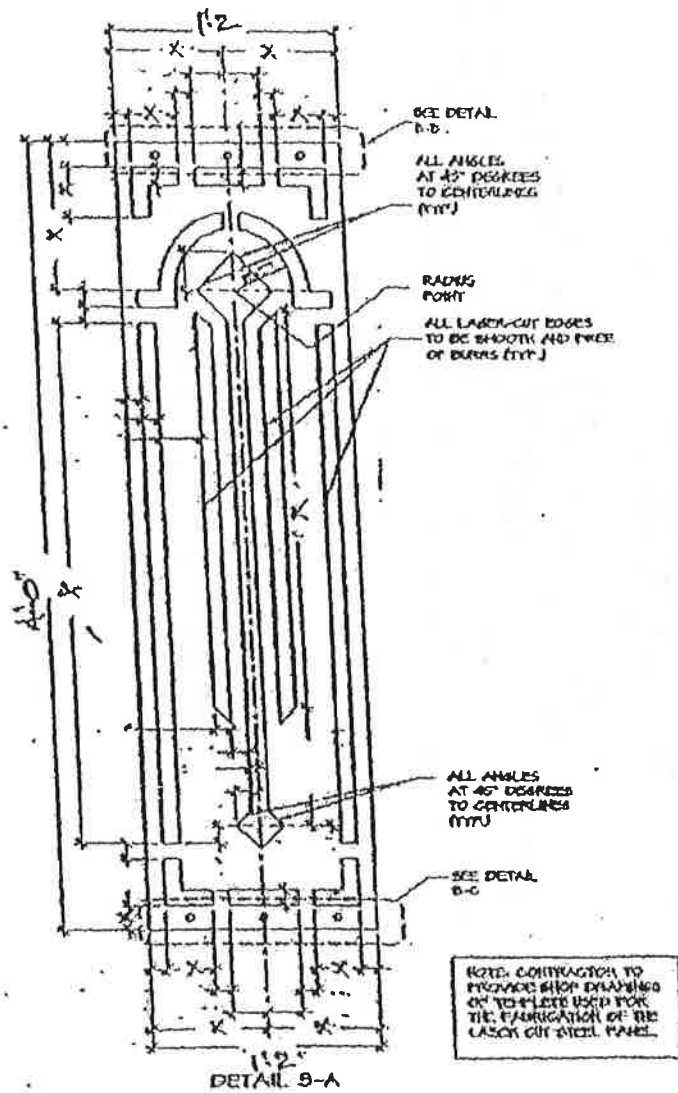


EXTERIOR ELEVATIONS



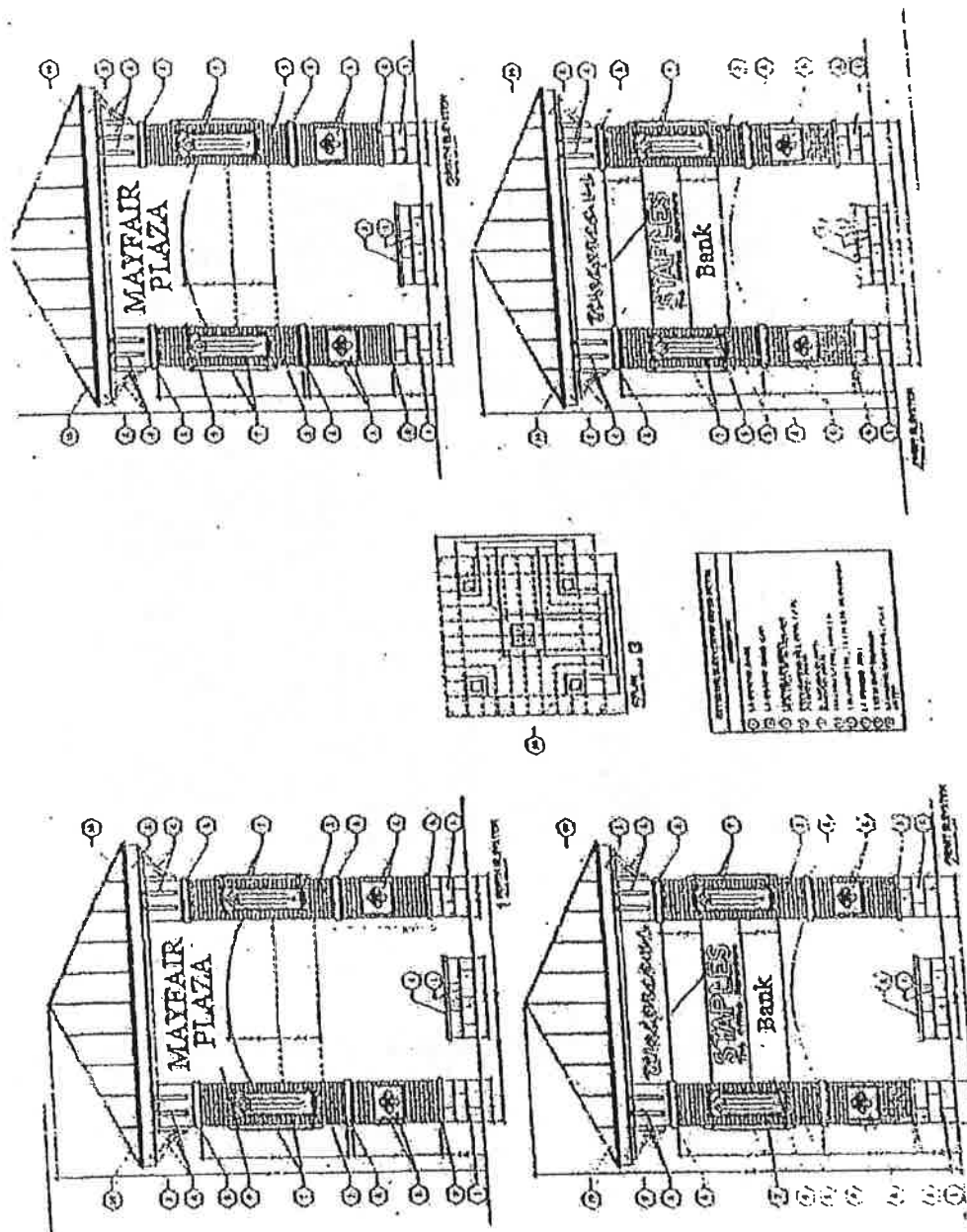
Metal Identifier Banner.

Metal Identifier Banner.



NOTE: ALL DIMENSIONS TO BE PROPORTIONAL TO ORIGINAL DESIGN (@ X DIMENSION LOCATIONS)

Monument Elevations.



15303

3/29/2006

REPORTS OF COMMITTEES

74283

~~the alley next north of and parallel to West Lawrence Avenue; North Oakley Avenue; West Lawrence Avenue; and North Claremont Avenue,
to those of a B3-2 Community Shopping District.~~

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

*Reclassification Of Area Shown On Map Number 13-K.
(As Amended)
(Application Number 15303)*

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 Business Planned Development Number 402 symbols and designations as shown on Map Number 13-K in the area bounded by:

a line 540.84 feet north of and parallel to West Lawrence Avenue; North Pulaski Road; West Lawrence Avenue; North Keystone Avenue; the alley next north of and parallel to West Lawrence Avenue; and the alley next west of and parallel to North Pulaski Road,

to the designation of Business Planned Development Number 402, as amended 2006, 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.

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

*Business Planned Development Number 402,
As Amended 2006.*

BPD 402,00

Plan Of Development Statements

1. The area delineated herein as a Business Planned Development, consists of property commonly known as 4800 -- 4854 North Pulaski Road; 4000 --

4024 West Lawrence Avenue; and 4801 -- 4843 North Keystone Avenue (the "Property"). The Property consists of approximately one hundred twenty-eight thousand five hundred twenty-three (128,523) square feet (two and nine hundred fifty-thousandths (2.950) acres) of area. The property is owned or controlled by the applicant, Glendale 2004 L.L.C.

2. 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 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 and approval by the City Council.
3. 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 then to the owners of record title to all of the Property and to any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors. An agreement among property owners or a covenant binding property owners may designate the authorized party for any future amendment, modification or change.
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5. Within the area herein delineated as Business Planned Development 402, as amended 2006, the following uses shall be permitted: grocery stores, retail drug stores with drive through lane(s), general merchandise uses, restaurants, retail and service type business, bank branch facility with drive through lane(s), parking, related uses and services and all uses

permitted in the B3-1 Community Shopping District, excluding the following retail uses and zoning uses:

Excluded Retail Uses:

- dollar stores;
- pawn shops;
- mattress stores;
- currency exchanges;
- indoor amusement establishments.

Excluded Zoning Uses:

- arcade;
- auto laundries (car washes);
- auto repair and service shops, body repair and painting;
- auto repair and service shops, no body repair and painting;
- automotive sales (indoor and/or outdoor);
- automobile service station;
- battery and service station;
- beauty parlor;
- body art service;
- body piercing facility;
- bus garage;
- bus lots;
- bus terminal;
- bus turn-around;
- carnivals, permanent;

consumer loan establishment;
dance hall;
dumping or disposal of garbage, refuse or trash;
entertainment cabaret;
flea market;
fortune telling service;
group living facility;
inter-track wagering facility;
junk yard;
laundry service, dry cleaning;
laundry service, coin operated laundromat;
liquor store;
lodge or private club;
meeting hall;
motor vehicle rental;
motor vehicle sale (indoor and outdoor);
motor vehicle service shop;
motor vehicle service shop (including body repair and painting);
nail salon;
newspaper distributor for home delivery and sale;
pawn shop;
payday loan store;
penal institutions;
public baths;

religious assembly;

sanitarium;

shooting galleries (indoor);

single-room occupancy;

tattoo parlor;

tavern;

transition shelter and temporary overnight shelter.

6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation Bureau of Traffic, and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements in the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department

of Planning and Development, upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design Green Building Rating System ("L.E.E.D."). To meet the above standards the applicant is providing twenty thousand six hundred eighty-four (20,684) square feet of green roof in subarea Lot 1 of the planned development.
13. 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the Property shall automatically revert to that of the B3-1 Community Shopping District.

[Bulk Regulations and Data Table; Zoning Map; Existing Land-Use Map; Planned Development Boundary Map; Site Improvements; Landscape Plan; Building Elevations; Medallion and Banner Description; and Plant List and Details referred to in these Plan of Development Statements printed on pages 74293 through 74304 of this *Journal*.]

15303

3/29/2006

REPORTS OF COMMITTEES

74289

Bulk Regulations/Site Data.

Net Area Calculations.

Zoning:	Planned Development 402
Total Lot Area:	128,523.3 square feet
Total Building Area:	48,068.0 square feet
Allowable Floor Area Ratio:	.50
Planned Development Actual Floor Area Ratio:	.37
Use Group:	Class F

Height And Area Limitations
(2004 Chicago Building Code
Section 3 (13-108)).

Allowable Building Height:	3 stories -- 45 feet, 0 inches
Allowable Building Area:	Not limited. Note (D)

Subarea Calculations -- Lot 1.

Zoning:	Planned Development 402
Lot Area:	67,008.8 square feet
Building Area 'Retail':	12,160.0 square feet
Building Area 'Staples':	17,308.0 square feet
Total Building Area:	29,468.0 square feet
Allowable Floor Area Ratio:	.50
Total Floor Area Ratio:	.44
Use Group:	Class F/Mercantile

Height And Area Limitations
(2004 Chicago Building Code
Section 3 (13-108)).

Allowable Building Height:	3 stories -- 45 feet, 0 inches
Actual Building Height 'Retail':	20 feet, 3 inches
Actual Building Height 'Staples':	30 feet, 8 inches
Allowable Building Area:	Not limited. Note (D)

Parking Requirements.

Staples:	17,308 square feet
Retail:	12,160 square feet
Total Area:	29, 468.0 square feet <u>-4,000.0 square feet</u>
Total Calculated Area:	25,468.0 square feet/400 -- 64 spaces
Total Required Parking:	64 spaces
Parking Provided:	65 spaces
Handicapped Requirements:	
51 -- 75 spaces	3 spaces required 4 spaces provided

Green Roof Requirements.

Total Building Area:	48,068.0 square feet
- 14% Correction for Equipment and Venting:	41,338.0 square feet
Total Green Roof Requirement:	50% square feet

Total Green Roof Required:	20,669 square feet
Total 'Retail' Green Roof Provided:	8,048 square feet
Total 'Staples' Green Roof Provided:	12,641 square feet
Total Green Roof Provided:	20,684 square feet

Subarea Calculations -- Lot 2.

Zoning:	Planned Development 402
Lot Area:	19,102.7 square feet
Building Area:	3,893.0 square feet
Allowable Floor Area Ratio:	.50
Floor Area Ratio:	.20
Use Group:	Class E/Business

**Height And Area Limitations
(2004 Chicago Building Code
Section 3 (13-108)).**

Allowable Building Height:	4 stories -- 55 feet, 0 inches
Actual Building Height:	--
Allowable Building Area:	Not limited. Notes (A and D)

Parking Requirements.

1/400 square feet	3,893.0 square feet/400 square feet -- 10 spaces
Parking Provided:	10 spaces
Stacking Provided:	9 cars

Handicapped Requirements:

1 -- 25 spaces	1 space required
	1 space provided

Subarea Calculations -- Lot 3.

Zoning:	Planned Development 402
Lot Area:	42,411.8 square feet
Building Area:	14,707.0 square feet
Allowable Floor Area Ratio:	.50
Floor Area Ratio:	.35
Use Group:	Class F/Mercantile

**Height And Area Limitations
(2004 Chicago Building Code
Section 3 (13-108)).**

Allowable Building Height:	3 stories -- 45 feet, 0 inches
Actual Building Height:	34.42 feet
Allowable Building Area:	Not limited. Notes (A and D)

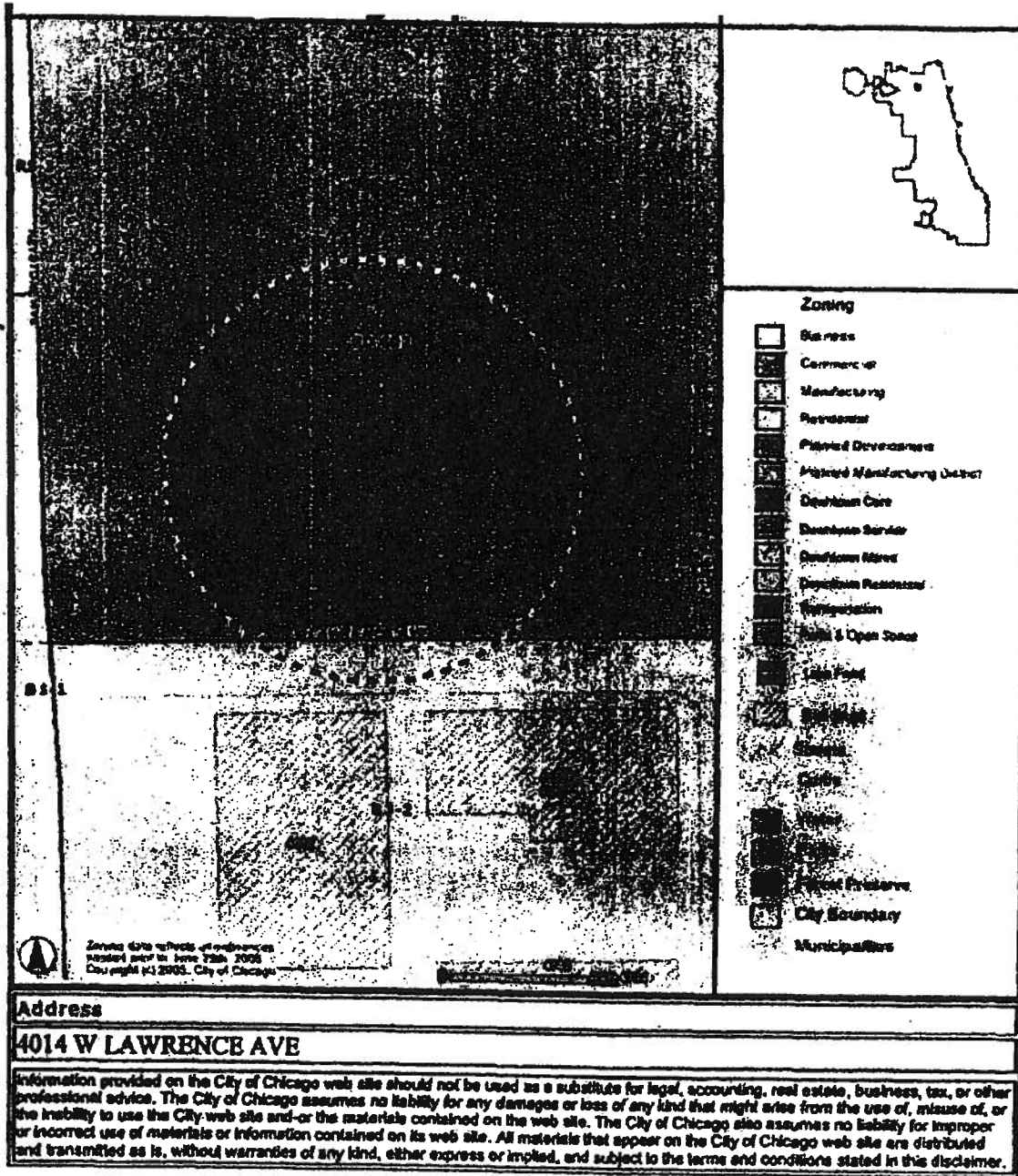
Parking Requirements.

Walgreens:	14,707.0 square feet -4,000.0 square feet
Total Calculated Area:	10,707.0 square feet/400 -- 27 spaces
Parking Required:	27 spaces
Parking Provided:	40 spaces

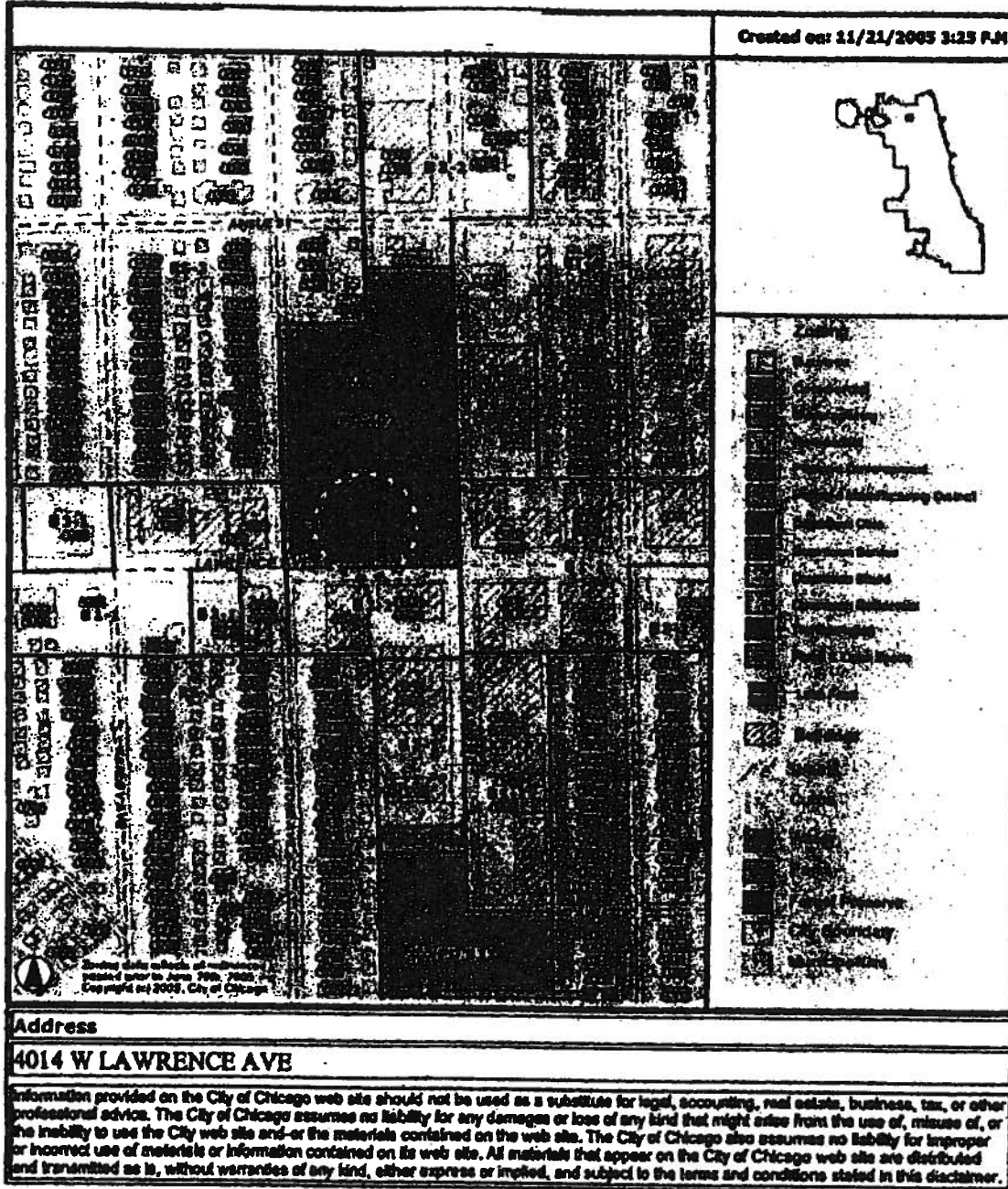
Handicapped Requirements:

26 -- 50 spaces	2 spaces required
	3 spaces provided

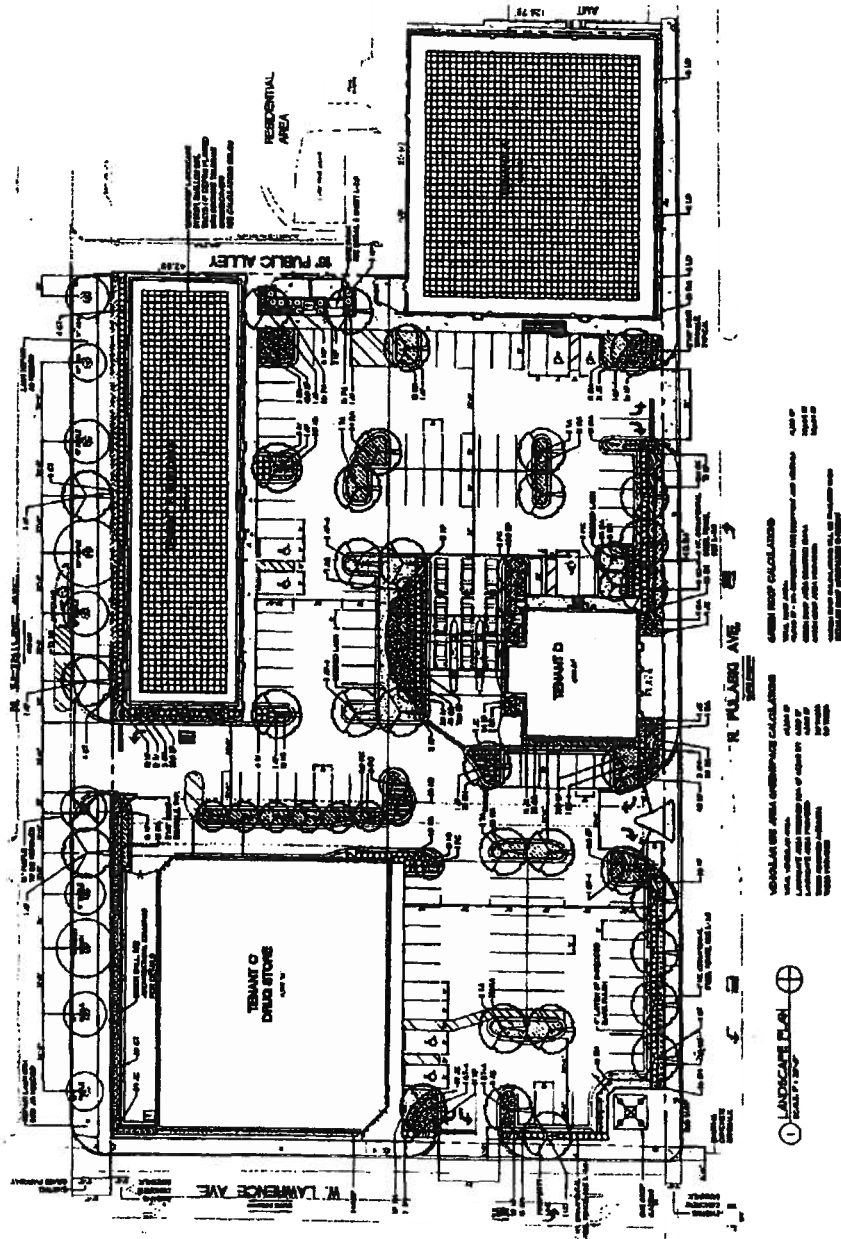
Zoning Map.



Existing Land-Use Map.



Landscape Plan.



Building Elevations.
(Page 1 of 2)

SOUTH ELEVATION

EAST ELEVATION

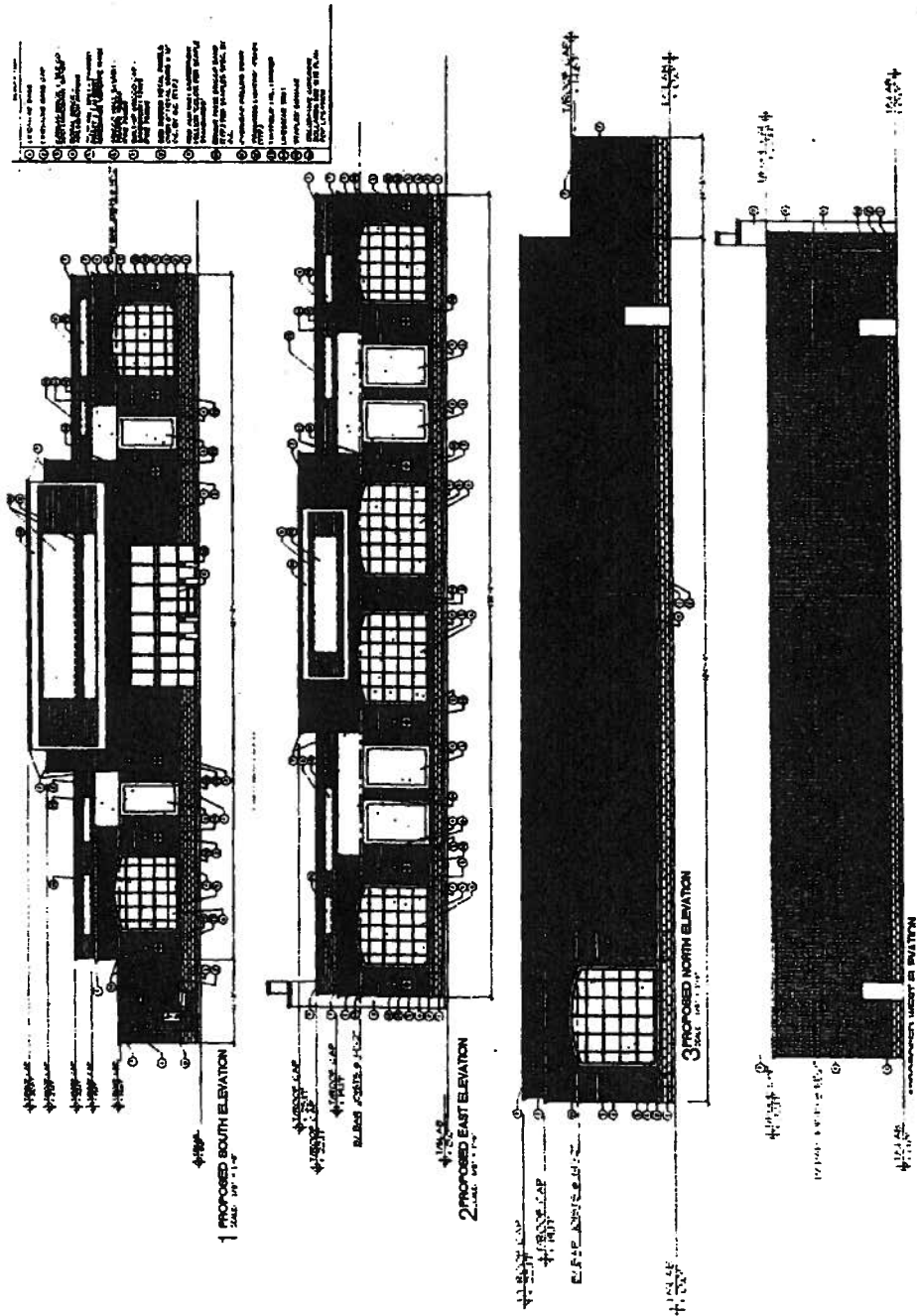
NORTH ELEVATION

WEST ELEVATION

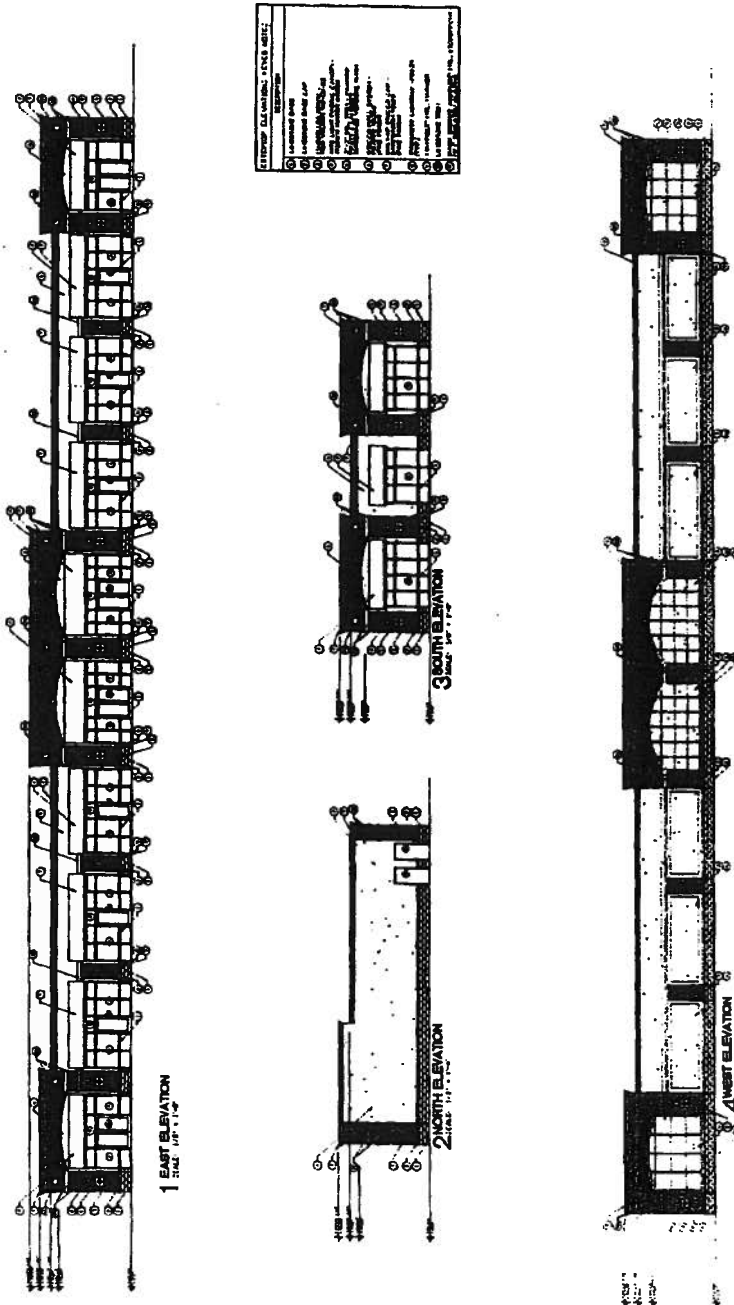
Material Schedule, Project: 74298 - COURTHOUSE

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	BRICK, COMMON, 2 1/2" x 8" x 4"	1000	SQ. YD.	1.50	1500.00
2	CONCRETE, 4" THICK	1000	SQ. YD.	1.20	1200.00
3	CEMENT PLASTER, 1/2" THICK	1000	SQ. YD.	0.80	800.00
4	PAINT, EXTERIOR	1000	SQ. YD.	0.50	500.00
5	IRONWORK, WELDED	1000	LBS.	0.15	150.00
6	GLASS, CLEAR	1000	SQ. FT.	1.00	1000.00
7	STEEL, STRUCTURAL	1000	LBS.	0.10	100.00
8	WOOD, DOORS	1000	SQ. FT.	0.50	500.00
9	WOOD, FLOORING	1000	SQ. YD.	1.00	1000.00
10	ROOFING, ASPHALT/FLY	1000	SQ. YD.	0.50	500.00
11	MECHANICAL, HVAC	1000	SQ. YD.	0.50	500.00
12	ELECTRICAL, WIRING	1000	SQ. YD.	0.50	500.00
13	LANDSCAPE, PLANTING	1000	SQ. YD.	0.50	500.00
14	CONCRETE, CURB	1000	SQ. YD.	1.20	1200.00
15	PAINT, INTERIOR	1000	SQ. YD.	0.50	500.00
16	CEILING, POP	1000	SQ. YD.	0.50	500.00
17	MECHANICAL, ROOF	1000	SQ. YD.	0.50	500.00
18	ELECTRICAL, PANELS	1000	SQ. YD.	0.50	500.00
19	MECHANICAL, PIPING	1000	SQ. YD.	0.50	500.00
20	ELECTRICAL, LIGHTING	1000	SQ. YD.	0.50	500.00
21	MECHANICAL, VENT	1000	SQ. YD.	0.50	500.00
22	ELECTRICAL, SWITCHES	1000	SQ. YD.	0.50	500.00
23	MECHANICAL, DUCT	1000	SQ. YD.	0.50	500.00
24	ELECTRICAL, CONDUIT	1000	SQ. YD.	0.50	500.00
25	MECHANICAL, FITTINGS	1000	SQ. YD.	0.50	500.00
26	ELECTRICAL, WIRING	1000	SQ. YD.	0.50	500.00
27	MECHANICAL, PIPING	1000	SQ. YD.	0.50	500.00
28	ELECTRICAL, PANELS	1000	SQ. YD.	0.50	500.00
29	MECHANICAL, VENT	1000	SQ. YD.	0.50	500.00
30	ELECTRICAL, LIGHTING	1000	SQ. YD.	0.50	500.00
31	MECHANICAL, DUCT	1000	SQ. YD.	0.50	500.00
32	ELECTRICAL, CONDUIT	1000	SQ. YD.	0.50	500.00
33	MECHANICAL, FITTINGS	1000	SQ. YD.	0.50	500.00
34	ELECTRICAL, WIRING	1000	SQ. YD.	0.50	500.00
35	MECHANICAL, PIPING	1000	SQ. YD.	0.50	500.00
36	ELECTRICAL, PANELS	1000	SQ. YD.	0.50	500.00
37	MECHANICAL, VENT	1000	SQ. YD.	0.50	500.00
38	ELECTRICAL, LIGHTING	1000	SQ. YD.	0.50	500.00
39	MECHANICAL, DUCT	1000	SQ. YD.	0.50	500.00
40	ELECTRICAL, CONDUIT	1000	SQ. YD.	0.50	500.00
41	MECHANICAL, FITTINGS	1000	SQ. YD.	0.50	500.00
42	ELECTRICAL, WIRING	1000	SQ. YD.	0.50	500.00
43	MECHANICAL, PIPING	1000	SQ. YD.	0.50	500.00
44	ELECTRICAL, PANELS	1000	SQ. YD.	0.50	500.00
45	MECHANICAL, VENT	1000	SQ. YD.	0.50	500.00
46	ELECTRICAL, LIGHTING	1000	SQ. YD.	0.50	500.00
47	MECHANICAL, DUCT	1000	SQ. YD.	0.50	500.00
48	ELECTRICAL, CONDUIT	1000	SQ. YD.	0.50	500.00
49	MECHANICAL, FITTINGS	1000	SQ. YD.	0.50	500.00
50	ELECTRICAL, WIRING	1000	SQ. YD.	0.50	500.00

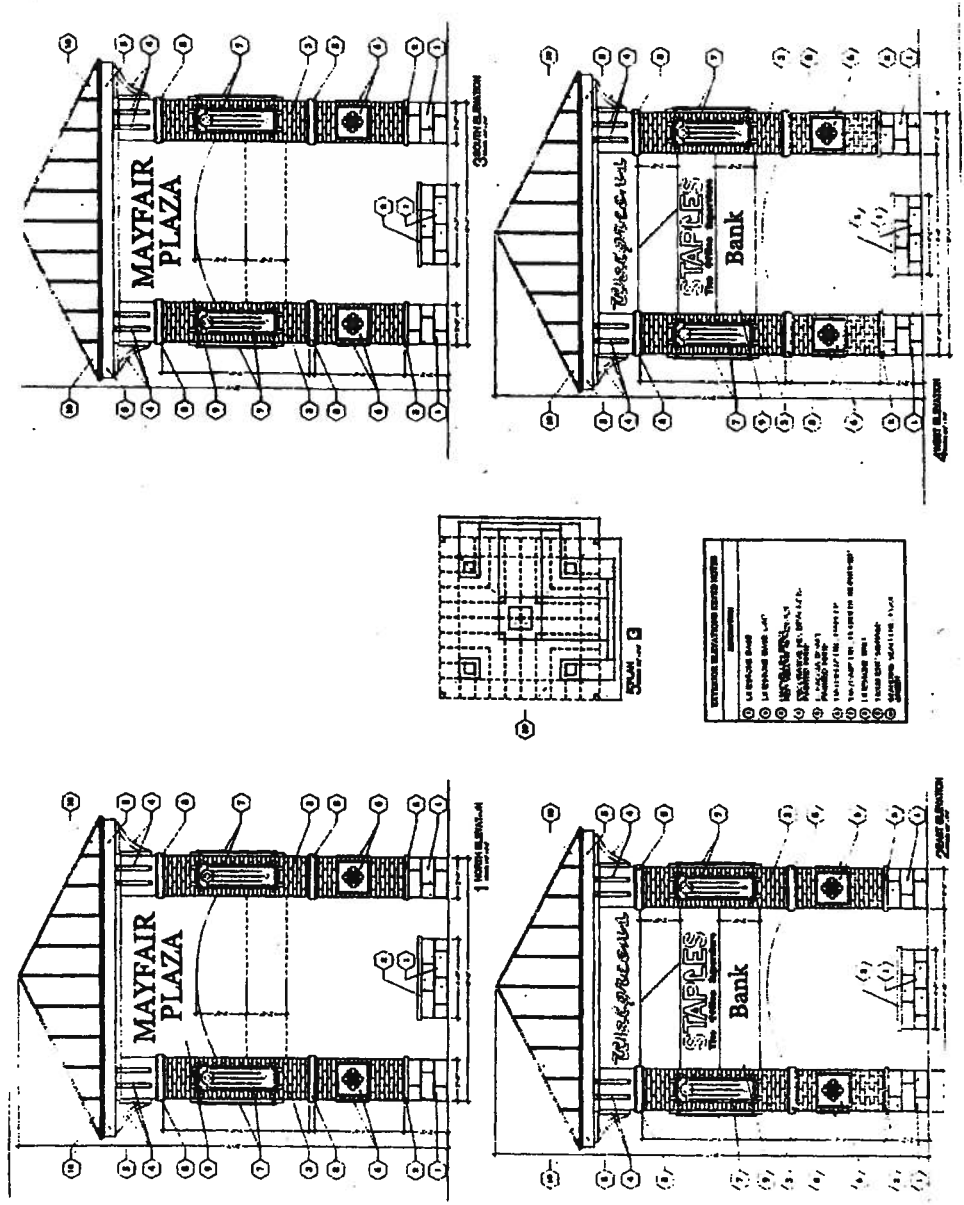
Building Elevations.
(Page 2 of 2)



Exterior Elevations.

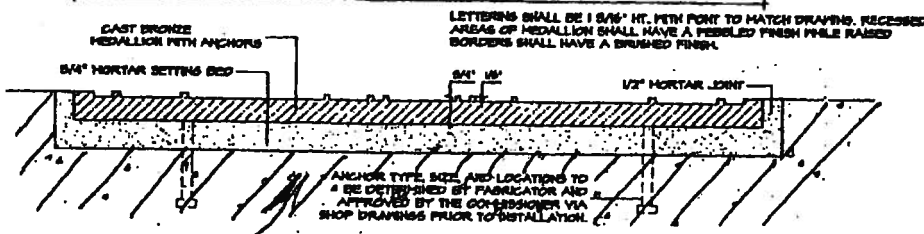
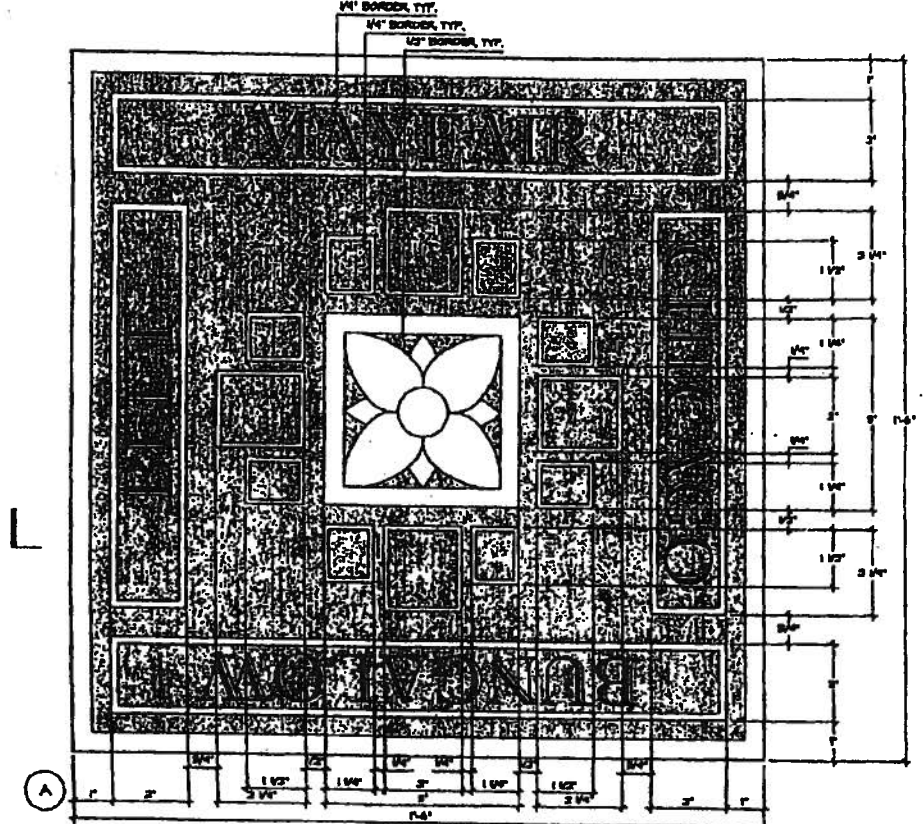


Monument Elevations.



Cast Bronze Medallion.

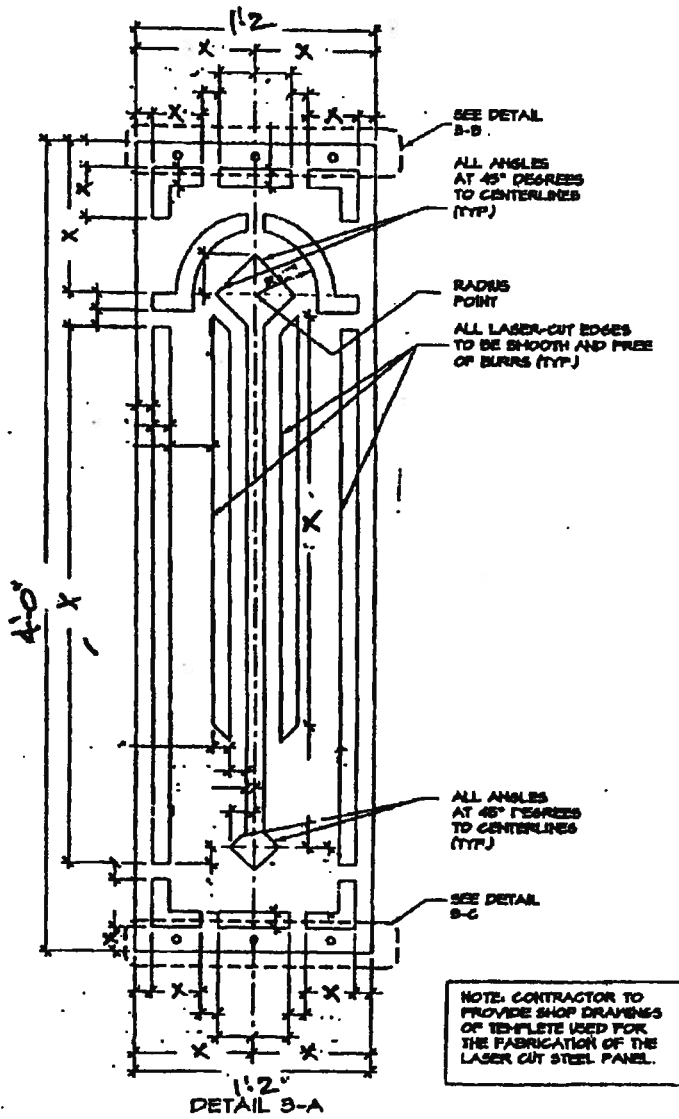
OVERALL DIMENSIONS OF CAST BRONZE SIDEWALK MEDALLIONS SHALL BE 18" X 18". FINAL APPROVAL OF ARTWORK SHALL BE APPROVED BY THE COMMISSIONER PRIOR TO FABRICATION AND INSTALLATION.



MASONRY

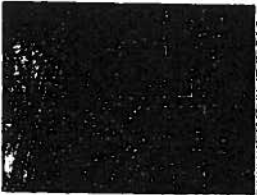
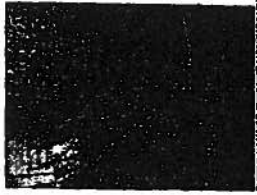
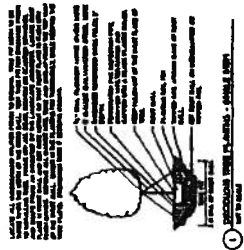
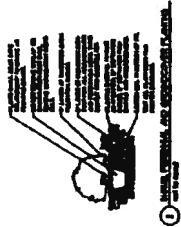
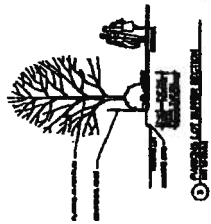
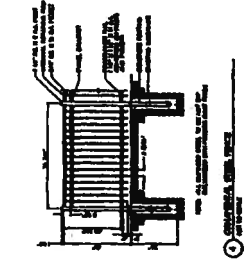
(B)

Metal Identifier Banner.

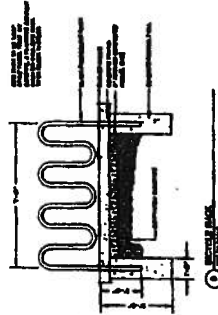


NOTE: ALL DIMENSIONS TO BE PROPORTIONAL TO ORIGINAL DESIGN (@ X DIMENSION LOCATIONS)

Plant List And Details.



PLANT	SYMBOL	PLANT	SYMBOL	PLANT	SYMBOL	PLANT	SYMBOL	PLANT	SYMBOL
...



- 1. PLANT BED DETAIL
- 2. TREE DETAIL
- 3. PLANT BED DETAIL
- 4. PLANT BED DETAIL

- 1. PLANT BED DETAIL
- 2. TREE DETAIL
- 3. PLANT BED DETAIL
- 4. PLANT BED DETAIL

(Continued from page 35579)

a line 377.06 feet south of and parallel to West 33rd Street; the center line of South Normal Avenue; a line 652.06 feet south of and parallel to West 33rd Street; and the center line of the alley west of and parallel to South Normal Avenue,

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. That this ordinance shall be in full force and effect from and after its date of passage and due publication.

Reclassification of Area Shown on Map No. 12-M.

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. 12-M in area bounded by

West 54th Street; a line 133.13 feet east of and parallel to South Moody Avenue; South Archer Avenue; a line 85.3 feet east of and parallel to South Moody Avenue (as measured along South Archer Avenue); and West 54th 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.

Reclassification of Area Shown on Map No. 13-K.

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 B4-2 Restricted Service District and R3 General Residence District symbols and indications as shown on Map No. 13-K in the area bounded by

a line 540.81 feet north of West Lawrence Avenue; North Pulaski Road; West Lawrence Avenue; North Keystone Avenue; a line 435.89 feet north of West Lawrence Avenue; and the alley next west of North Pulaski Road,

PD 40J

to those of the B5-1 General Service District, and a corresponding use district is hereby established in the area above described. 402

SECTION 2. That the B5-1 General Service District above described and established be changed to the designation of a Business Planned Development which is hereby established 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.

[Business Planned Development printed on pages 35589 through 35594 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. 13-M.

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. 13-M in area bounded by

West Bryn Mawr Avenue; a line 250 feet east of and parallel to North Marmora Avenue; a line 96.09 feet south of West Bryn Mawr Avenue; a line 34.15 feet long, running in a southeasterly direction, commencing at a point 96.09 feet south of West Bryn Mawr Avenue, to a point 227.85 feet east of North Marmora Avenue; the alley next south of and parallel to West Bryn Mawr Avenue; and a line 200 feet east of and parallel to North Marmora Avenue,

to those of a B4-1 Restricted Service 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. 13-P.

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 Business Planned Development No. 322 symbols and indications as shown on Map No. 13-P in the area bounded by

(Continued on page 35595)

10/30/86

UNFINISHED BUSINESS

10033

35589

BUSINESS PLANNED DEVELOPMENT NO. 402

STATEMENTS

1. The premises in question are owned by (1) Dominick's Finer Foods, Inc., a Delaware Corporation, authorized to do business in Illinois, with an address of 555 Northwest Avenue, Northlake, Illinois and, (2) the City of Chicago, a Municipal Corporation, with an address of 121 North LaSalle Street, Chicago, Illinois.
2. All applicant official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees.
3. 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 Applicant or its successors, assignees or grantees.
4. The following uses shall be permitted within the area delineated herein as Business Planned Development: grocery stores, retail drug stores, general merchandise uses, restaurants, retail and service type business uses, parking and related uses (exclusive of any principal activity of permanent outdoor storage and service station uses).
5. 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 Public Works and the approval of the Department of Planning.
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 Public Works 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 to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
7. 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 0.50.
8. Identification signs may be permitted within the area delineated herein as Business Planned Development, subject to the review and approval of the Department of Inspectional Services and the Department of Planning.
9. The height restriction of any building or any appurtenance attached hereto shall be subject to:

APPLICANT: Dominick's Finer Foods, Inc.

ADDRESS: 4800-4954 N. Pulaski/4000-4024 W. Lawrence Avenue/4801-4843 N. Keystone Ave.

DATE: July 1, 1986

- a. height limitations as certified on Form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and
 - b. airport zoning regulations as established by the Department of Planning, City and Community Development, Department of Aviation, and Department of Law, as approved by the City Council.
10. 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 stipulates the land use and development controls applicable to the site.

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. Generalized land use plan; and
 - D. Planned Development Use and Bulk Regulations and Data Chart.
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 Planning.

APPLICANT: Dominick's Finer Foods, Inc.

ADDRESS: 4800-4954 N. Pulaski/4000-4024 W. Lawrence Avenue/4801-4843 N. Keystone Ave.

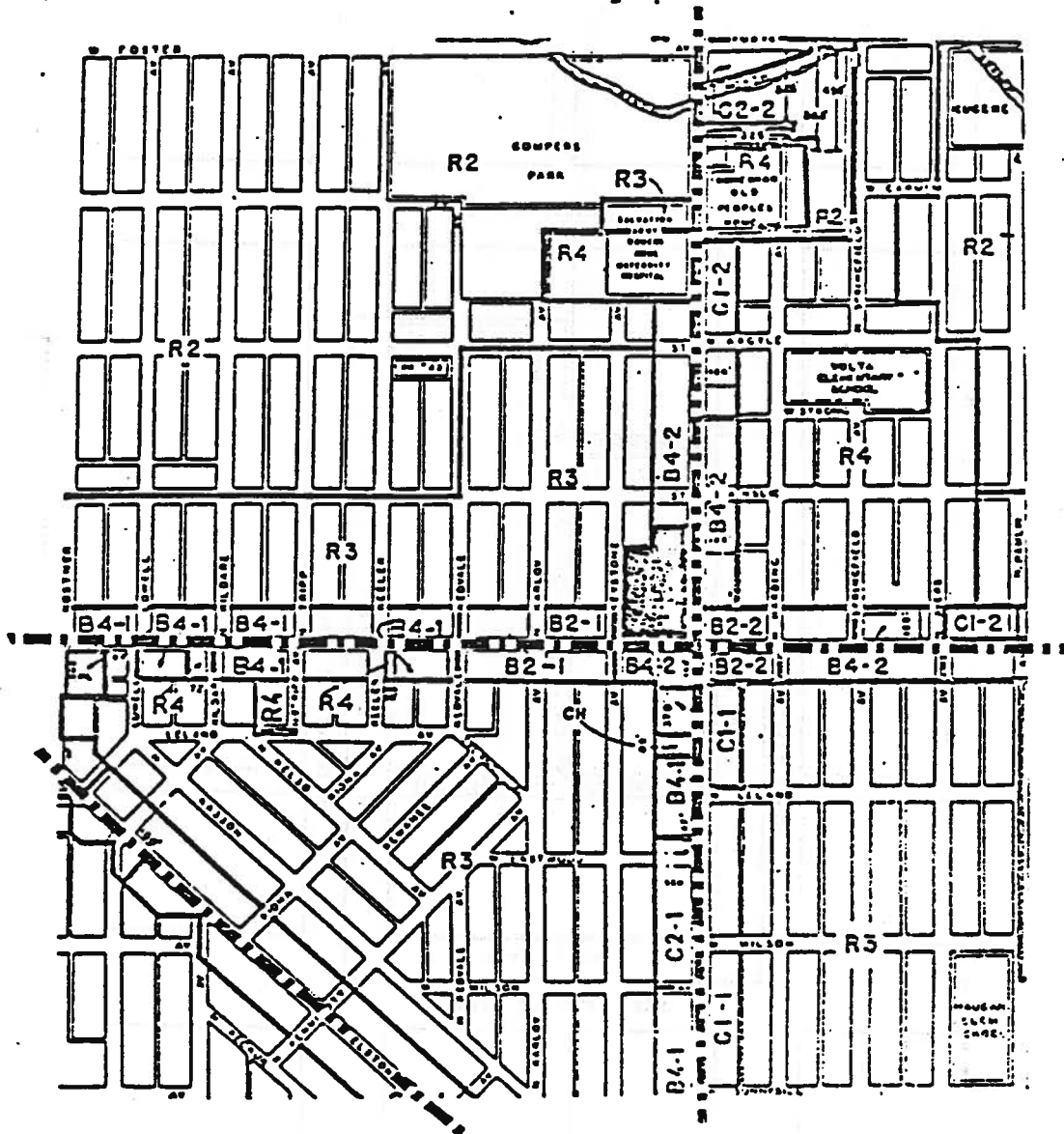
DATE: July 1, 1986

10/30/86

UNFINISHED BUSINESS

35591

BUSINESS PLANNED DEVELOPMENT NO. _____
EXISTING ZONING AND PREFERENTIAL STREETS SYSTEM



LEGEND

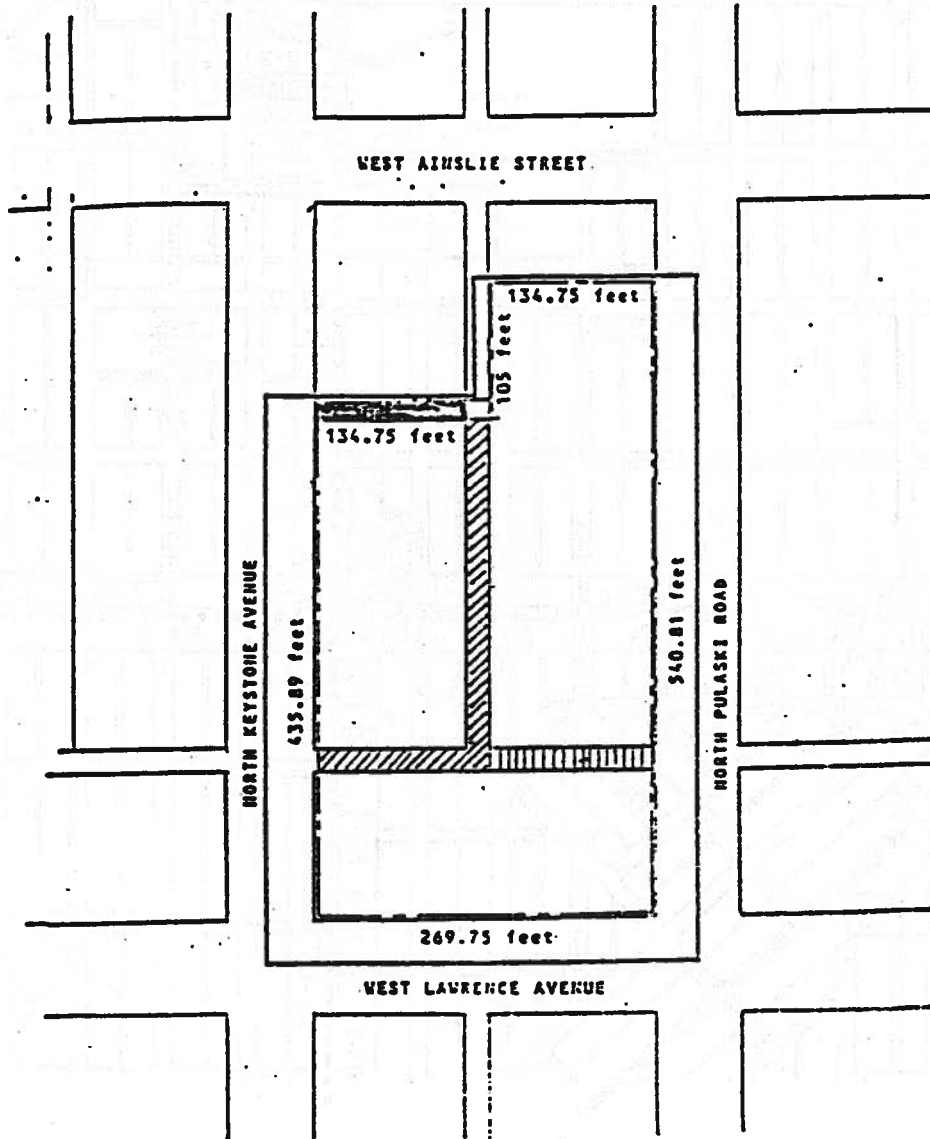
-  SITE
-  PREFERENTIAL STREETS

APPLICANT: Dominick's Finer Foods, Inc.




ADDRESS: 4800-4954 N. Pulaski/4000-4024 W. Lawrence Avenue/4801-4843 N. Keystone Ave.

DATE: July 1, 1986

BUSINESS PLANNED DEVELOPMENT NO. _____
PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENTS



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- - - - - PROPERTY LINES
-  ALLEY VACATED
-  ALLEY TO BE VACATED
-  ALLEY TO BE DEDICATED

APPLICANT: Dominick's Finer Foods, Inc.

ADDRESS: 4800-4954 N. Pulaski/4000-4024 W. Lawrence Avenue/4801-4843 N. Keystone Ave.

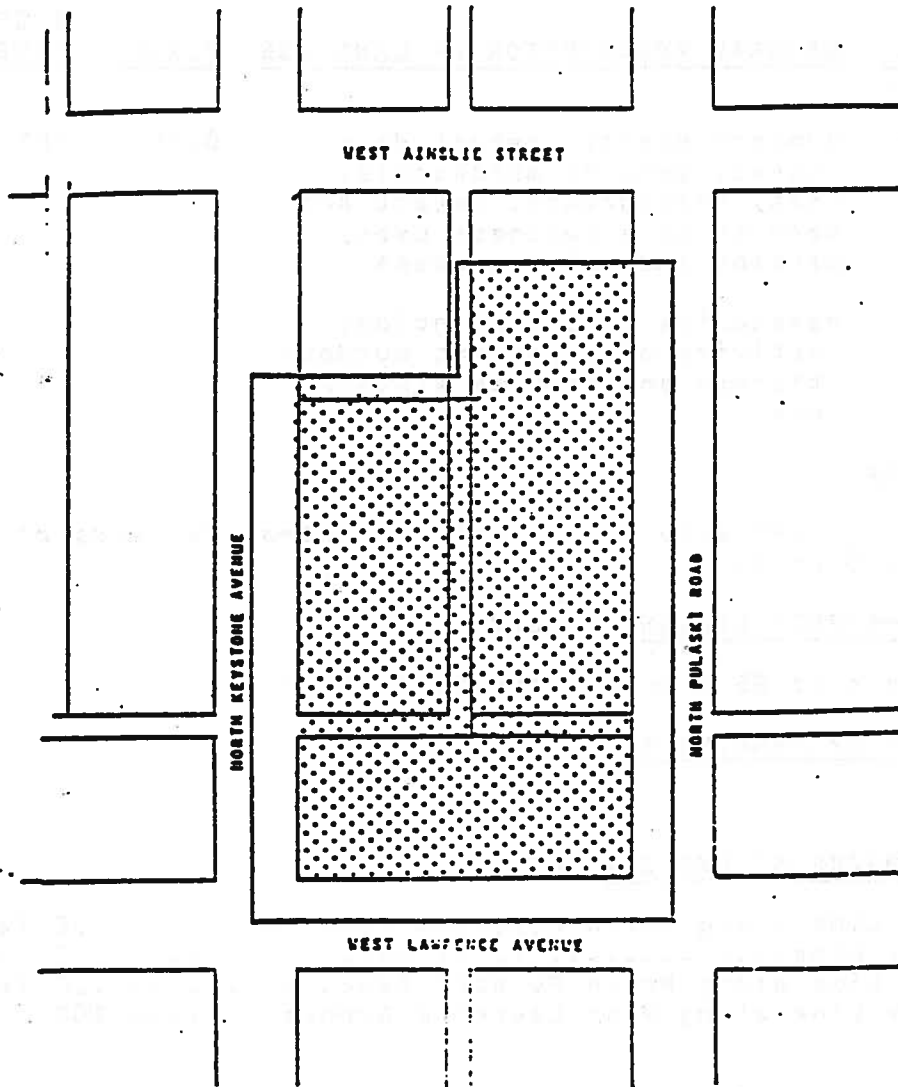
DATE: July 1, 1986

10/30/86

UNFINISHED BUSINESS

35593

BUSINESS PLANNED DEVELOPMENT NO. _____
GENERALIZED LAND USE PLAN



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- GROCERY STORES, RETAIL DRUG STORES, GENERAL MERCHANDISE USES, RESTAURANTS, RETAIL AND SERVICE TYPE BUSINESS USES, PARKING AND RELATED USES

APPLICANT: Dominick's Finer Foods, Inc.
 ADDRESS: 4800-4954 N. Pulaski/4000-4024 W. Lawrence Avenue/4801-4843 N. Keystone Ave.
 DATE: July 1, 1986

BUSINESS PLANNED DEVELOPMENT NO. _____

USE AND BULK REGULATIONS AND DATA

<u>NET SITE AREA</u>		<u>GENERAL DESCRIPTION OF LAND USE</u>	<u>F.A.R.</u>	<u>% OF LAND COVERAGE</u>
Sq. Ft.	Acres			
128,509	2.95	Grocery stores, retail drug stores, general merchandise uses, restaurants, retail and service type business uses, parking and related uses*	0.50	50%

*exclusive of any principal activity of permanent outdoor storage and service station uses.

GROSS SITE AREA

Net Site Area of 2.95 acres plus Public Right-of-Way area of 1.05 acres = 4.0 acres.

NUMBER OF OFF-STREET LOADING SPACES

Per requirements of B5 General Service Districts.

MINIMUM NUMBER OF PARKING SPACES

170

PERIPHERY SETBACKS AT PROPERTY LINES

West Property Line along North Keystone.....0 feet
 North Property Line.....0 feet
 East Property Line along North Pulaski Road.....0 feet
 South Property Line along West Lawrence Avenue.....200 feet

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to existing structures, or where necessary because of technical reasons, subject to the approval of the Department of Planning.

APPLICANT: Dominick's Finer Foods, Inc.

ADDRESS: 4800-4954 N. Pulaski/4000-4024 W. Lawrence Avenue/4801-4843 N. Keystone Ave.

DATE: July 1, 1986