



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.ci.chi.il.us>

June 7, 2000

Mr. George Sarfatty, AIA
Sarfatty Associates, Ltd.,
3201 Old Glenview Road, Suite 301
Wilmette, IL 60091 - 2999

Re: Revised Site Plan Approval for Business Planned
Development No. 541

Proposal: The construction of a new "Taco Bell"
restaurant and a new "Popeye's Chicken and
Biscuits" restaurant.

Location: An outlot parcel located at 6622 West
Fullerton Avenue

Dear Mr. Sarfatty:

We have reviewed the revised Site Plan, Landscape Plan, and Elevation Plans submitted by you on behalf of the Applicant, Dearborn Development Corporation, for the construction of two (2), one-story drive-thru restaurants, a "Taco Bell" restaurant and a "Popeye's Chicken" restaurant. Both of these proposed buildings will be located upon an outlot parcel to the south of a previously approved "Home Depot Home Improvement and Garden Center," and on the east side of an adjacent outlot parcel for which an "Applebee's Restaurant" was previously approved. These plans prepared by Sarfatty Associates Ltd., dated June 6, 2000, are submitted in accordance with Statement No. 14 of Business Planned Development No. 541.

Please note that Site Plan approval for a one-story "Party City" retail store on the site of this current proposal was previously granted on September 10, 1998 but was never constructed. Therefore, this revised Site Plan approval supersedes the September 10, 1998 Site Plan approval.

Upon review of the material submitted by the Applicant, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Business Planned Development No. 541, for the construction of two (2) proposed one-story drive-inru

NEIGHBORHOODS





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

March 16, 1994

Mr. John J. George
Attorney at Law
Suite 500
100 W. Monroe Street
Chicago, IL 60603

Re: Business Planned Development No. 541, 6600 - 6656 West
Fullerton Avenue.

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 541 has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement 14 of the Planned Development Ordinance No. 541 and is hereby approved.

Specifically, you requested that the Site Plan be modified to reflect the relocation of the Garden Center from the southeast corner of the building to the northwest corner fronting Normandy Avenue. This in turn would reduce the size of the parking lot on the north side of the building. In addition, you have requested to reconfigure a small portion of the south parking lot in order to accommodate a canopy at the southeast corner of the building. These two adjustments to the parking would result in a reduction of parking spaces from 681 to 662. Finally, you have requested that the building be permitted to increase in size from 136,585 square feet to 138,975 square feet, an increase of 2,390 square feet.


With regard to your request, the Department of Planning and Development has determined that the relocation of the Garden Center, reduction in parking and slight increase in floor area would constitute a minor change pursuant to section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement 14 of Planned Development Ordinance No. 514.

The Department of Transportation has determined that no adverse impact to traffic circulation on Normandy Avenue would occur due to the relocation of the Garden Center to the northwest corner of the the building. In addition, although the Planned Development requires a minimum of 700 parking spaces, this total amount must be met when the two out-lot parcels are developed. Thus, the additional spaces will have to be accommodated as part of those



restaurants, a "Taco Bell" restaurant and a "Popeye's Chicken" restaurant, is hereby approved as conforming to the Plan of Development as approved by the Chicago City Council on October 7, 1993.

Very truly yours,

A handwritten signature in black ink, appearing to read "CHRISTOPHER HILL", written over a circular stamp or mark.

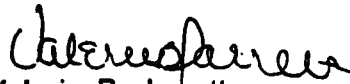
Christopher R. Hill
Commissioner

cc. Paul Woznicki
Philip Levin
Michael Marmo

developments. Finally, the Planned Development permits a Floor Area Ratio of 0.3. The proposed building, with an increased Floor Area Ratio of 0.216 (as opposed to that which was approved of 0.212) is still substantially below the total Floor Area Ratio permitted.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 541, I hereby approve the foregoing minor changes, but no other changes to Planned Development No. 541.

Sincerely,



Valerie B. Jarrett
Commissioner

cc: Christine Slattery
Philip Levin
Will Tippens
Mary Edwards
Paul Woznicki

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Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 541, I hereby approve the foregoing minor changes, but no other changes to Planned Development No. 541.

Sincerely,


Valerie B. Jarrett
Commissioner

cc: Christine Slattery
Philip Levin
Will Tippens
Mary Edwards
Paul Woznicki

11101

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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 7-N in the area bounded by:

a line 1,499.68 feet north of and parallel with the north line of West Fullerton Avenue; a line 583.26 feet east of and parallel with the east line of North Normandy Avenue; a line 1,178.71 feet north of and parallel with West Fullerton Avenue; a line 435.32 feet east of and parallel with North Normandy Avenue; a line 878.71 feet north of and parallel with West Fullerton Avenue; a line 405.32 feet east of and parallel with North Normandy Avenue; a line from a point 405.32 feet east of North Normandy Avenue and 783.83 feet north of West Fullerton Avenue to a point 383.79 feet east of North Normandy Avenue and 283.71 feet north of West Fullerton Avenue; a line 383.79 feet east of and parallel with North Normandy Avenue; West Fullerton Avenue; and North Normandy Avenue,

except the area bounded by:

a line 1,474.68 feet north of and parallel with the north line of West Fullerton Avenue; a line 364.43 feet east of and parallel with the east line of North Normandy Avenue; a line 1,299.42 feet north of and parallel with the north line of West Fullerton Avenue; and a line 242.87 feet east of and parallel with the east line of North Normandy Avenue,

to those of a C3-1 Commercial-Manufacturing 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 C3-1 Commercial-Manufacturing District symbols and indications established in Section 1 above 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.

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

Plan of Development attached to this ordinance reads as follows: PD # 54

Business Planned Development. # 541

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development (the "Planned Development") consists of approximately 643,396 square feet (approximately 14.77 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by American National Bank and Trust Co. of Chicago as Trustee under Trust Agreement dated June 24, 1988 and known as Trust Number 105787-06. The Applicant, Home Depot U.S.A., Inc., is the contract purchaser of the Property.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees.
3. The requirements, obligations and conditions within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder 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 than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 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.

Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the legal title holder or transferee thereof (and

its beneficiaries if such title is held in a land trust) and the seller or transferor thereof (and its beneficiaries if title is held in a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of seventeen (17) statements; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Generalized Land Use Map; an Existing Land Use Map; a Table of Use and Bulk Regulations and Related Controls; a Site Plan prepared by Marchris Engineering, Ltd., dated June 10, 1993 (the "Site Plan"); a Landscape Plan prepared by Marchris Engineering, Ltd., dated June 10, 1993 (the "Landscape Plan"); and Elevations of the proposed building prepared by Greenberg Farrow, dated June 10, 1993 (the "Elevations"). A reduced copy of the Site Plan, the Landscape Plan and the Elevations are attached hereto and full sized copies are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply to the Property. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The following uses shall be permitted within the area delineated herein as "Business Planned Development": Retail uses, service uses, parking and other related uses permitted in the C3-1 Commercial-Manufacturing District except dwelling units and lodging rooms; hotels and motels; adult uses; automobile, battery and tire stations (unless said uses are ancillary to a primary retail use); and crematories, which shall not be permitted.
6. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Commissioner 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 Commissioner of the Department of Planning and Development.
7. Any dedication or vacation of streets, alleys, or easements, or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
8. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review and approval of the Department of Transportation, and the Commissioner of the Department of Planning and Development. A minimum of two percent of all parking spaces provided within the

Planned Development shall be designated and designed for parking for the handicapped.

9. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic Engineering and Operations and of the Commissioner of the Department of Planning and Development. Conditioned upon receipt of the requisite permits and approvals, the Applicant will provide traffic signalization at the intersection of West Fullerton and North Normandy Avenues at the sole expense of the Applicant. The Applicant will also provide a sheltered right-turn lane on West Fullerton Avenue into the access drive. In order to accommodate the sheltered right-turn lane on West Fullerton Avenue, parking will be restricted along the north side of West Fullerton Avenue in front of the Property. In order to accommodate an eastbound-to-northbound left-turn lane at the intersection of West Fullerton and North Normandy Avenues, parking will be restricted along the south side of West Fullerton Avenue for a distance of one hundred fifty (150) feet west of the intersection of West Fullerton and North Normandy Avenues. Parking will not be restricted on the north side of West Fullerton Avenue west of the intersection of West Fullerton and North Normandy Avenues.
10. In addition to the maximum heights of buildings prescribed in this Planned Development, the height restriction of any building, any improvements or any appurtenances attached thereto shall also be subject to:
 - a. Height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - b. Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law, and approved by the City Council.
11. For purposes of Floor Area Ratio (F.A.R.) calculation, the definitions in the Chicago Zoning Ordinance shall apply.
12. This Planned Development shall be subject to the "Rules, Regulations and Procedures Related to the Planned Development Amendments", as promulgated by the Commissioner of the

Department of Planning and Development and in effect on the date hereof.

13. The improvements on the Property, including the on-site exterior landscaping and all entrances and exits to and from the parking and loading areas, shall be designed and constructed in general conformance with the approved Site Plan and the Elevations dated June 10, 1993 prepared by Marchris Engineering, Ltd. and Greenberg Farrow. The landscaping, including street trees in the adjacent right-of-way, shall be designed and installed in general conformance with the Landscape Plan dated June 10, 1993. The landscaping shall be maintained at all times in accordance with the Landscape Plan and parkway trees shall be installed and maintained in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
14. A site plan for any building to be constructed within outlot parcels A or B of this Plan of Development shall be submitted to the Commissioner of the Department of Planning and Development for site plan and Part II approval pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance. Site plan approval is intended to assure that specific development proposals conform with the Planned Development Ordinance and to assist the City in monitoring ongoing development.

If a site plan substantially conforms with the provisions of this Planned Development Ordinance, the Commissioner shall approve the site plan and shall issue written approval thereof to the Applicant within thirty (30) days of submission of the completed application. If the Commissioner determines within said thirty (30) day period that the site plan does not substantially conform with the provisions of this Planned Development Ordinance, the Commissioner shall advise the Applicant in writing regarding the specific reasons for such adverse determination and the specific areas in which the site plan does not conform to the provisions of this Planned Development Ordinance within fourteen (14) days from the expiration of said thirty (30) day period. In the event of an adverse determination by the Commissioner, the Applicant shall have the right to submit a supplemental or revised site plan for approval. The Commissioner shall thereafter review any resubmission within fourteen (14) days and make a final written determination within said period. The failure of the Commissioner to so advise the Applicant in writing within the time periods herein specified shall be deemed the Commissioner's approval of the submitted site plan. Following approval of the site plan by the Commissioner, the site plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development Ordinance.

After the Commissioner approves the site plan, the approved site plan may be changed or modified pursuant to the provisions of this Planned Development Ordinance. In the event of any inconsistency between an approved site plan and the terms of the Planned Development Ordinance in effect at the time of approval of such site plan or of the modifications thereto, the terms of the Planned Development Ordinance shall govern.

The site plan for any new building to be constructed within outlot parcels A or B shall, at a minimum, provide the following information:

- Building footprint;
 - Dimensions of all setbacks;
 - Location and depiction of all on-site parking spaces (including relevant dimensions);
 - Location and depiction of all loading berths (including relevant dimensions);
 - All building elevations; and
 - Statistics regarding the new building or buildings to be constructed, including:
 - (1) Floor area and the F.A.R. as presented on submitted drawings;
 - (2) Number of parking spaces provided;
 - (3) Number of loading berths provided;
 - (4) The uses to occur in the building;
 - (5) Maximum building height;
 - (6) Setbacks and vertical setbacks, required and provided; and
 - (7) Traffic Generation Data to update and supplement previously submitted traffic impact studies, if the Chicago Department of Transportation deems it necessary.
15. 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 a minor change that is 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 11.11-3(c) of the Chicago Zoning Ordinance.

16. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
17. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within ten (10) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development, with respect to any portion of the Property, expires under the provisions of this section, then the zoning of the portions of the Property affected shall automatically revert to that of a C3-1 Commercial Manufacturing District.

[Existing Zoning Map, Planned Development Boundary and Property Line Map, Generalized Land Use Map, Existing Land Use Map, Site Plan, Landscape Plan and Elevation Drawings attached to this Plan of Development printed on pages 39380 through 39386 of this Journal.]

Table of Use and Bulk Regulations and Related Controls attached to this Plan of Development reads as follows:

Business Planned Development No. 541

- Use And Bulk Regulations And Related Controls.

Net Site Area	Generalized Description Of Permitted Uses	Maximum Floor Area Ratio	Maximum No. of Dwelling Units	Maximum Percent Of Site Coverage
<u>Square Feet</u> <u>Acres</u>				
<u>643,396</u> <u>14.77</u>	See Statement Number 5	0.3	0	See Approved Site Plan

Gross Site Area, 706,541 square feet (16.22 acres) = Net Site Area, 643,396 square feet (14.77 acres) plus Area in Public Rights-of-Way, 53,145 square feet (1.45 acres).

Maximum Floor Area Ratio for Total Net Site Area:	0.3.
Maximum Number of Dwelling Units:	None permitted.
Minimum Number of Off-Street Parking Spaces:	700 including 2% for handicapped.
Minimum Number of Off-Street Loading Berths Required for Principal Structure:	4 at 10 feet x 50 feet.
Loading Berths for Out-Parcels:	To be determined at Site Plan review.
Maximum Percent of Site Coverage:	In accordance with Approved Site Plan.

10/7/93

REPORTS OF COMMITTEES

39379

Minimum Required Building
Setbacks:

In accordance with Approved Site
Plan.

Maximum Permitted Building
Height:

In accordance with approved
Elevations Plan.

CHICAGO ZONING ORDINANCE AMENDED TO
RECLASSIFY PARTICULAR AREAS.

The Committee on Zoning submitted the following report:

CHICAGO, October 7, 1993.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on September 27, 1993, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of two ordinances which were corrected and amended in their corrected form. They are Application Numbers 11150 and A3107.

I also recommend the passage of one exception for 3256 North Elston Avenue.

At this time, I, along with Alderman Ed Smith, move that this report be deferred and published with the exception of Application Numbers 11146, 11149 and A3107, for which I request immediate passage because time is of the essence.

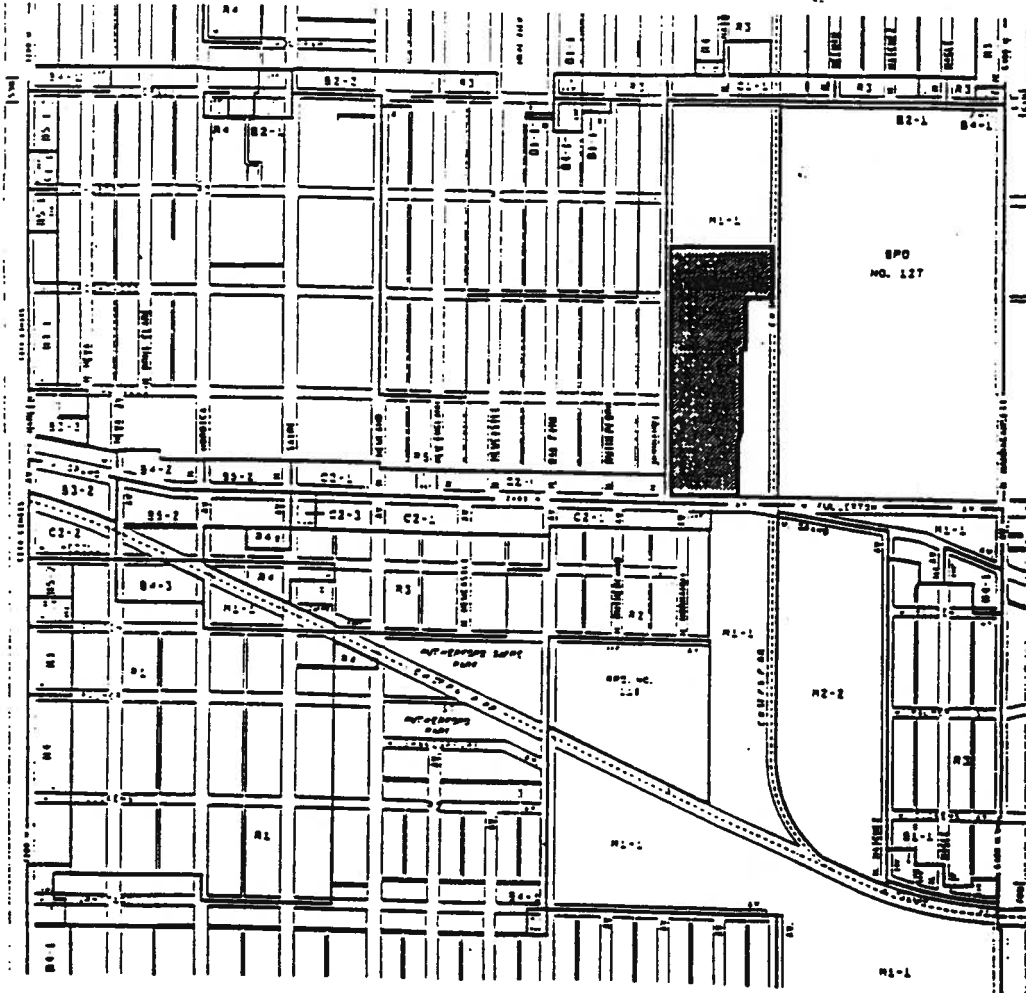
Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

(Continued on page 39387)

Existing Zoning Map.

BUSINESS PLANNED DEVELOPMENT NO. 541

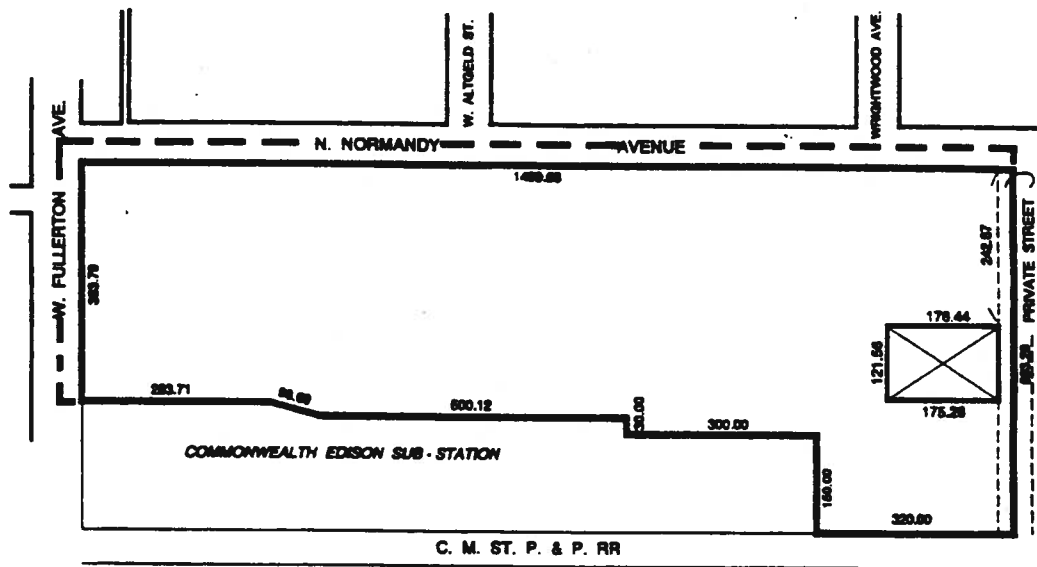


 SUBJECT PROPERTY





APPLICANT: HOME DEPOT U. S. A., INC.
ADDRESS: 6600 - 6656 W. FULLERTON AV & 2401 - 2619 N. NORMANDY AV
DATE: APRIL 21, 1993
REVISED: JUNE 10, 1993

Boundary And Property Line Map

BUSINESS PLANNED DEVELOPMENT NO. 541



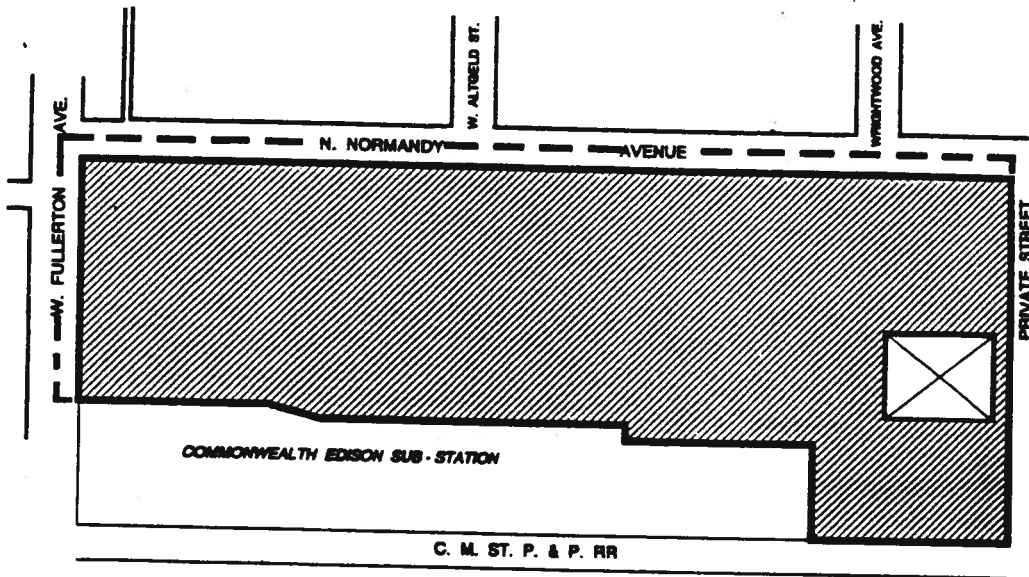
LEGEND:

-  PLANNED DEVELOPMENT BOUNDARY
 -  PROPERTY LINE - DIMENSIONED IN FEET
 -  AREA EXCLUDED
-  NORTH





APPLICANT: HOME DEPOT U. S. A., INC.
 ADDRESS: 6600 - 6656 W. FULLERTON AV & 2401 - 2619 N. NORMANDY AV
 DATE: APRIL 21, 1993
 REVISED: JUNE 10, 1993 - JUNE 24, 1993

Generalized Land Use Map.

BUSINESS PLANNED DEVELOPMENT NO. 541



LEGEND:

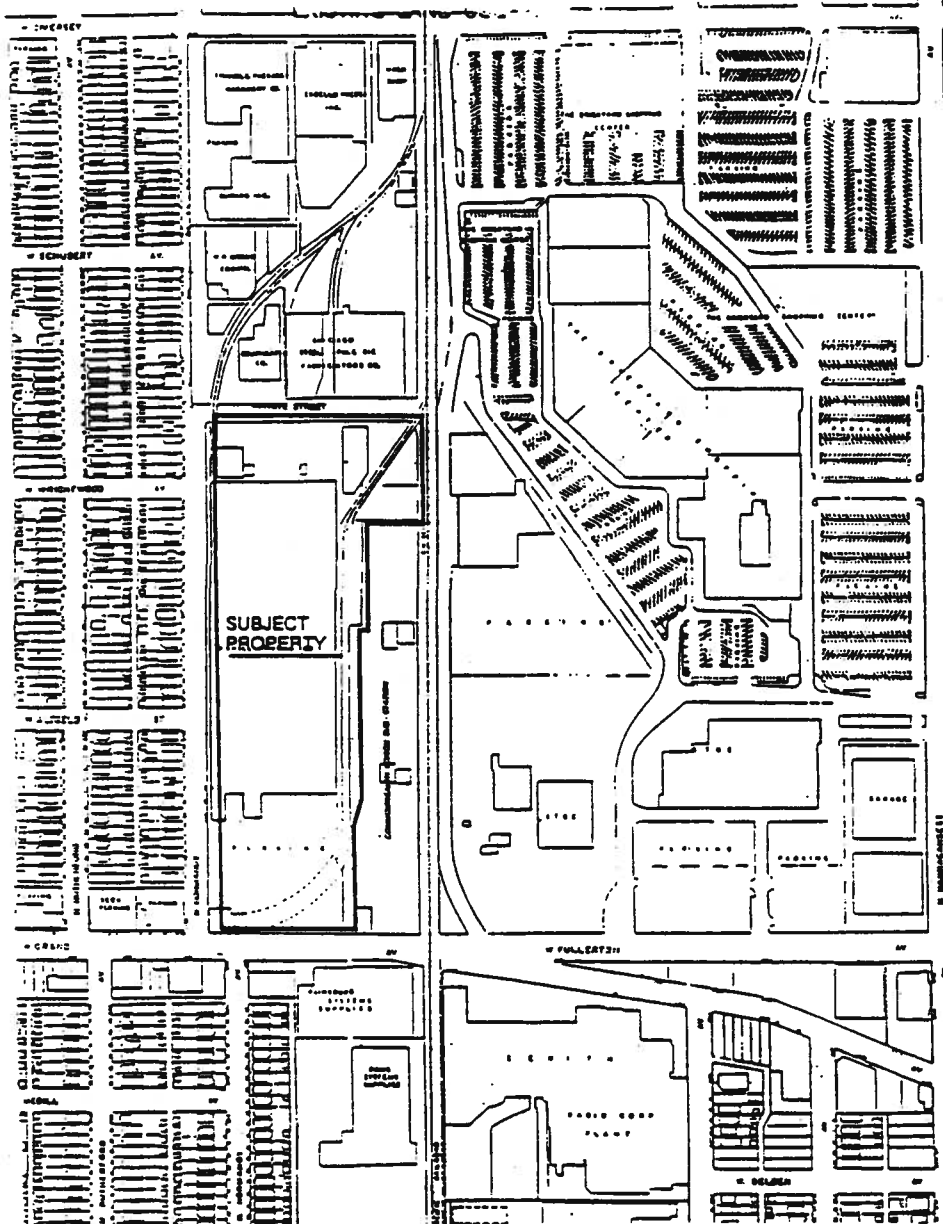
-  PLANNED DEVELOPMENT BOUNDARY
 -  SUBJECT PROPERTY
 -  AREA EXCLUDED
- 
NORTH

NOTE: FOR PERMITTED USES SEE STATEMENT NO. 5
FOR DETAIL SEE APPROVED PLANS AND ELEVATIONS

APPLICANT: HOME DEPOT U. S. A., INC.
 ADDRESS: 6600 - 6656 W. FULLERTON AV & 2401 - 2619 N. NORMANDY AV
 DATE: APRIL 21, 1993
 REVISED: JUNE 10, 1993 - JUNE 24, 1993

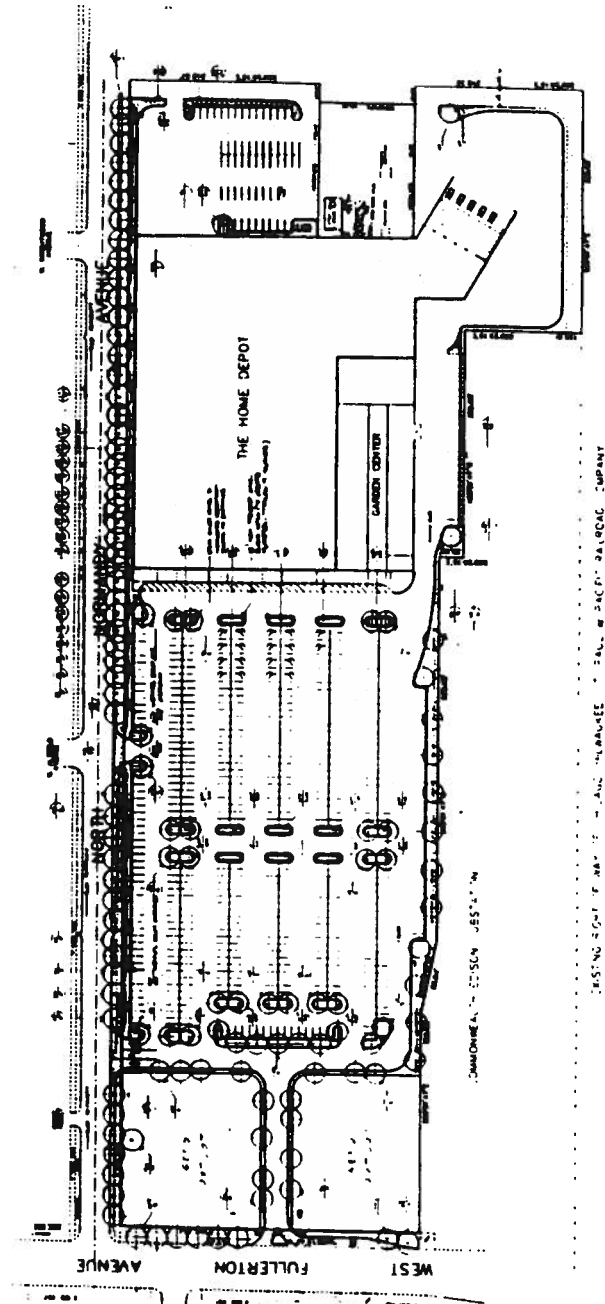
Existing Land Use Map.

BUSINESS PLANNED DEVELOPMENT NO. 541



APPLICANT: HOME DEPOT U. S. A., INC.
ADDRESS: 6600 - 6656 W. FULLERTON AV & 2401 - 2619 N. NORMANDY AV
DATE: APRIL 21, 1993
REVISED: JUNE 10, 1993

Landscape Plan.



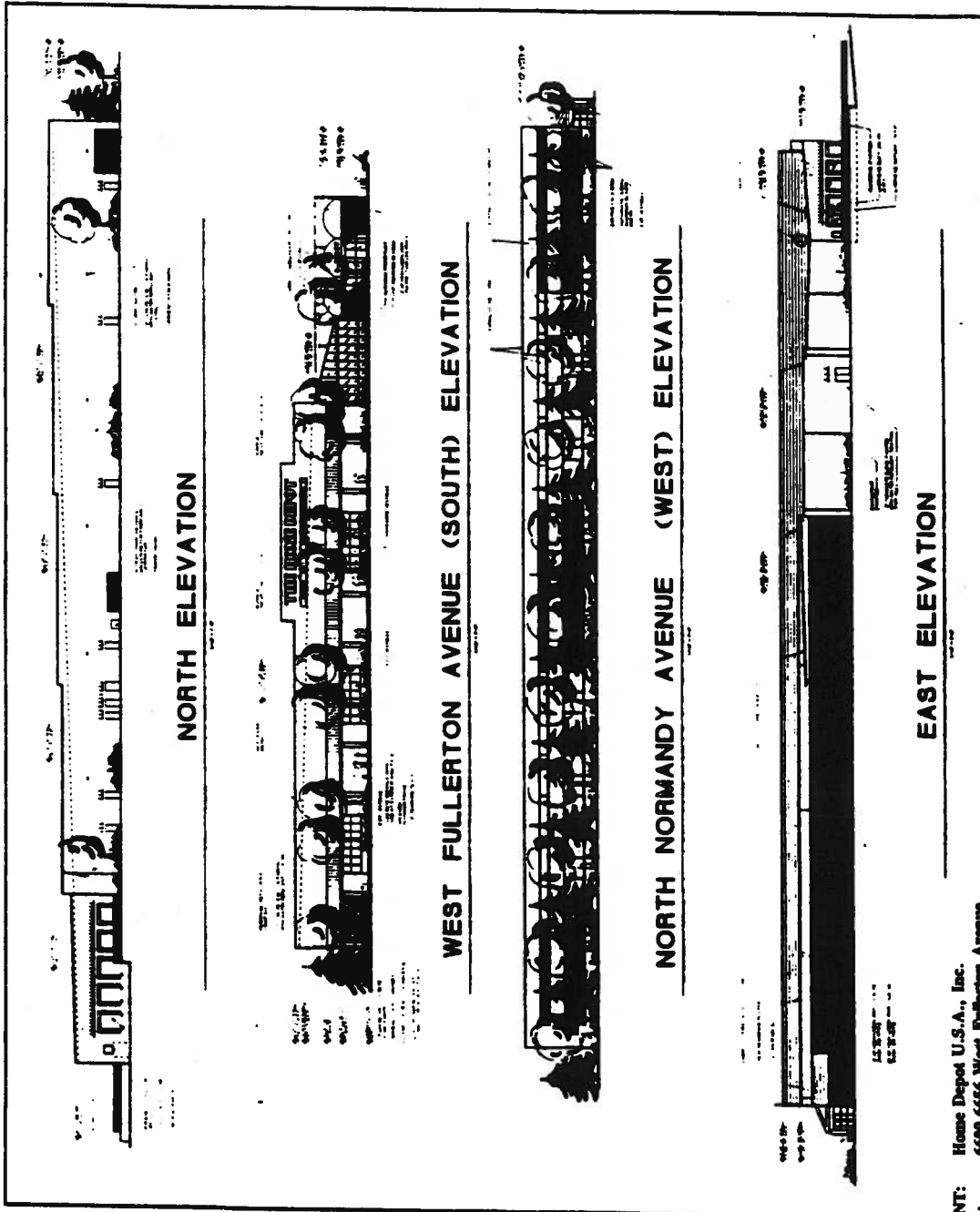
LANDSCAPE PLAN

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
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<p>1 10 1</p>		<p>MARCHRIS ENGINEERING, LTD.</p> <p>1000 ...</p>		<p>SITE IMPROVEMENTS</p> <p>HOME DEPOT - BRICKYARD</p>	<table border="1"> <tr> <td>DATE</td> <td>BY</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	DATE	BY		
DATE	BY								

Elevation Drawings.



APPLICANT: Home Depot U.S.A., Inc.
ADDRESS: 6600-6656 West Fullerton Avenue
 2401-2619 North Normandy Avenue
DATE: April 21, 1993
REVISED: June 10, 1993

<p>A3</p>	<p>Contractor: Home Depot U.S.A., Inc.</p>	<p>Home Depot U.S.A., Inc. 6600-6656 West Fullerton Avenue BRICKYARD 2401-2619 North Normandy Avenue</p>	<p>Scale: 1/8" = 1'-0"</p>	<p>Sheet No. A3</p>	<p>Project No. 93-0001</p>
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