

Minimum Number of Off-Street Parking Spaces:	2 spaces/unit; plus 1 tandem exterior parking space for units 14, 15, 16, 17 and 19 (the townhomes fronting North Milwaukee Avenue), plus 1 exterior space adjacent to the garage of each single-family home, units 1 through 11, as indicated on the Site Plan.
Minimum Building Setbacks:	In accordance with Site Plan.
Maximum Building Height:	In accordance with Building Elevations.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF
 CHICAGO (CHICAGO ZONING ORDINANCE) BY
 RECLASSIFICATION OF AREA SHOWN ON
 MAP NUMBER 12-M.
 (As Amended)
 (Application Number 12649)

BPD 721

The Committee on Zoning submitted the following report:

CHICAGO, July 7, 1999.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on June 22, 1999, I beg leave to recommend that Your Honorable Body Pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

(Continued on page 7272)

(Continued from page 7261)

I beg leave to recommend the passage of six ordinances which were corrected and amended in their amended form. They are Application Numbers 12734, A-4018, TAD-223, 12649, 12661 and 12683.

Please let the record reflect that I, William J. P. Banks, abstained from voting and have recused myself on Application Numbers 12726 and 12739 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure. Also, please let the record reflect that Alderman Thomas Allen abstained from voting on Application Number 12683 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Again, please let the record reflect that I abstain from voting on Application Numbers 12726 and 12739 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, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Thomas, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, M. Smith, Moore -- 45.

Nays -- None.

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

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

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

BPD 721

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 and R4 General Residence District and B4-1 Restricted Service District symbols and indications as shown on Map Number 12-M in the area bounded by:

South Archer Avenue; a line 706.57 feet east of and parallel to South Austin Avenue; a line 507 feet north of West 55th Street; a line 809.46 feet east of and parallel to South Austin Avenue; a line 297 feet north of and parallel to West 55th Street; a line 570.89 feet west of and parallel to South Menard Avenue; a line 149.91 feet north of and parallel to West 55th Street; a line 603.91 feet west of and parallel to South Menard Avenue; a line 135.01 feet north of and parallel to West 55th Street; a line 636.94 feet west of and parallel to South Menard Avenue; West 55th Street; a line 702.94 feet west of and parallel to South Menard Avenue; a line 297 feet north of and parallel to West 55th Street; and a line 331.41 feet east of and parallel to South Austin Avenue,

to the designation of a B5-1 General Service 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 B5-1 General Service 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 Statements referred to in this ordinance read as follows:

Business Planned Development Number 721

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development consists of approximately one hundred seventy nine thousand three hundred thirty-five (179,335) square feet four and eleven hundredths (4.11 acres) and is owned or controlled by the applicant, American Stores Properties, Inc., a Delaware corporation.
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 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 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 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 under single designated control at the time any applications for amendments, modifications or changes (administrative, legal 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 fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Land-Use Map; a Planned Development Property Line and Boundary Map; an Existing Zoning Map; a Site Plan; a Landscape Plan; and Building Elevations dated June 17, 1999 prepared by Camburas Theodore Ltd.. Full size sets of the Site Plan, Landscape Plan and the 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 area delineated herein as "Business Planned Development":

all uses permitted in a B5- I General Service District including retail drug stores (including package liquor goods) 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. Pylon signs shall be limited in number and located as depicted on the Site Plan.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Chicago Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, subject to the review and approval of the Departments of Transportation, Planning and Development and Fire, there shall be no parking within such emergency areas. Closure of all or part of any public streets or alleys during construction shall be subject to the review and approval of the Chicago Department of Transportation. Subject to approval by the Chicago Department of Transportation, the applicant shall install a traffic signal as shown on the Site Plan.
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 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 on 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 and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Applicant agrees to install a gate securing the loading dock area to be utilized during hours in which the store is closed.
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 is made 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 as contemplated by Section 11.11-3 (c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3 (c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in periphery setbacks or an increase in the maximum percent of land coverage.

12. 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.
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 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.
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 and the zoning of the property shall automatically revert to the pre-existing R3 and R4 General Residence District and B4-1 Restricted Service District classifications.

[Existing Zoning Map; Existing Land-Use Map; Property Line and Planned Development Boundary Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 7278 through 7284 of this Journal.]

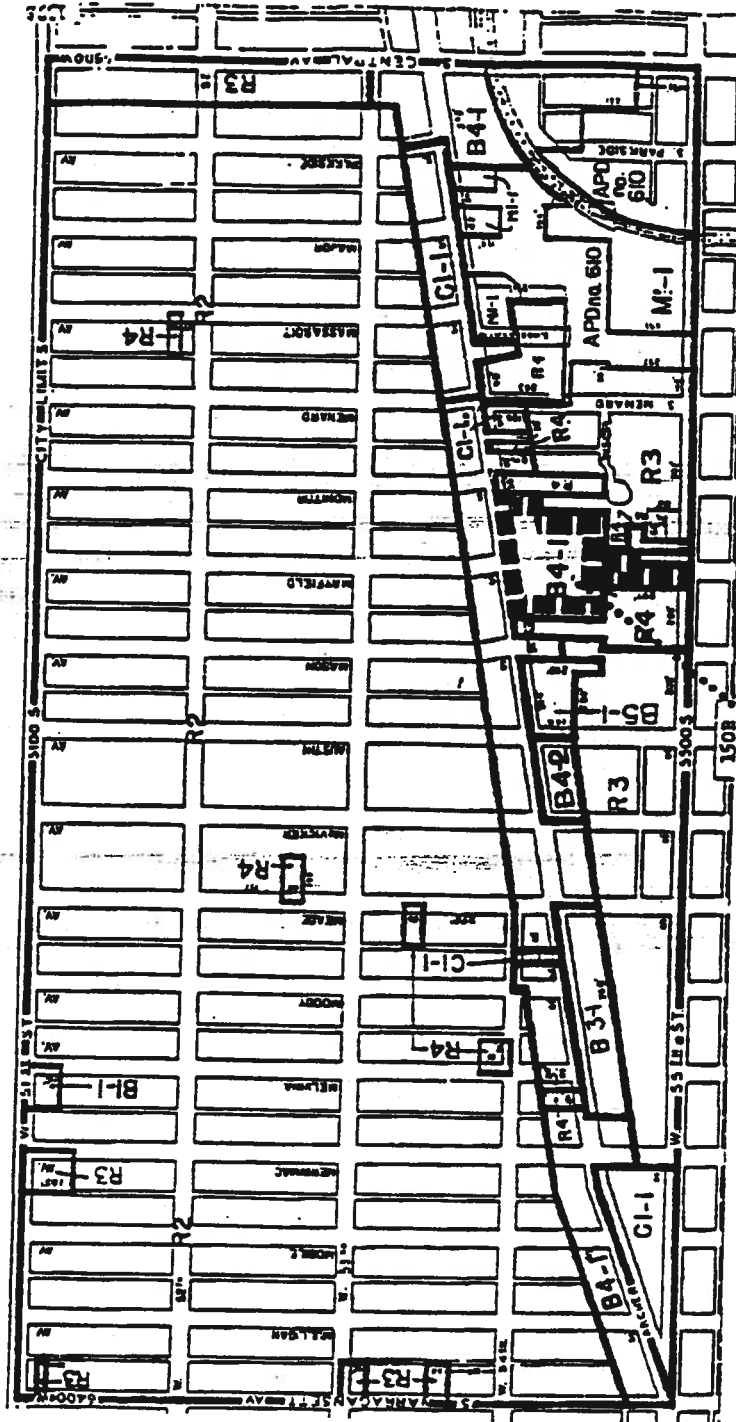
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development Number 721.

Bulk Regulations And Data Table.

Gross Site Area	Right Of Area	Net Site Area
196,772.6 square feet (4.51 acres)	17,457.6 square feet (0.4 acres)	179,335 square feet (4.11 acres)
Maximum Floor Area Ratio:		0.35.
Maximum Percent of Site Coverage:		In accordance with the Site Plan.
Minimum Number of Off-Street Loading Spaces:		2.
Minimum Number of Off-Street Parking Spaces:		200.
		A minimum of two percent (2%) of all parking spaces shall be devoted to parking for the handicapped.
Minimum Required Setbacks:		In accordance with the Site Plan.
Maximum Building Heights:		30 feet.

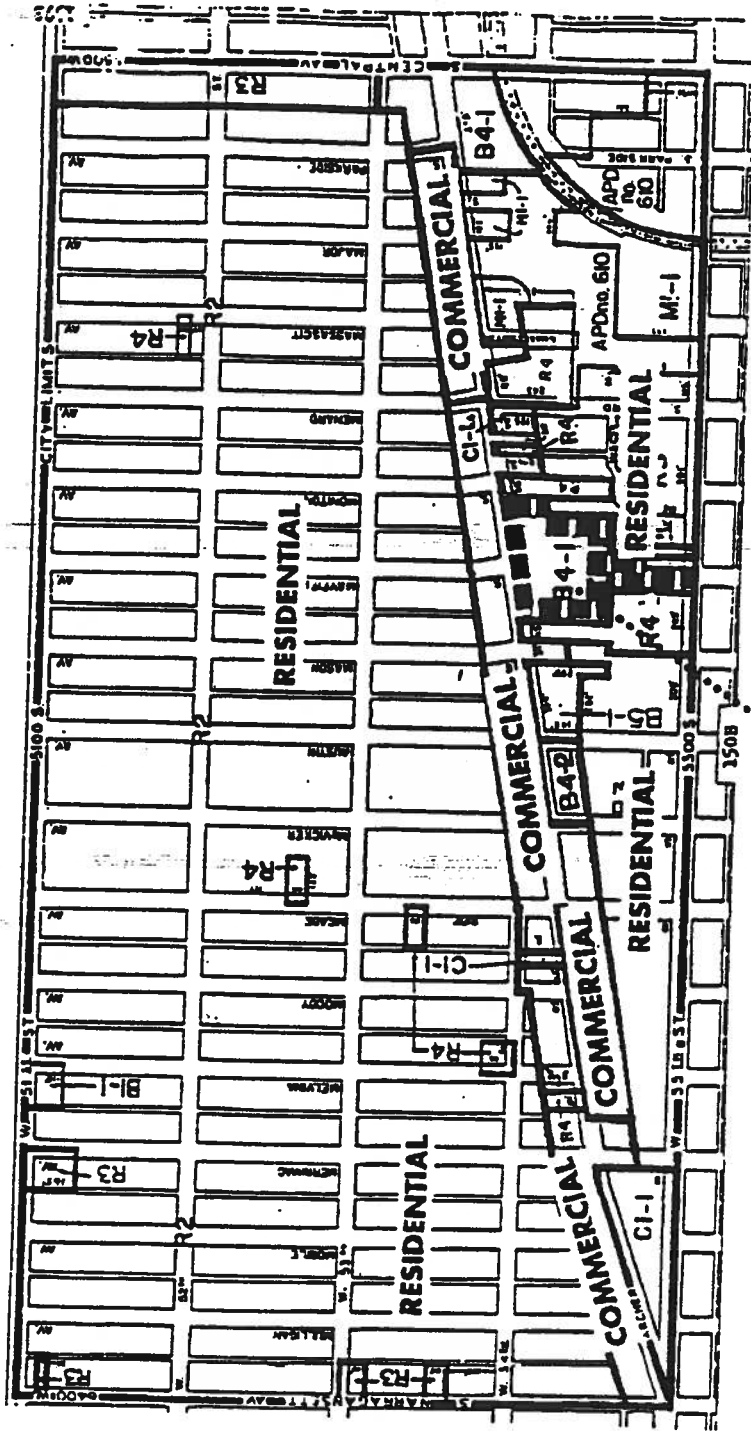
Existing Zoning Map.



BUSINESS PLANNED DEVELOPMENT

APPLICANT: American Stores Properties, Inc.
 ADDRESS: 6017-6101 S Archer Ave.
 DATE: February 10, 1999
 REVISED:

Existing Land-Use Map.

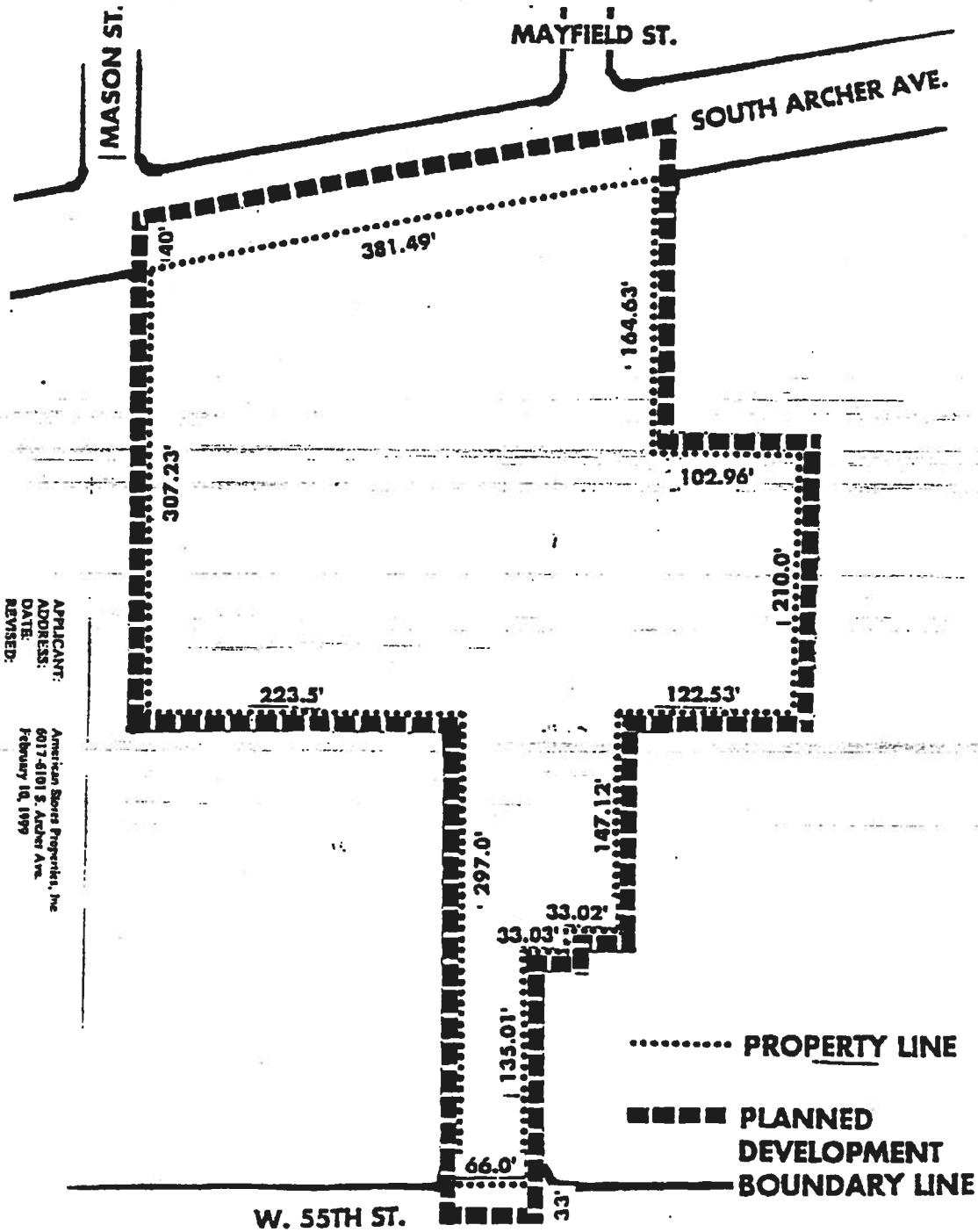


BUSINESS PLANNED DEVELOPMENT

APPLICANT: American Stores Properties, Inc.
 ADDRESS: 6017-8101 S. Archer Ave.
 DATE: February 10, 1999

REVISIONS:
 DATE:
 REVISED:

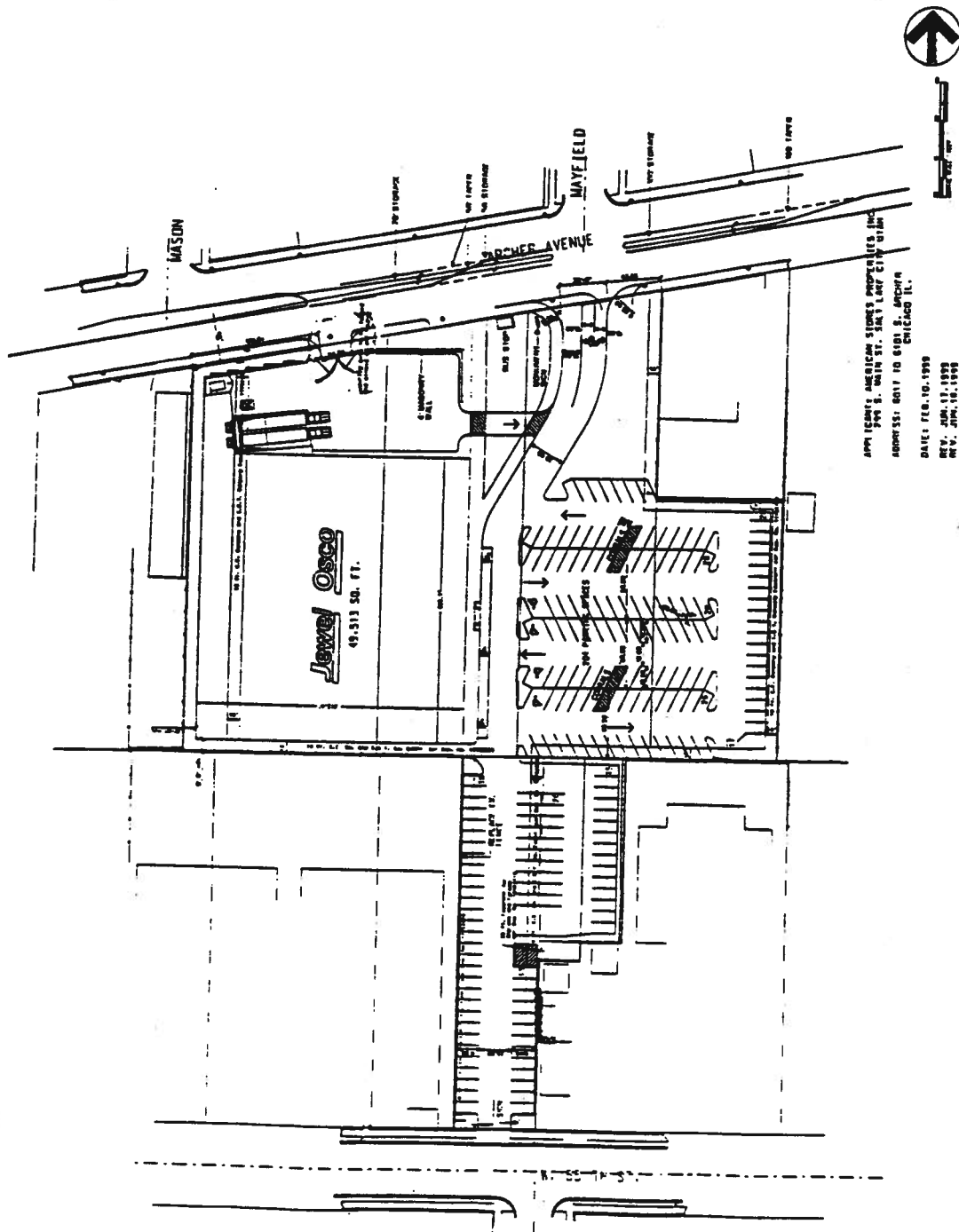
Property Line And Planned Development Boundary Map.



APPLICANT:
 ADDRESS:
 DATE:
 REVISED:
 American Savers Properties, Inc
 6017-5101 S. Archer Ave.
 February 10, 1999

..... PROPERTY LINE
 - - - - - PLANNED DEVELOPMENT BOUNDARY LINE

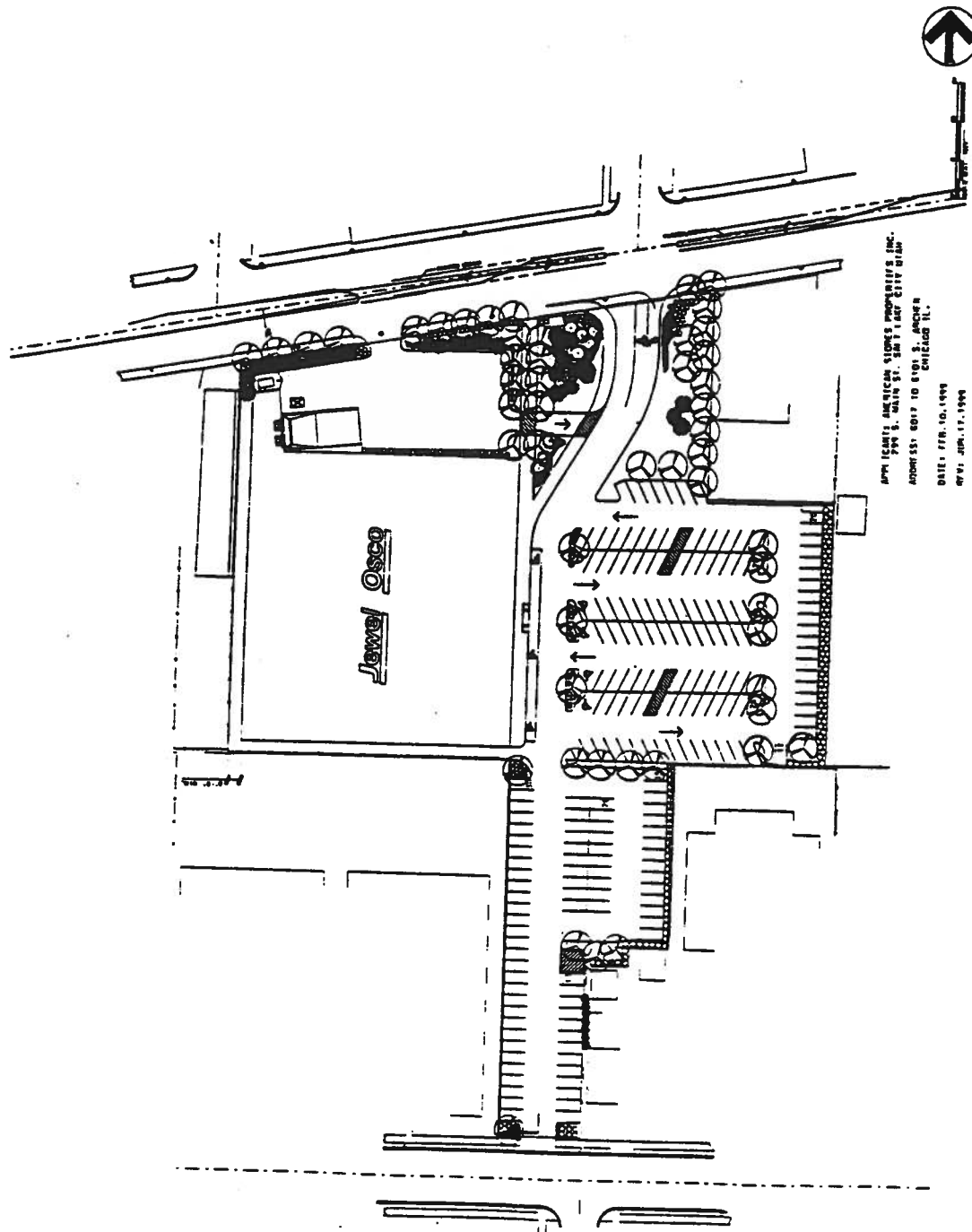
Site Plan.



APP: ICHN; AMERICAN STORES PROPERTIES, INC.
499 S. MAIN ST., SALT LAKE CITY, UT 84143
ADDRESS: 8011 TO 8101 S. ARCHER
CHICAGO, IL.

DATE: FEB. 10, 1999
REV. JUN. 11, 1999
REV. JUN. 18, 1999

Landscape Plan.
(Page 1 of 2)



Landscape Plan.
(Page 2 of 2)

PLANT LIST

Table with columns for plant names, quantities, and sizes. Includes sections for TREES, PERENNIALS, ORNAMENTAL TREES, and SHRUBS.

PERMANENT PLANTING

LANDSCAPE ARCHITECT 100
DORRIS E. BROWN
200 N. LAUREL ST. CHICAGO
IL 60610

THE UNDERSIGNED CERTIFICATE THAT THE LANDSCAPE PLANTING
SHOWN ON THE LANDSCAPE PLAN FOR THE PROPERTY AT
... IS IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF CHICAGO...

APPLICANT'S SIGNATURE

THIS STATE SHALL BE
MADE BY THE CITY OF CHICAGO

PLANTING DETAILS
PLANTING SHALL BE
DONE WITHIN 12" IN HEIGHT
LANDSCAPE PLANTING NOTES

- 1. PLANTING SHALL BE COMPLETED
2. ALL PLANTING SHALL BE
3. PLANTING SHALL BE
4. PLANTING SHALL BE
5. PLANTING SHALL BE

APPLICANT: AMERICAN STORES PROPERTIES INC.
299 S. MAIN ST. SALT LAKE CITY UTAH

ADDRESS: 6017 TO 6101 S. ARCHER
CHICAGO IL

DATE: FEB. 10. 1999

REV: JUN. 17. 1999



