

6/26/2013

REPORTS OF COMMITTEES

57009

I hereby move for passage of the proposed ordinances and substitute ordinances transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Solis, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Holmes, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Burke, Foulkes, Thompson, Thomas, Lane, O'Shea, Cochran, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Waguespack, Mell, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 48.

Nays -- None.

Alderman Pope moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being part of the ordinance):

Reclassification Of Area Shown On Map No. 3-L.
(As Amended)
(Application No. 17673)
(Common Address: 4821 W. North Ave.)

BPD 699,00

[SO2013-791]

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 Business Planned Development Number 699 District symbols and indications as shown on Map Number 3-L in the area bounded by:

West North Avenue; North Cicero Avenue; West Le Moyne Street; and North Lavergne Avenue,

to those of a Business Planned Development Number 699, as amended, District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Plan of Development Statements attached to this ordinance read as follows:

Planned Development Statements.

1. The area delineated herein as Business Planned Development Number 699, as amended ("Planned Development") consists of a net site area of approximately 732,650 square feet (approximately 16.81 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned by North and Cicero Development LLC. For the purposes of this application, the applicant, Ralphs Grocery Company, doing business as Food 4 Less Midwest, controls that portion of the Property that it currently leases from the owner.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assigns or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans. Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 15 statements, a Bulk Regulations Table; a Planned Development Aerial Map; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; an Overall Site Plan; a New Fuel Center Site Plan; and Fuel Center Elevations prepared by Corporate Design + Development Group LLC and dated June 20, 2013; a Landscape Plan prepared by Brusseau Design Group LLC and dated June 20, 2013; Building Elevations prepared by Keystone Structures, Inc. and dated June 20, 2013; and a Chicago Builds Green form prepared by Corporate Design + Development Group LLC and dated June 20, 2013, submitted herein. Full-sized copies of the Site Plans, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: all uses permitted in a B5-1 Restricted Service District including fuel centers, retail drug stores with drive-through, accessory parking and related uses. The following uses shall be prohibited: residential, hotels, motels, video arcades, stand alone liquor stores or adult uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions of the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 732,650 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is

final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II Review, are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a zoning map amendment to rezone the Property to Business Planned Development Number 699 dated December 2, 1998.

[Aerial Map; Existing Zoning Map; Generalized Land-Use Map; Boundary and Property Line Map; Proposed Site Plan; New Fuel Center Site Plan; Building Elevations; and Landscape Plans referred to in these Plan of Development Statements printed on pages 57014 through 57027 of this *Journal*.]

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

6/26/2013

REPORTS OF COMMITTEES

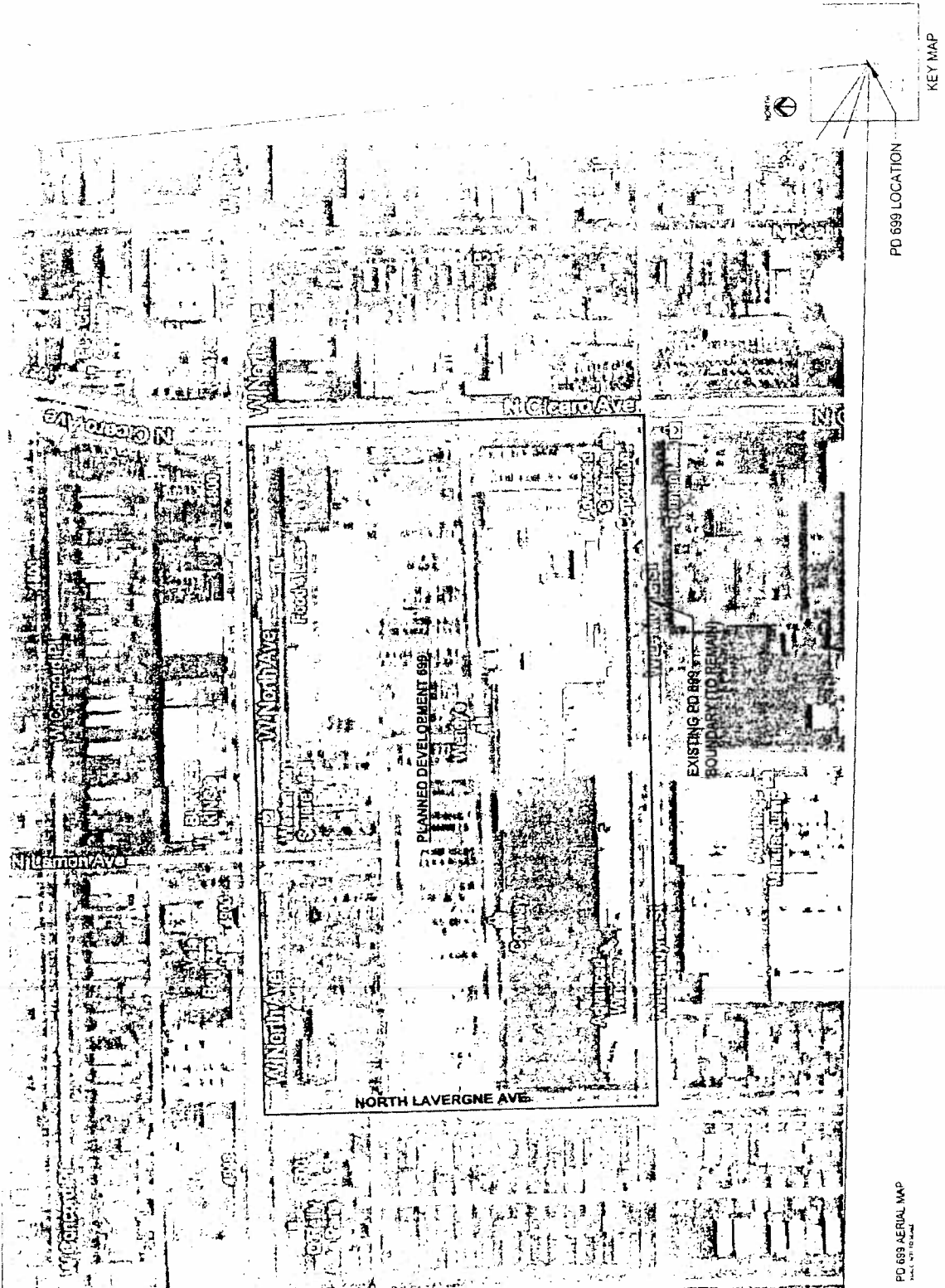
57013

Business Planned Development No. 699, As Amended.

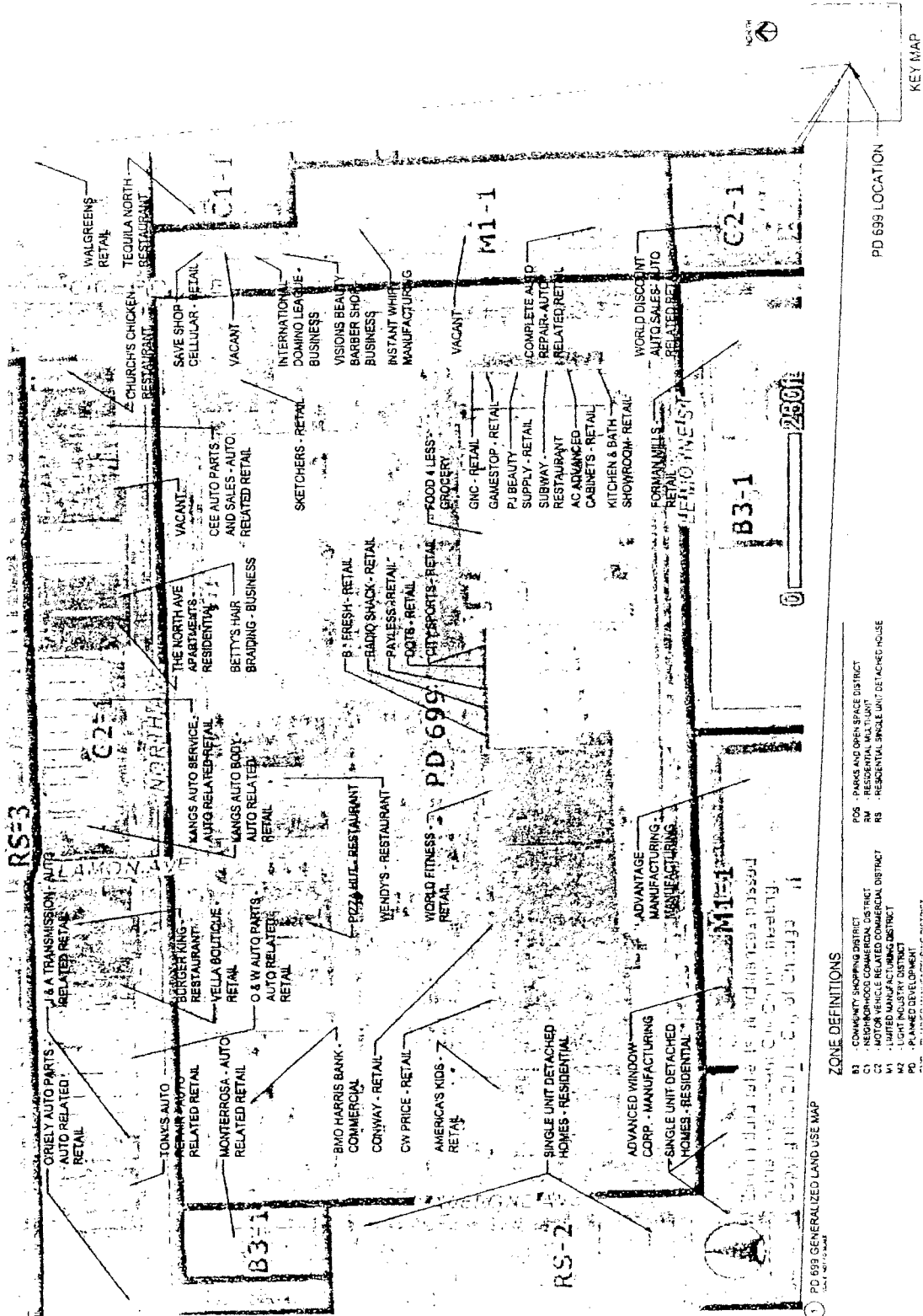
Bulk Regulations And Data Table.

Net Site Area:	732,650 square feet (16.81 acres)
Public Right-of-Way Area:	148,564 square feet (3.41 acres)
Gross Site Area (Net + Public Right-of-Way):	881,214 square feet (20.22 acres)
Maximum Floor Area Ratio:	0.3
Minimum Number of Off-Street Parking Spaces:	775
Maximum Number of Off-Street Parking Spaces:	823
Minimum Number of Loading Docks:	4
Maximum Percentage of Site Coverage:	In substantial conformance with the Overall Site Plan
Minimum Required Building Setbacks:	In substantial conformance with the Overall Site Plan
Maximum Permitted Building Height:	In substantial conformance with the Building Elevations

Aerial Map.



Generalized Land-Use Map.



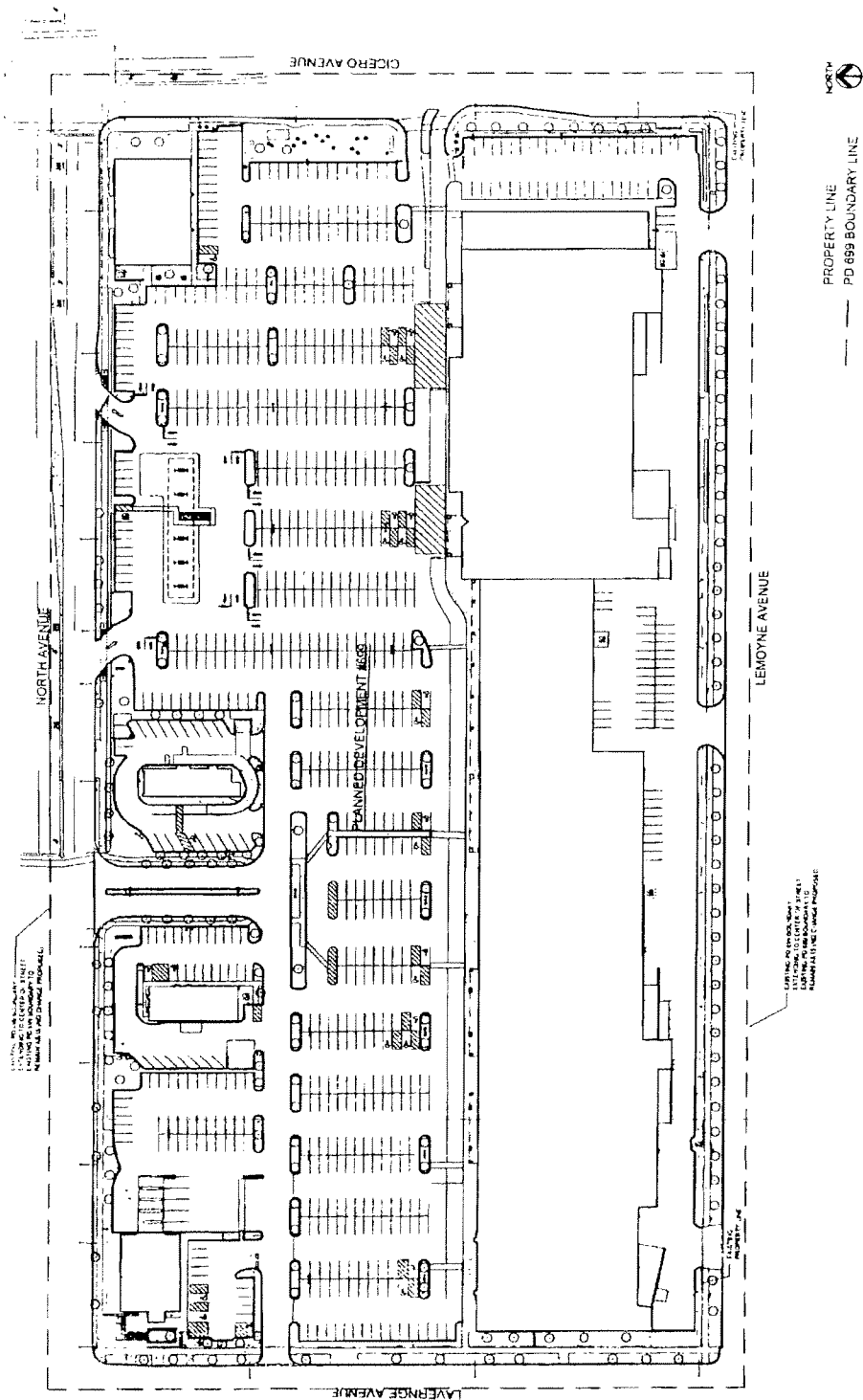
ZONE DEFINITIONS

B1	COMMUNITY SHOPPING DISTRICT	RS	PARKS AND OPEN SPACE DISTRICT
C1	NEIGHBORHOOD COMMERCIAL DISTRICT	RM	RESIDENTIAL MULTIFAMILY
C2	MOTOR VEHICLE RELATED COMMERCIAL DISTRICT	RS	RESIDENTIAL SINGLE UNIT DETACHED HOUSE
M1	LIMITED MANUFACTURING DISTRICT		
M2	LIGHT INDUSTRY DISTRICT		
PD	PLANNED DEVELOPMENT		

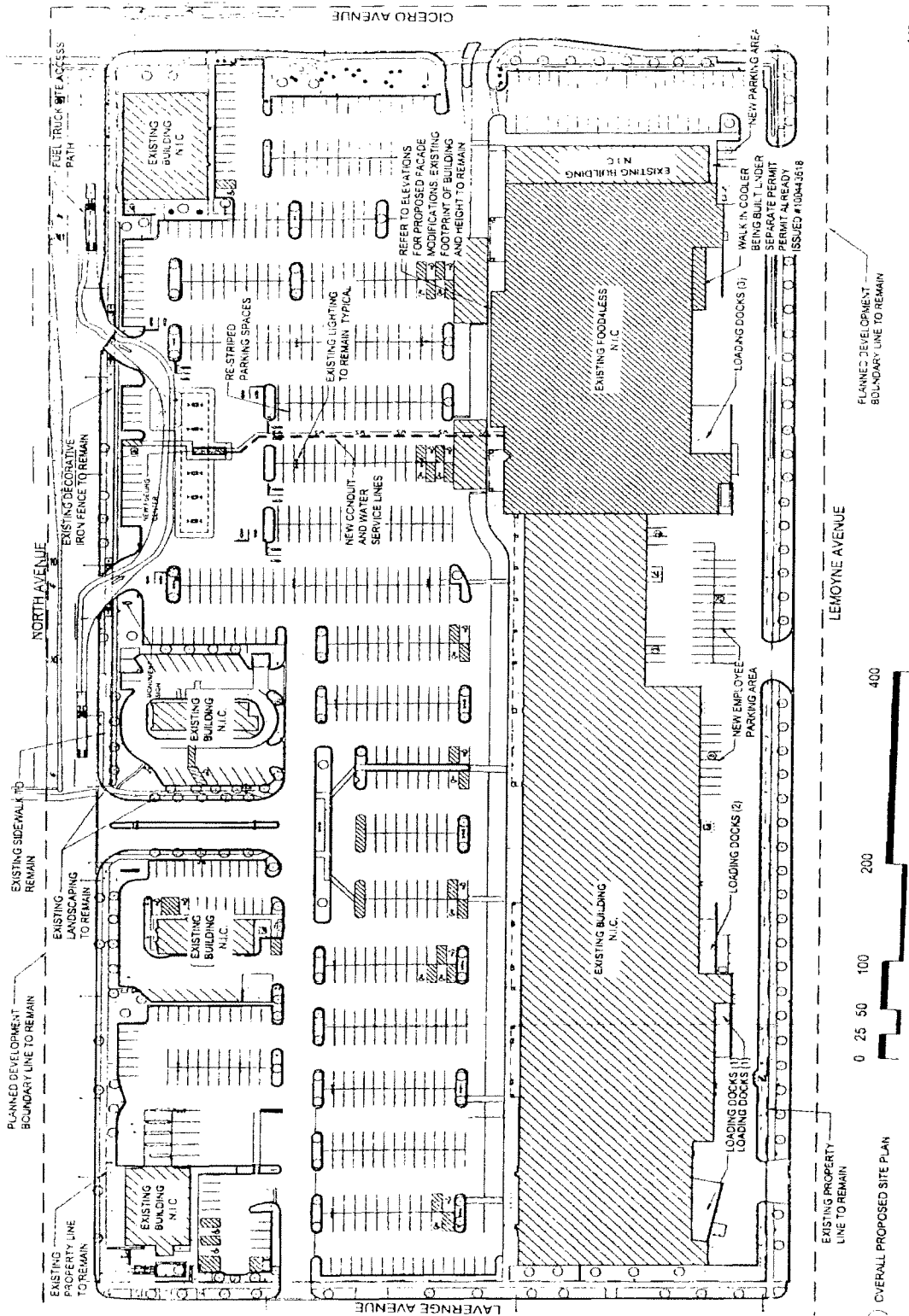
1 PD 699 GENERALIZED LAND USE MAP
 DATE: 06/13/2013

City of Chicago
 Department of Planning and Economic Development
 Planning and Economic Development
 2013

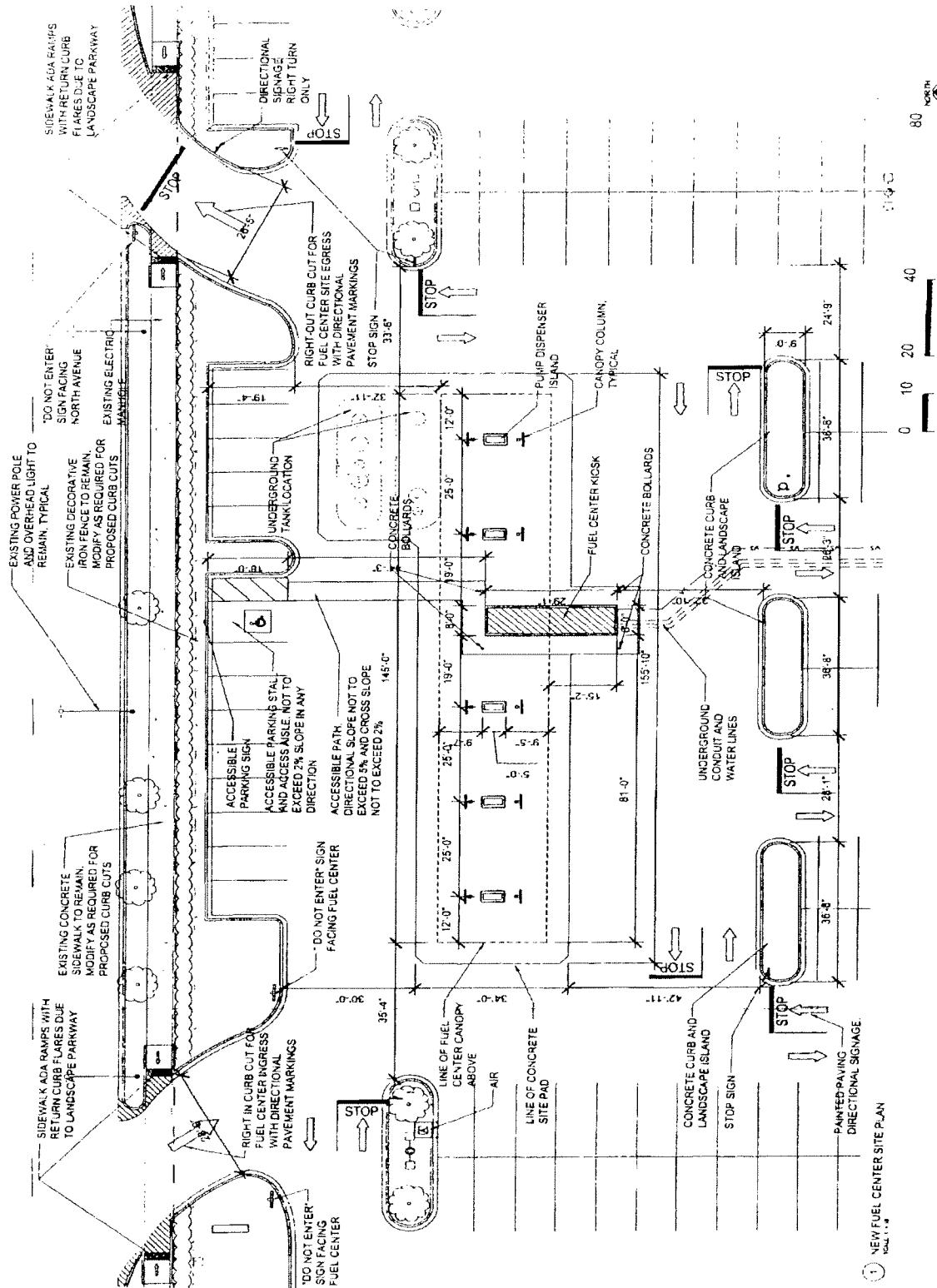
Boundary And Property Line Map.



Overall Proposed Site Plan.

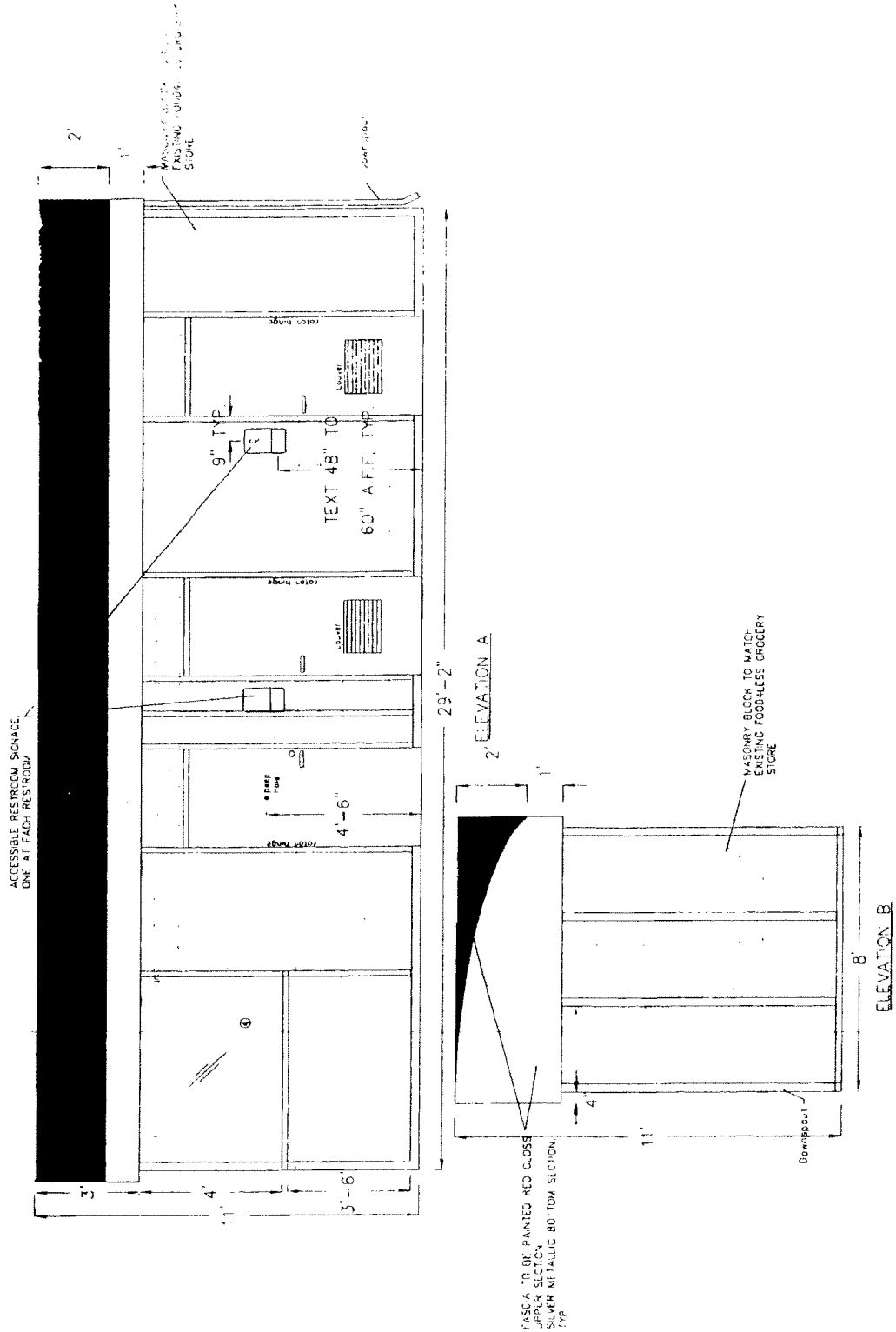


New Fuel Center Site Plan.

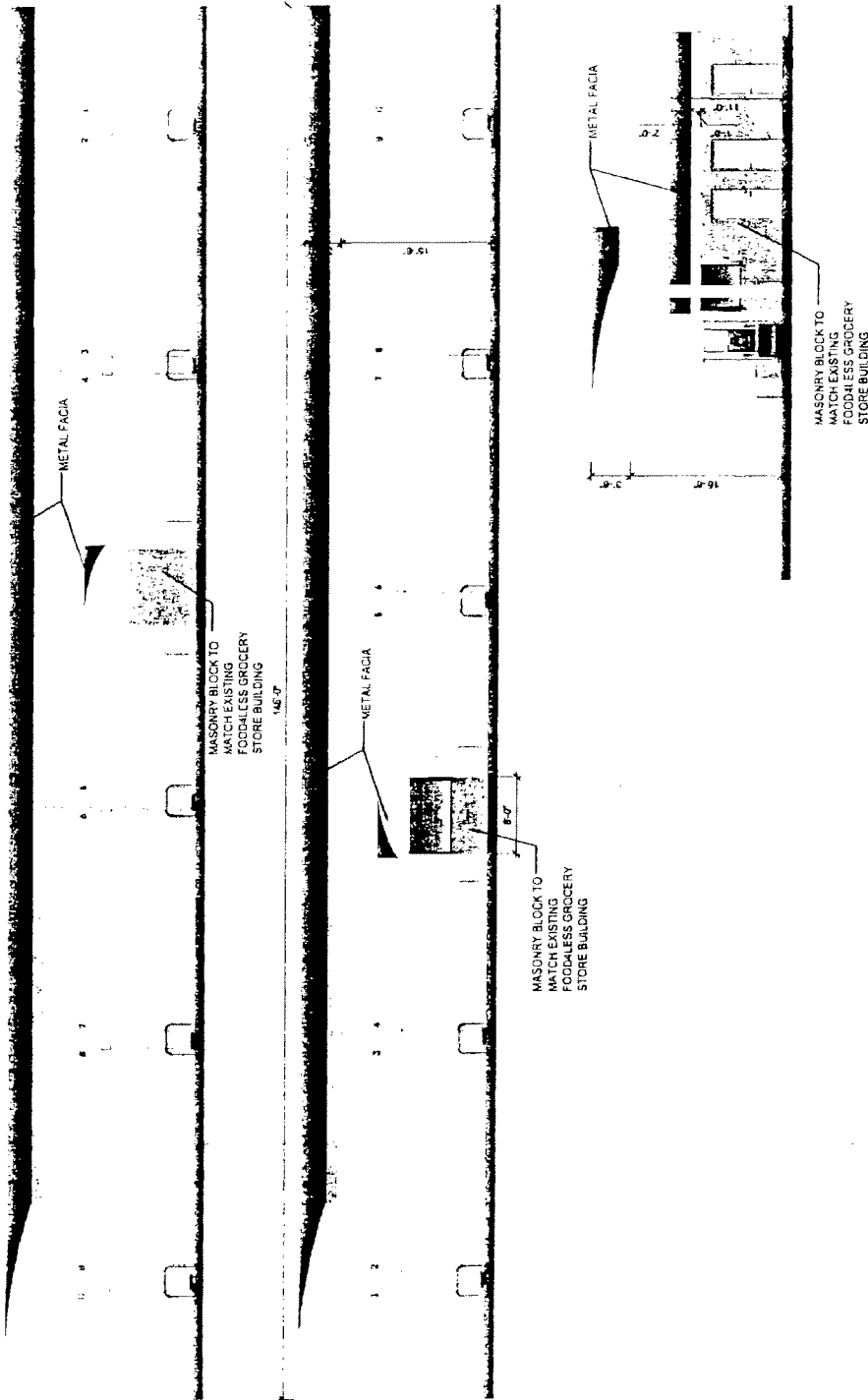


1 NEW FUEL CENTER SITE PLAN

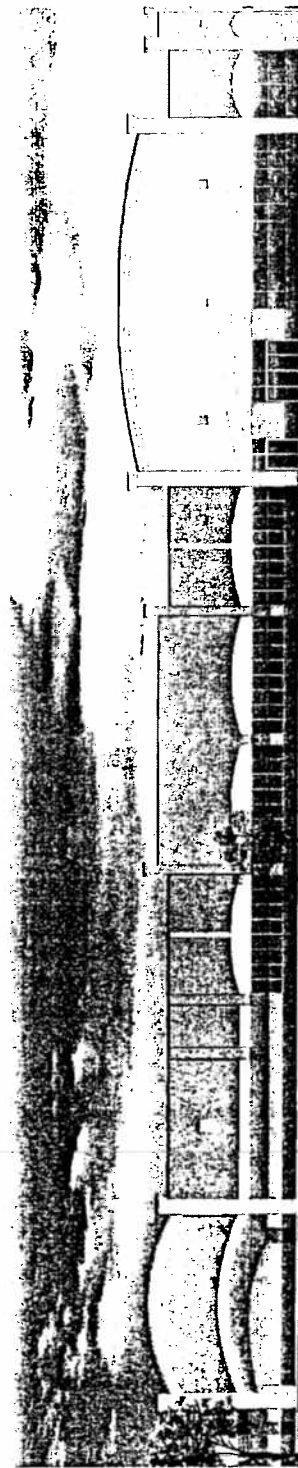
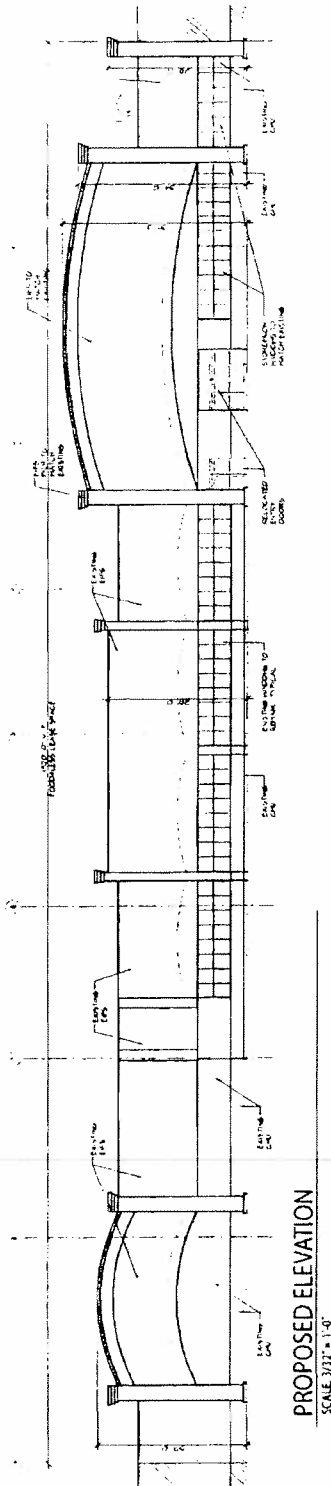
Elevations.
(Page 1 of 4)



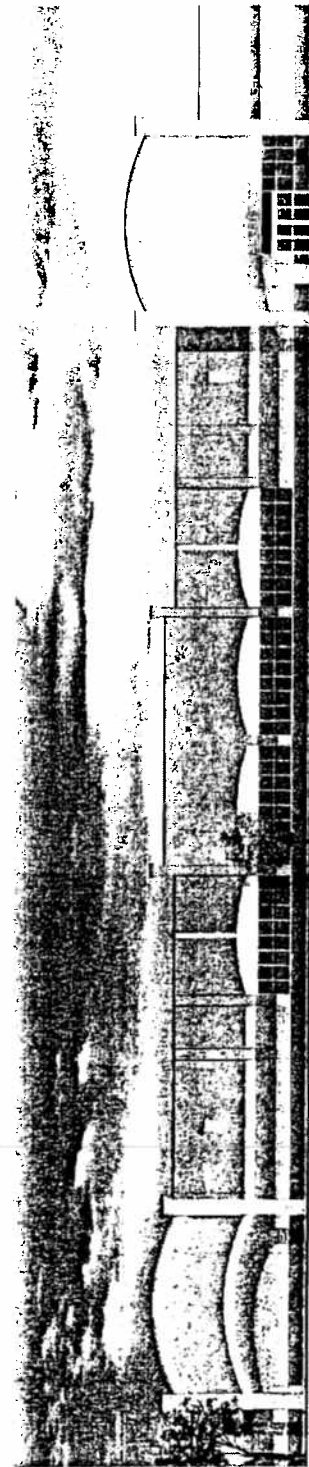
Elevations.
(Page 3 of 4)



Elevations.
(Page 4 of 4)



PROPOSED ELEVATION



Landscape Plan. (Page 1 of 4)

Statements

Maintenance Statement by Owner

The undersigned acknowledges that the landscape plan shown on the attached landscape plan for the property at North Avenue & Cicero Avenue, Chicago, Illinois has, to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained, and repaired as required. By current and subsequent owners in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code and landscaping standards of the Chicago Zoning Ordinance and the Guide to the Chicago Landscape Ordinance.

Owner / Applicant Signature _____ Date _____

Owner Statement

Existing driveway and asphalt areas are to be protected and replaced as needed. Existing concrete areas to be replaced by current and subsequent owner if damaged.

Owner / Applicant Signature _____ Date _____

Installer Statement

Landscape installation, pending any delays in construction, shall be completed by July 15, 2013.

Landscape Architect Statement

The undersigned landscape architect, registered in the State of Illinois, acknowledges that the landscape plan and construction details shown on the attached landscape plan for the property at North Avenue & Cicero Avenue, Chicago, Illinois has been designed, to the best of my knowledge, in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance and the Guide to the Chicago Landscape Ordinance.

Landscape Architect Signature _____ Date _____



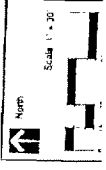
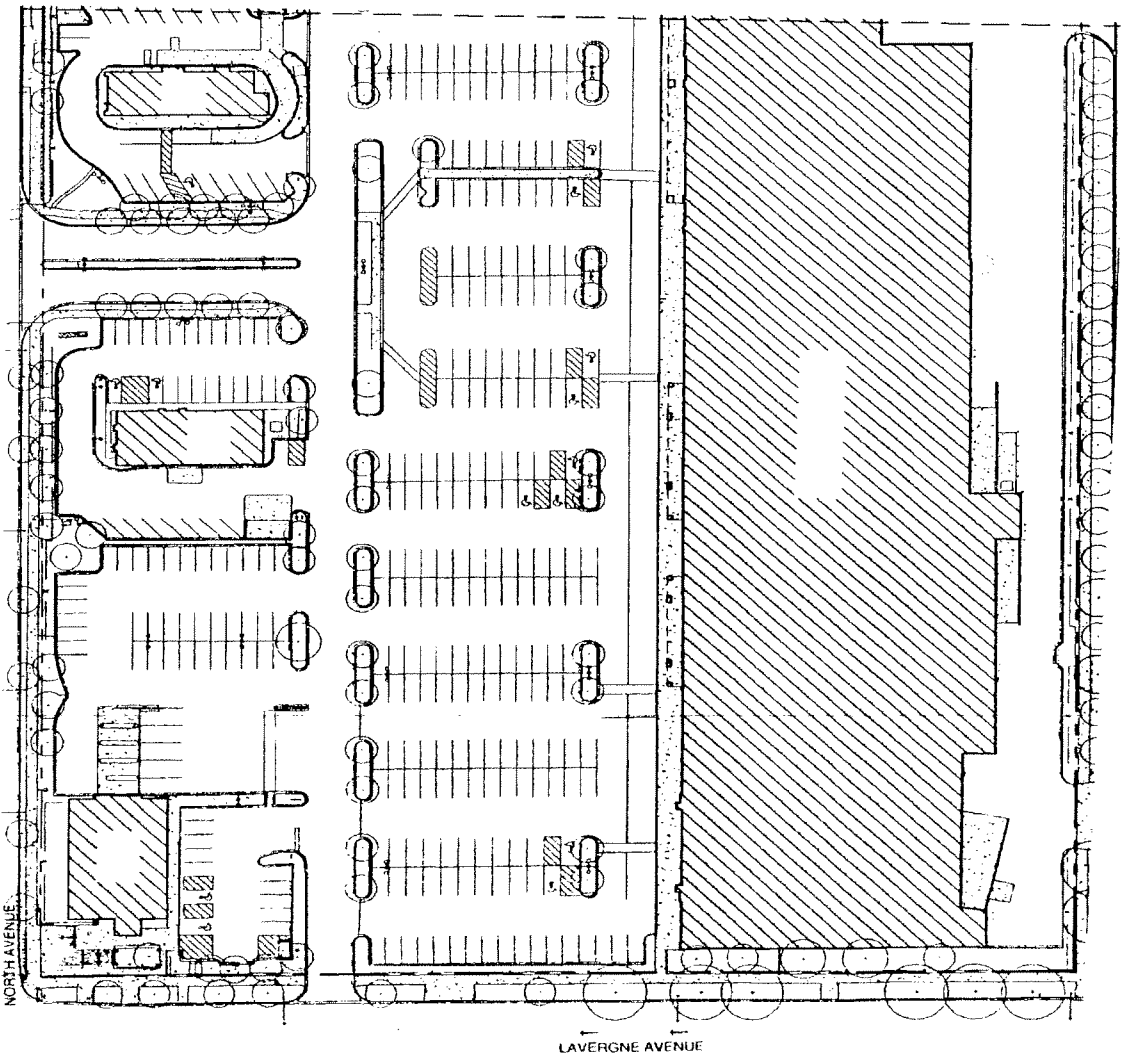
Signature _____ Expires August 31, 2013

Notes

- Furnish and install 2" layer of double stranded hardwood bark mulch. All new planting beds.

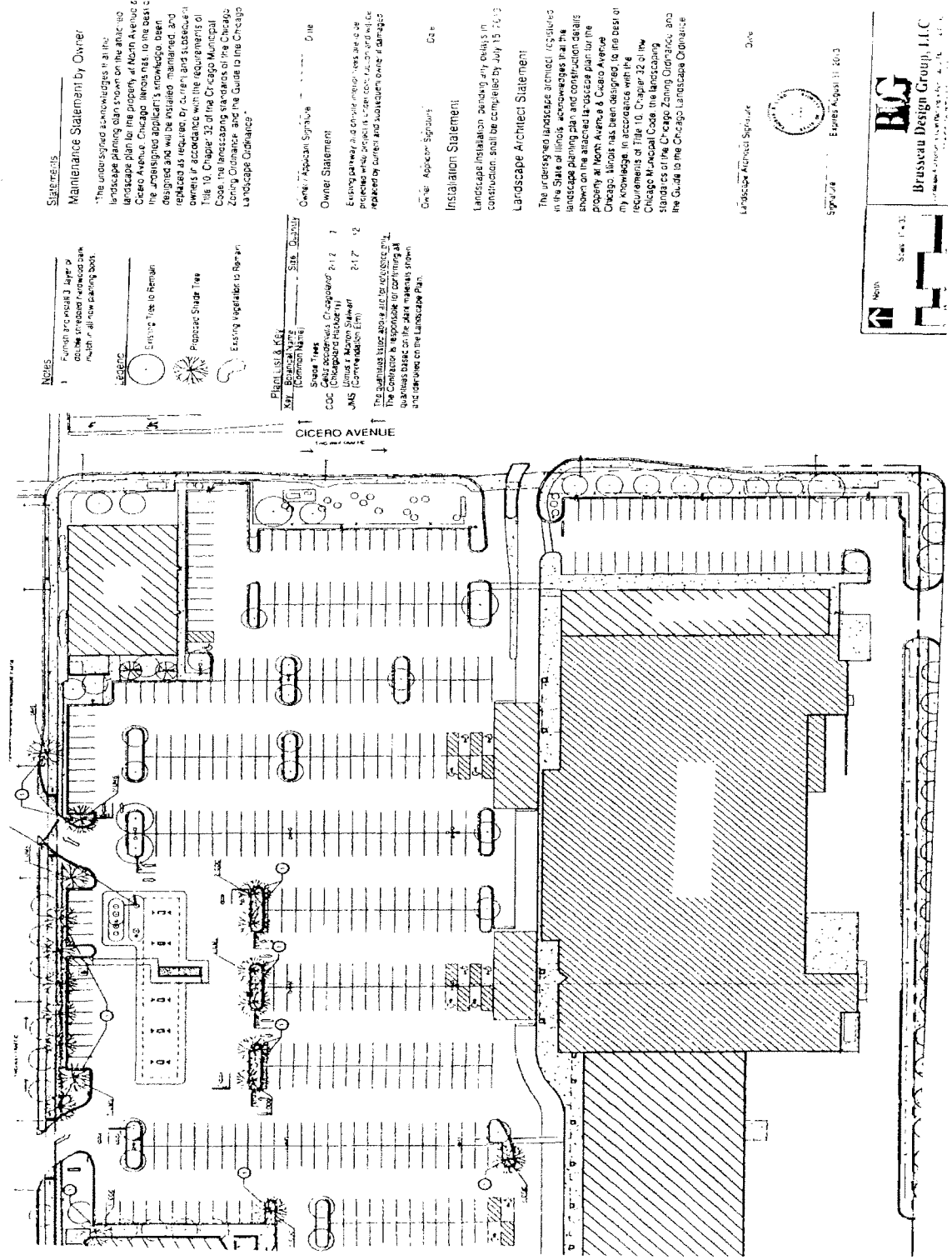
Legend

- Existing Tree to Remain
- Proposed Street Tree
- Existing Vegetation to Remain



BDS
Brusseau Design Group, LLC
1111 S. Dearborn Street, Suite 100, Chicago, IL 60605
Tel: 312.467.1111

Landscape Plan.
(Page 2 of 4)



Maintenance Statement by Owner

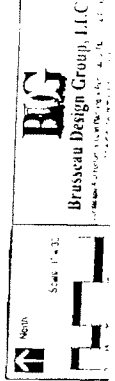
The undersigned acknowledges it is the landscape planning team shown on the attached landscape plan for the property at North Avenue & Cicero Avenue. Chicago Illinois has, to the best of the undersigned applicant's knowledge been designed and will be installed, maintained, and replaced as required by current and subsequent owners in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance.

Owner / Applicant Signature: _____ Date: _____
Owner Statement
Existing pathways and drive approaches are to be maintained in accordance with the standards set forth by current and subsequent owners if damaged.

Contractor / Applicant Signature: _____ Date: _____
Installation Statement
Landscape installation, including any details in construction, shall be completed by July 13, 2013.

Landscape Architect Statement
The undersigned landscape architect, registered in the State of Illinois, acknowledges that the landscape planning plan and construction details shown on the attached landscape plan for the property at North Avenue & Cicero Avenue Chicago, Illinois has been designed to the best of my knowledge in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance.

Landscape Architect Signature: _____ Date: _____
Signature: _____ Expires August 31, 2013





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

January 27, 2005

Mr. Henry Zuwala
DZA Associates, Inc.
17W220 22nd Street, Suite 440
Oakbrook Terrace, IL 60181

Re: Administrative Relief Request for minor changes to Business Planned
Development No. 699

Dear Mr. Zuwala:

Please be advised that your request for a minor change to Business Planned
Development No. 699 has been considered by the Department of Planning and
Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance
and Statement No. 12 of the Planned Development.

Specifically, you requested alterations which include modification to the
proposed building facade to accommodate a new retail tenant, Staples, by
combining one proposed retail space with a proposed smaller, adjacent 3,500
square foot retail space to the west.

The Department has reviewed the request and has determined that the proposed
modification would be consistent with what was previously approved within
Business Planned Development No. 699 and its previous amendment dated June
10, 2002. However, please be advised that any issues with signage will require
submitting an application to the Department of Construction and Permits for
approval and is not covered under this Administrative Relief.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance
and Business Planned Development No. 699, I hereby approve the foregoing
minor change but no other changes to Business Planned Development No. 699.

Sincerely,

Denise M. Casalino, P.E.
Commissioner

DMC:SRP:md
cc: Mike Marmo, DPD files





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>

June 10, 2002

Mr. Langdon Neal
Earl L. Neal and Association, LLC
111 West Washington Street
Suite 1700
Chicago, Illinois 60602

Re: Request for minor changes to Business Planned
Development No. 699 (North Avenue and Cicero
Avenue)

Dear Mr. Neal:

Please be advised that your request for minor changes to Business Planned Development No. 699 on behalf of the Harlem Irving Companies has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested that the approved Building Elevations and Site and Landscape Plans be replaced with the revised exhibits dated May 22, 2002, prepared by Warman Olsen Warman LTD. As indicated on the revised Site Plan, a future 3,325 square foot anchor store (Anchor G) and a future 12,795 square foot anchor store (Anchor F) have been added to the west end of the retail center in place of an 8,000 square foot store and adjacent parking lot. In addition, the proposed water detention area has been relocated from this corner of the site to an area beneath the parking lot fronting the Anchor B and C buildings.

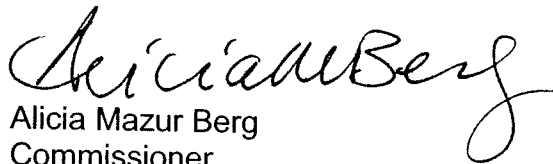
These future building additions will be located at the southeast corner of the Planned Development area. The design elements of these future anchor building additions will be compatible with the elevation design of the existing shopping center. This modification will result in a total of 804 off-street parking spaces not including the future development of three (3) outlot parcels (outlots 1, 2, & 3) that will front North Avenue. Upon



completion of the development of the three (3) outlot parcels, there will be a projected total of 884 off-street parking spaces provided. The Plan of Development requires a minimum of 860 off-street parking spaces. Please note that previous Part II approvals reflected building size reductions to certain annex buildings within the shopping center. Therefore, the Department of Planning and Development has concluded that the percentage of site coverage now proposed will be in substantial conformance with the original Site Plan approved. The Department of Planning and Development has further determined that the revised plans would result in improved pedestrian access to the retail center from the west by the elimination of the southwestern parking lot.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor changes, but no other changes to this Planned Development. The revised Site and Landscape Plan and Building Elevations dated May 22, 2002, are made a part of this approval.

Very truly yours,


Alicia Mazur Berg
Commissioner

cc: Jack Swenson
Ed Kus
Phil Levin
Michael Marmo

November 24, 1998, I beg leave to recommend that Your Honorable Body pass various ordinances for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of two ordinances which were corrected and amended in their amended form. They are Application Numbers TAD-206 and TAD-208.

Please let the record reflect that I, William J. P. Banks, abstain from voting on Application Numbers A-4036 and 12474 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure. I have resused myself as well.

Again, please let the record reflect that I abstain from voting on Application Numbers A-4036 and 12474 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

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

On motion of Alderman Banks, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Lyle, Beavers, Dixon, Shaw, Buchanan, Balcer, Frias, Olivo, Burke, Jones, Coleman, Peterson, Murphy, Rugai, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Matlak, Mell, Austin, Giles, Allen, Laurino, Doherty, Natarus, Bernardini, Levar, Schulter, M. Smith, Stone -- 43.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

Alderman Banks invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that while he had no financial interest in the ordinance he has a personal relationship with the applicant.

The following is said ordinance as passed:

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

12474

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Manufacturing District and the R4 General Residence District symbols and indications as shown on Map Number 3-L in the area bounded by:

West North Avenue; North Cicero Avenue; West Lemoyne Avenue; and North Lavergne Avenue,

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

SECTION 2. That the Chicago District Zoning Ordinance be amended by changing all the B5-1 Restricted Service District symbols and indications established in Section 1 above to the designation of Business Planned Development which is hereby established in the area above described, subject to such bulk regulations as are set forth in the Plan of Development 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 Statements referred to in this ordinance read as follows:

Business Planned Development Number 699.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development consists of approximately seven hundred thirty-two thousand five hundred forty-eight (732,548) square feet (sixteen and eighty-nine hundredths (16.89) acres) and is owned or controlled by the Applicant, North Cicero Development, L.L.C., an Illinois limited liability company.
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 the 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. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall be under single ownership or single designated control at the time any applications for amendments, modification or changes (administrative, legislative or otherwise) to this Planned Development are made. 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.
4. This Plan of Development consists of these fifteen Statements, a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; a Site Plan, a Landscape Plan; and Building Elevations dated October 15, 1998 prepared by Warman , Olsen, Warman, Ltd.. Full size sets of the Site and Landscape Plans and Building Elevations 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.
5. The following uses shall be permitted within the areas delineated herein as "Business Planned Development": all uses permitted in a B5-1 Restricted Service District including (except residential, hotels, motels, auto service stations or video arcades, stand alone liquor stores or adult uses), retail drug stores with drive-through, accessory parking and related uses.
6. Business 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. 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 emergency areas. Ingress and egress shall be subject to the review and approval of the

Department of Transportation, and the Department of Planning and Development. 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. Applicant agrees to assume the cost for new traffic signalization at the intersection of North Avenue and the entrance to the property as shown on the Site/Landscaping Plan incorporated herein.

8. In addition to the maximum height of the buildings and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as 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 of the Property, shall be designed, installed and maintained in substantial conformance with the Site and Landscape Plans and Building Elevations and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for any future development of the Property for which building elevations have not been previously submitted, building elevations for proposed development shall be submitted to the Department of Planning and Development for approval. Approval of elevations are intended to assure that specific development for proposals substantially conform with this Plan of Development and assist the City in monitoring ongoing development. Such building elevations need only include that portion of the property, including adjacent public rights-of-way, for which approval is being sought by the Applicant, but should demonstrate that proposed building siting and height are consistent with the bulk parameters set out in the attached Bulk Table. Design and materials for development on the out lot parcels shall be consistent with existing buildings; all loading areas shall be screened. No Part II approval for any portion of the Property shall be granted until an applicable building elevation has been approved by the Department of Planning and Development.

If the building elevations substantially conform with the provisions of this Plan of Development, the Commissioner shall approve said Plan and shall issue written approval thereof to the Applicant. If the

- Commissioner determines that the building elevations do not substantially conform with the provisions of this Plan of Development, the Commissioner shall advise the Applicant in writing of the specific reasons for such adverse determination and the specific areas in which the building elevation and supporting data and materials do not substantially conform to the provisions of this Plan of Development. The Commissioner shall thereafter review any subsequent resubmission and issue a determination in writing to the Applicant within a reasonable period. The approved building elevation and supporting data shall be kept on file with the Department of Planning and Development.
12. 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 11.11-3(c) of the Chicago Zoning Ordinance.
 13. 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 best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illumination Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
 14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (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 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

- 15. 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; and provided however, that if the City Council amends the Chicago Zoning Ordinance to provide and automatically revert to the preexisting M1-1 Restricted Manufacturing District and R4 General Residence District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Proposed Site Plan/Landscape Plan -- West North Avenue and North Cicero Avenue; Enlarged Landscape Plans; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 86872 through 86878 of this Journal.]

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

Business Planned Development Number 699.

Bulk Regulations And Data Table.

Net Site Area:	749,769 square feet	17.21 acres
Public Right-of-Way Area:	148,564 square feet	3.41 acres
Gross Site Area: (Net + Public Right-of-Way)	898,333 square feet	20.62 acres
Maximum Floor Area Ratio:	0.3	

12/2/98

REPORTS OF COMMITTEES

86871

Maximum Number of Off-Street Parking Spaces:	860
Minimum Number of Loading Docks:	4
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan.
Minimum Required Building Setbacks:	In substantial conformance with the Site Plan.
Maximum Permitted Building Height:	In substantial conformance with the Building Elevations.

AMENDMENT OF CHICAGO ZONING ORDINANCE BY
RECLASSIFICATION OF AREA SHOWN ON
MAP NUMBER 7-J.
(Application Number A-4036)

The Committee on Zoning submitted the following report:

CHICAGO, December 2, 1998.

To the President and Members of the City Council:

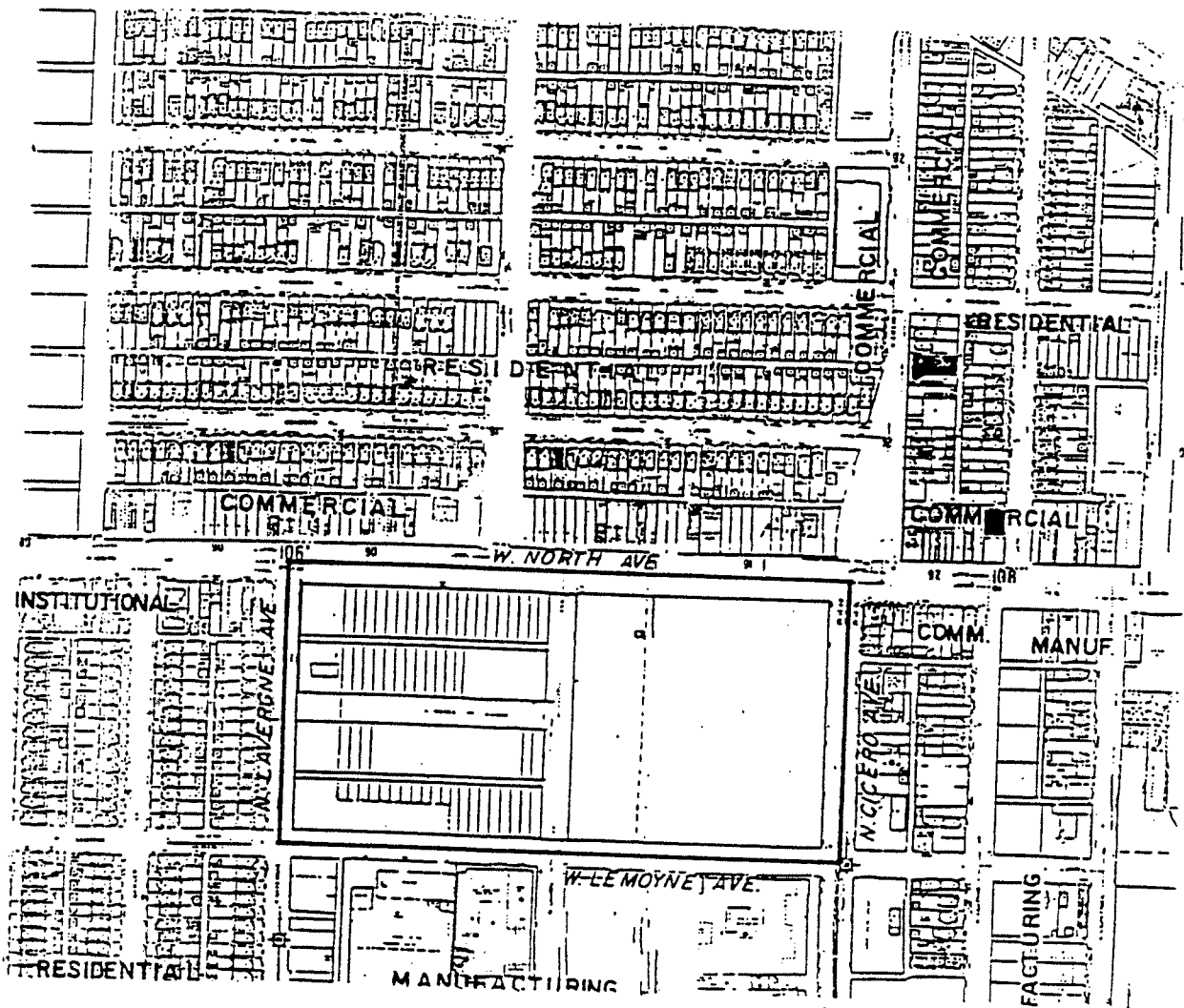
Reporting for your Committee on Zoning, for which a meeting was held on November 24, 1998, I beg leave to recommend that Your Honorable Body pass various ordinances for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of two ordinances which were corrected and amended in their amended form. They are Application Numbers TAD-206 and TAD-208.

(Continued on page 86879)

Existing Land-Use Map.

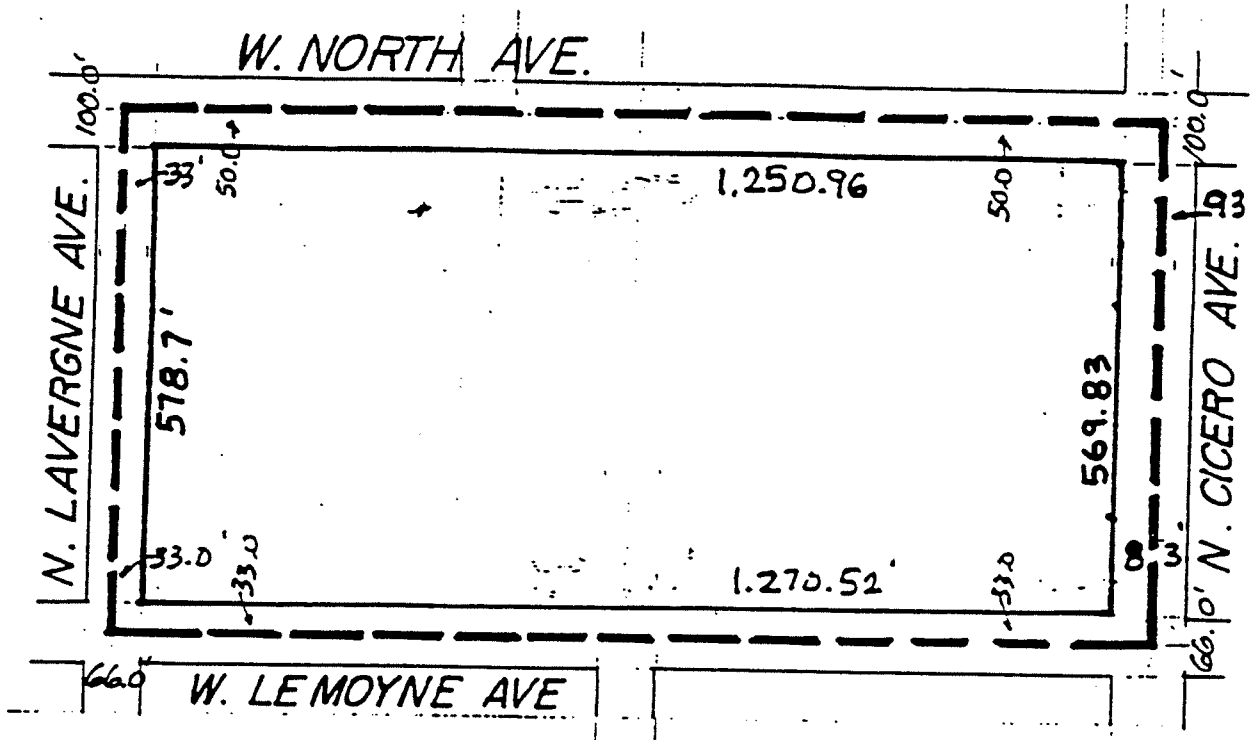
BUSINESS PLANNED DEVELOPMENT NO. 699 EXISTING LAND USE MAP



APPLICANT:	North Cicero L.L.C.
ADDRESS:	W. North Ave.; N. Cicero Ave.; W. Lemoyne Ave.; and N. Lavergne Ave.
DATE:	July 8, 1998
REVISED:	October 15, 1998

Planned Development Boundary And
Property Line Map.

BUSINESS PLANNED DEVELOPMENT NO. 699
PLANNED DEVELOPMENT BOUNDARY AND
PROPERTY LINE MAP

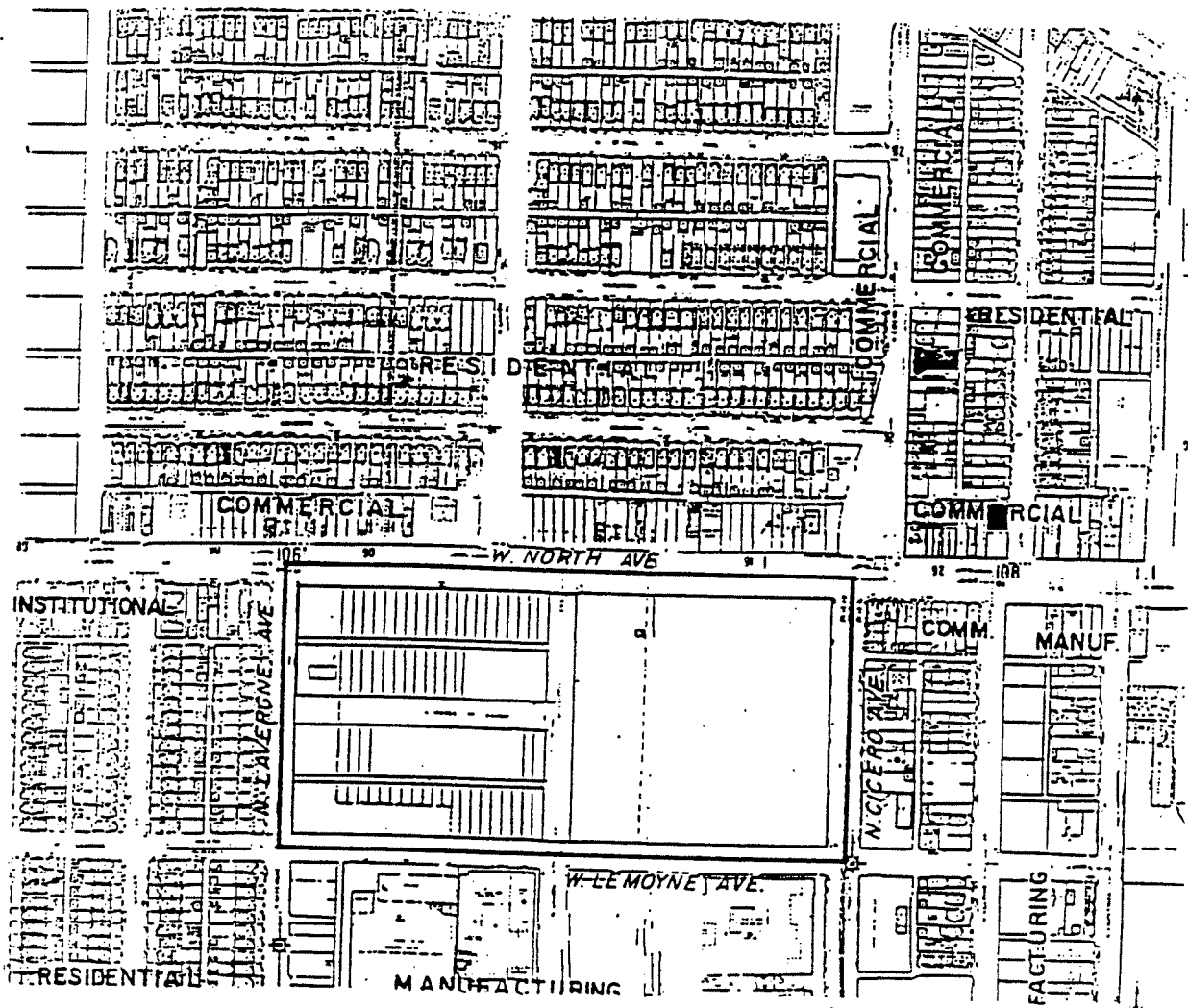


--- PLANNED DEVELOPMENT BOUNDARY
 ——— PROPERTY LINE

APPLICANT: North Cicero L.L.C.
 ADDRESS: W. North Ave.; N. Cicero Ave.;
 W. Lemoyne Ave.; and N. Lavergne Ave.
 DATE: July 8, 1998
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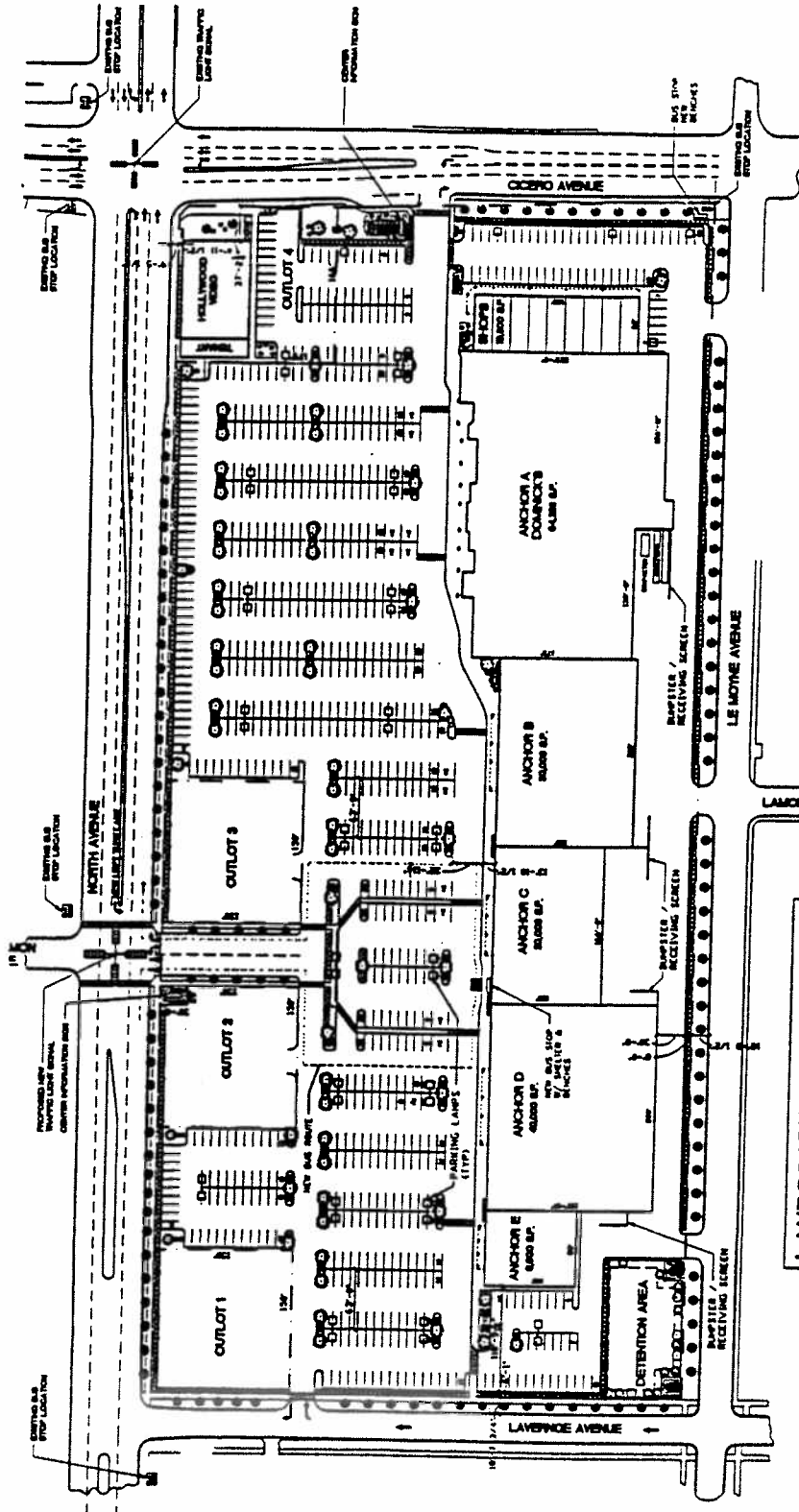
Existing Land-Use Map.

BUSINESS PLANNED DEVELOPMENT NO. 699 EXISTING LAND USE MAP



APPLICANT:	North Cicero L.L.C.
ADDRESS:	W. North Ave.; N. Cicero Ave.; W. Lemoyne Ave.; and N. Lavergne Ave.
DATE:	July 8, 1998
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Proposed Site Plan/Landscape Plan -- West North Avenue And North Cicero Avenue.



SITE AREA DATA	
SITE AREA (SQR AC)	64,108 SF
OUTLOT 1 (SQR AC)	12,500 SF
OUTLOT 2 (SQR AC)	12,500 SF
OUTLOT 3 (SQR AC)	12,500 SF
OUTLOT 4 (SQR AC)	12,500 SF
TOTAL SITE AREA (SQR AC)	7,412,798 SF
ANCHOR A	34,300 SF
ANCHOR B	34,300 SF
ANCHOR C	34,300 SF
ANCHOR D	34,300 SF
DETENTION AREA	34,300 SF
SCREENS	34,300 SF
TOTAL	34,300 SF
DETENTION AREA (SQR AC)	0.79 AC
SCREENS (SQR AC)	0.79 AC
PARKING	79 CARSPACES
PARKING (SQR AC)	4.87 AC

SITE DATA
 ZONING: CURRENT M-1 AND M-2
 PROPOSED COMMERCIAL PLANNED DEVELOPMENT
 PER APPROVED PLAN COMMERCIAL PLANNED DEVELOPMENT

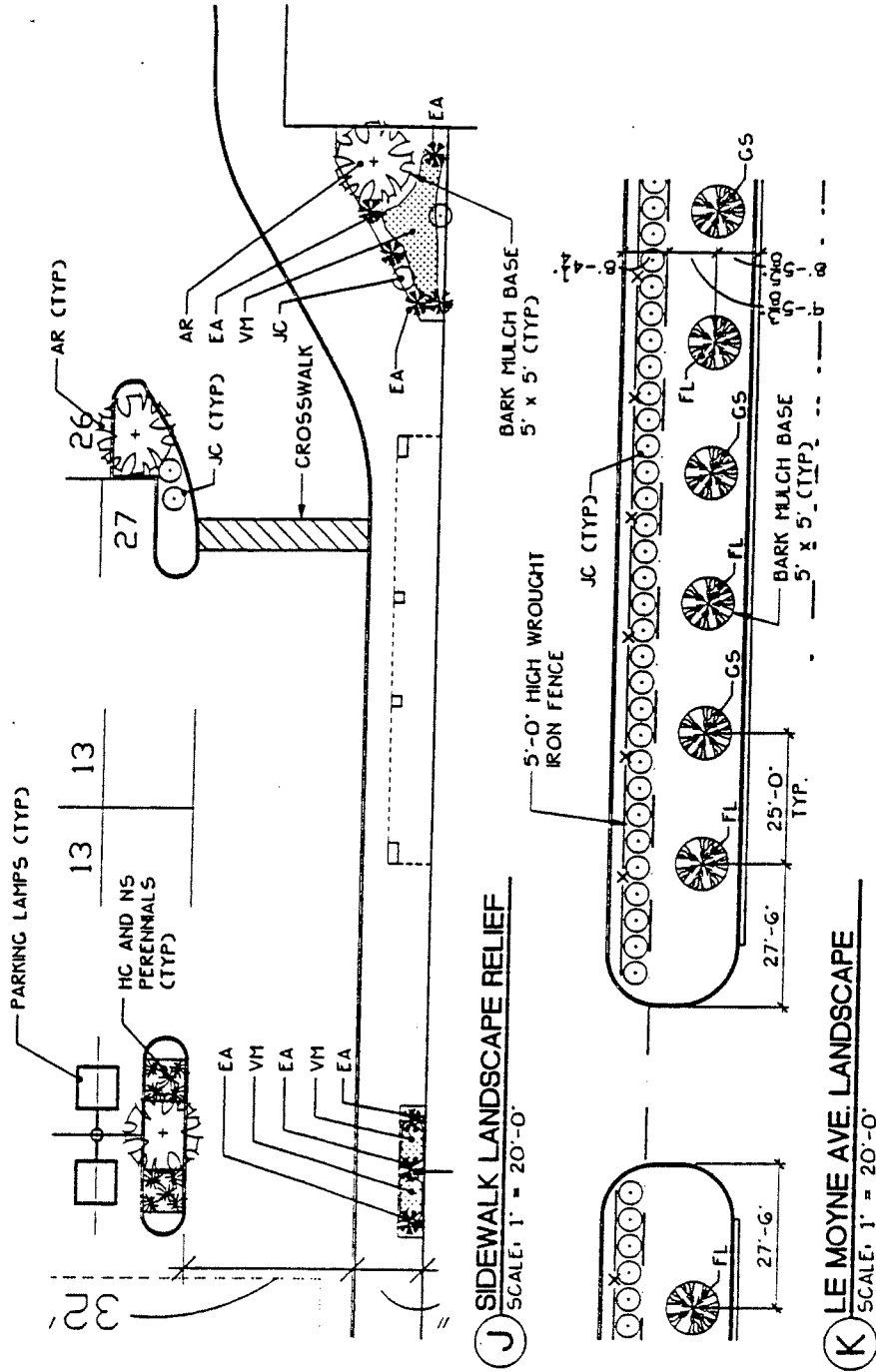
North Cicero L.L.C.
 W. North Ave.; N. Cicero Ave.;
 W. Lemoyne Ave.; and N. Laverne Ave.
 July 8, 1998
 October 15, 1998

LANDSCAPE DATA	
PARKING LOT SQUARE FOOTAGE	30,234 SF
PARKING LOT LANDSCAPE SQUARE FOOTAGE	66 - 87,706 SF

PLANTING SCHEDULE			
NO.	DESCRIPTION	QUANTITY	REMARKS
1	SMALL TREES (SQR)	10	
2	MEDIUM TREES (SQR)	10	
3	LARGE TREES (SQR)	10	
4	SHRUBS (SQR)	10	
5	SCREENS (SQR)	10	
6	DETENTION AREA (SQR)	10	
7	SCREENS (SQR)	10	
8	SCREENS (SQR)	10	
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96	SCREENS (SQR)	10	
97	SCREENS (SQR)	10	
98	SCREENS (SQR)	10	
99	SCREENS (SQR)	10	
100	SCREENS (SQR)	10	

HARLEM IRVING COMPANIES
 PROPOSED SITE PLAN/LANDSCAPE PLAN - NORTH AVENUE + CICERO

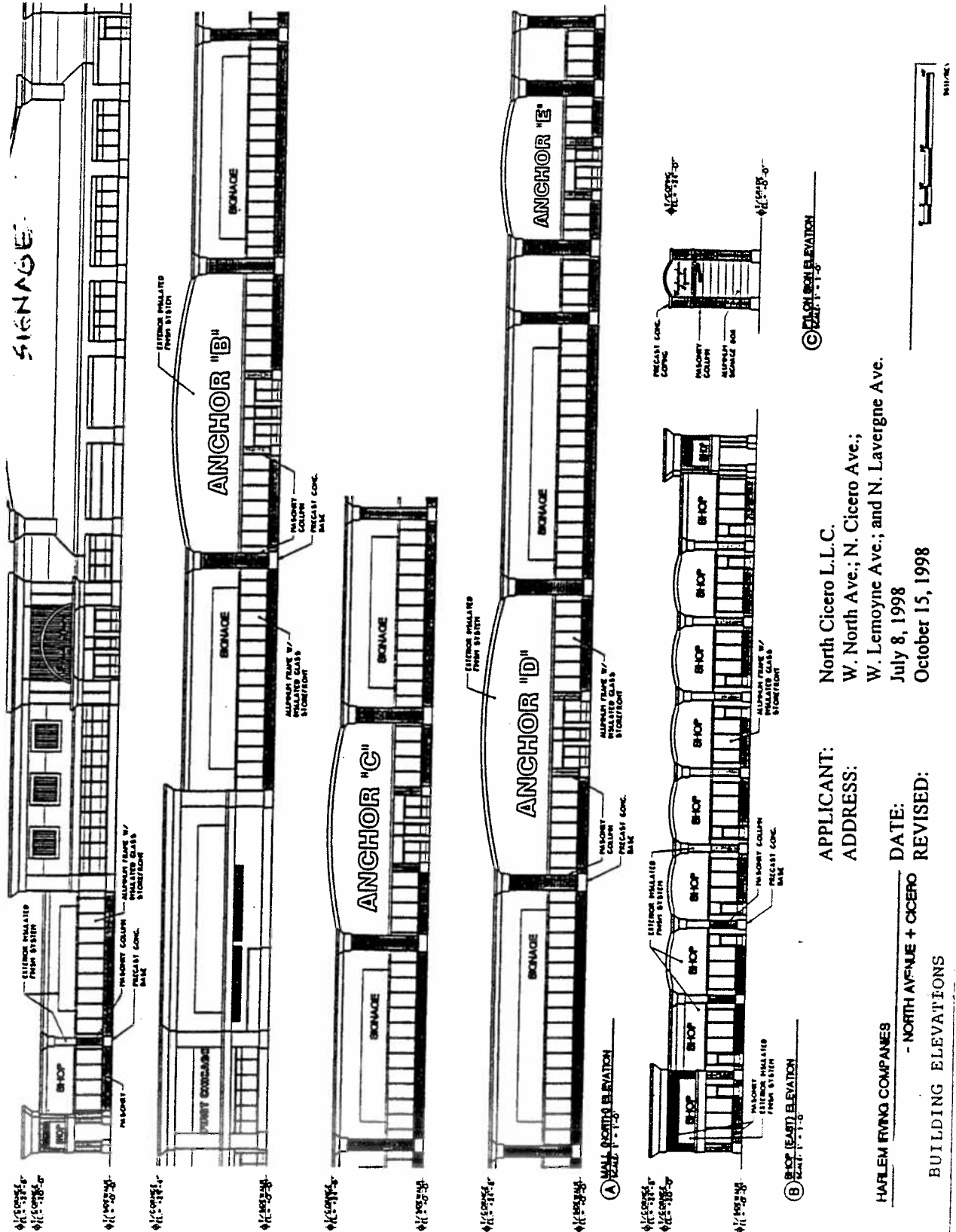
Enlarged Landscape Plans.



HARLEM IRVING COMPANIES

NORTH AVENUE + CICERO - ENLARGED LANDSCAPE PLANS

Building Elevations.
(Page 1 of 2)



APPLICANT: North Cicero L.L.C.
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HARLEM RIVING COMPANIES
 - NORTH AVENUE + CICERO
 BUILDING ELEVATIONS

Building Elevations.
(Page 2 of 2)

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