

12704

9/29/99

REPORTS OF COMMITTEES

12631

Yeas -- Aldermen Granato, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Thomas, Coleman, Peterson, Murphy, Rugai, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 47.

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 727

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B6-6 Restricted Central Business District and B7-5 and B7-6 General Central Business District symbols and indications as shown on Map Number 4-E in the area bounded:

East Roosevelt Road; South Wabash Avenue; East 13th Street; the alley next east of and parallel to South State Street; a line 235.02 feet south of and parallel to East Roosevelt Road; and South State Street,

to the designation of a B5-1 General Service District and a corresponding use district which 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 727.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development consists of approximately one hundred seventeen thousand five hundred seventy-eight (117,578) square feet (two and seventy hundredths (2.70 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 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 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 and Landscape Plan dated September 21, 1999, prepared by Camburas & Theodore. Full size sets of the Site Plan 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 B5-1 General Service District including full service grocery store with a retail drug store (including package liquor goods) with accessory parking and related uses; excluding, however, drive-thrus, currency exchanges, arcades, residential uses, laundrettes and auto service stations.
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. Applicant agrees to limit marketing signs in the store windows of this 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 construction shall be subject to the review and approval of the Chicago Department of Transportation. Subject to approval by the Chicago Department of Transportation, Applicant shall install traffic signals as shown on the Site Plan.
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 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 construct, maintain and improve the publicly accessible area in front of the retail out lots with landscaping and lighting. If applicable to retail operators' business, Applicant will require such retail operator

to maintain and improve the area in front of the retail out lots with movable tables and chairs. Applicant will require retail operator to be responsible for maintaining the area and keeping it secure.

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 the minimum required distance between structures, 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.

12. Applicant agrees to utilize best efforts to acquire the parcel of land located at the corner of 13th Street and South State Street or at another location within five hundred (500) feet of the Planned Development boundaries and develop the parcel with a surface parking lot containing approximately fifty-four (54) parking spaces for use by employees of the proposed development. In addition, subject to C.T.A. agreement, applicant agrees to fund the cost of rehabilitation of the Chicago Transit Authority elevated station on the south side of East Roosevelt Road adjacent to the development site substantially in accordance with the concept plans prepared by Camburas & Theodore and submitted to the Department of Planning and Development. Applicant agrees to fund these rehabilitation costs in an amount not to exceed One Hundred Thousand and no/100 Dollars (\$100,000.00).
13. 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 B5-1 General Service District classification.

[Existing Land-Use Map; Existing Zoning Map; Property Line and Planned Development Boundary Map; Site Plan; Landscape Plan; and Building Elevation Drawing referred to in these Plan of Development Statements printed on pages 12637 through 12645 of this Journal.]

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

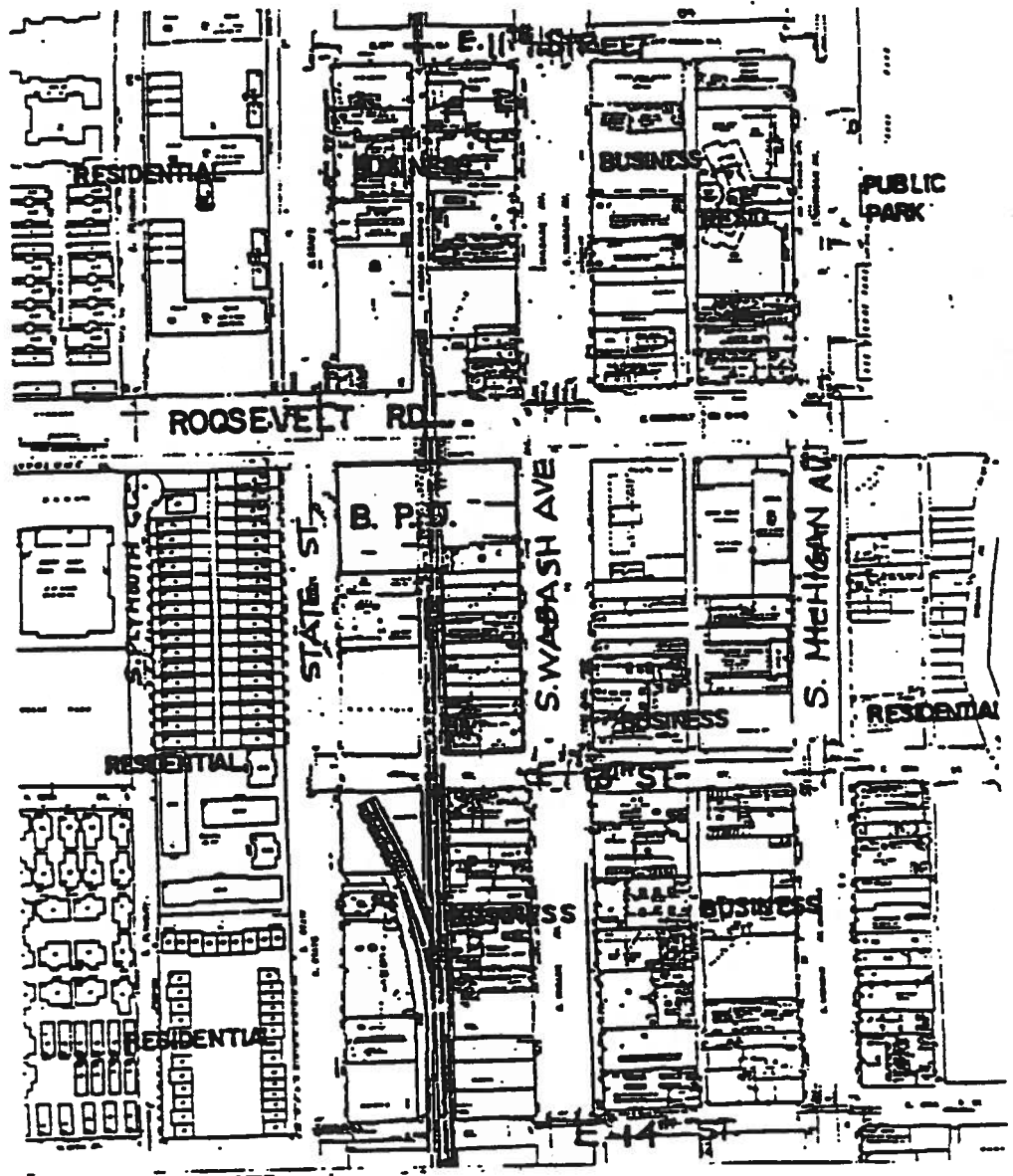
Business Planned Development Number 727.

Bulk Regulations And Data Table.

Net Site Area	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
Gross Site Area: 175,388 square feet		
Area in Public Way: 57,810 square feet	0.6.	In accordance with the Site Plan.
Net Site Area: 117,578 square feet		
Minimum Number of Off-Street Loading Spaces:	2.	
Minimum Number of Off-Street Parking Spaces:	123.	
Off-Site Parking Requirements:	See Statement Number 14.	
Minimum Required Setbacks:	In accordance with the Site Plan.	
Maximum Building Heights:	40 feet.	

Existing Land-Use Map.

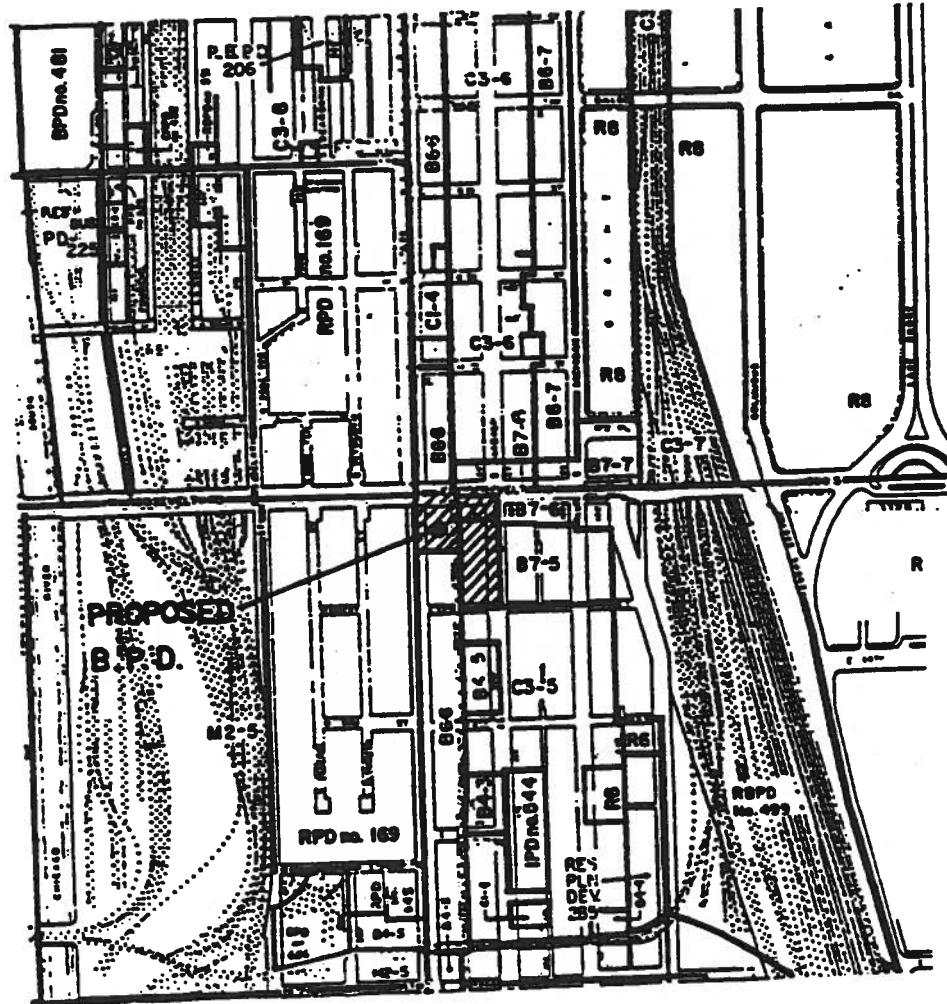
BUSINESS PLANNED DEVELOPMENT NO. EXISTING LAND-USE MAP



APPLICANT:
ADDRESS:
DATE:
REVISED:

American Stores Properties, Inc.
1200-60 S. Wabash Ave./1201-29 S. State St.
April 21, 1999
September 21, 1999

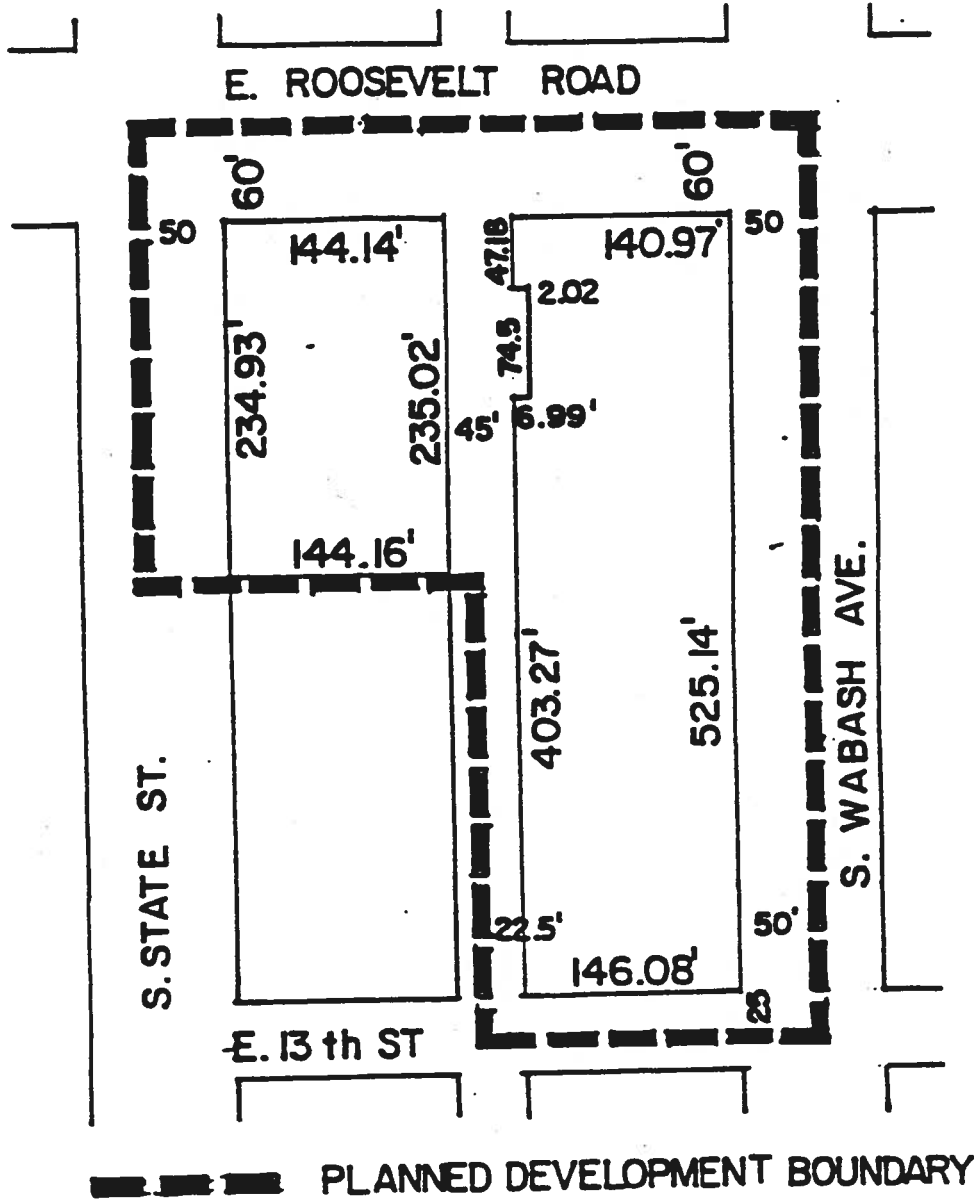
Existing Zoning Map.



 **BUSINESS PLANNED DEVELOPMENT**

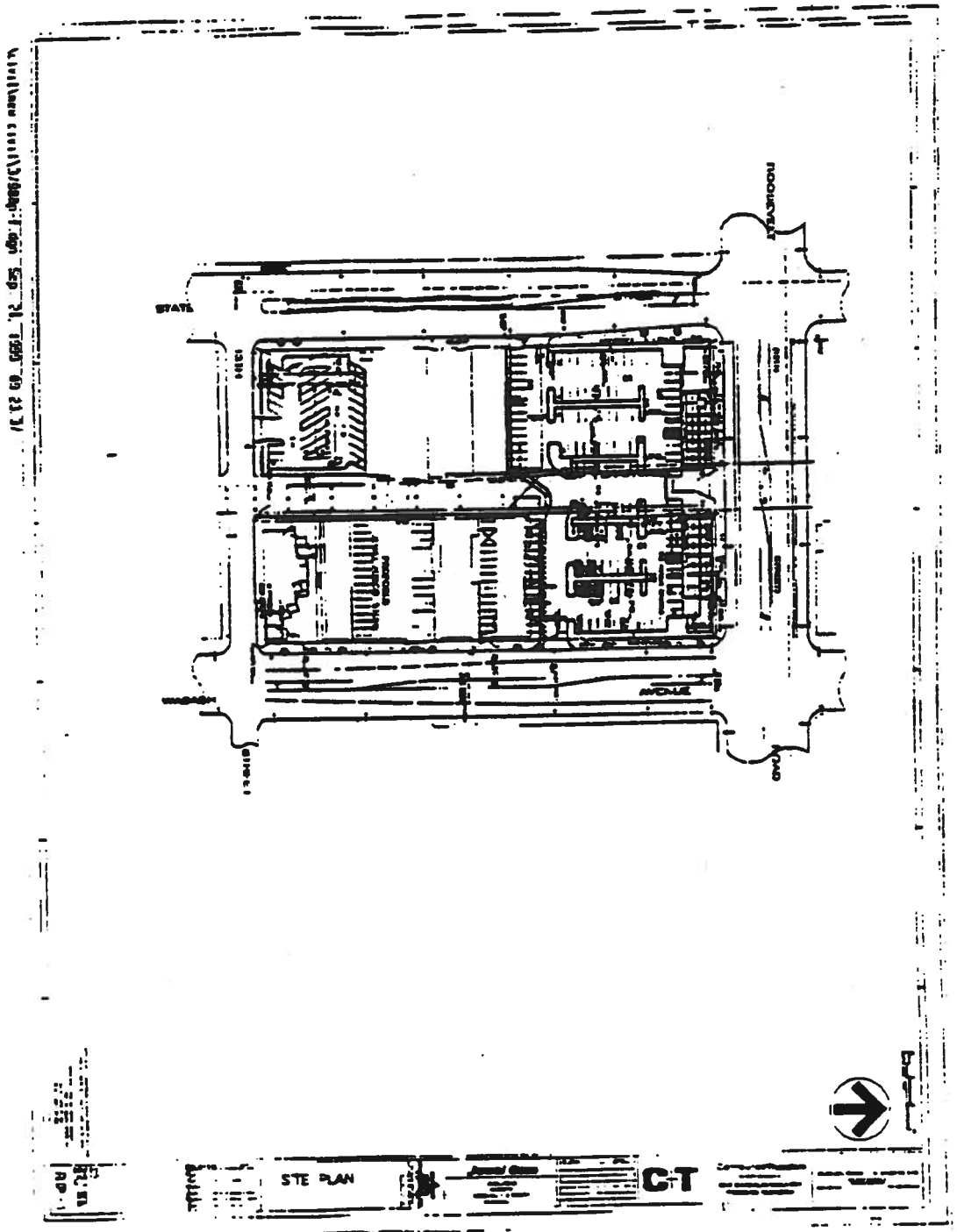
APPLICANT: American Stores Properties, Inc.
 ADDRESS: 1200-60 S. Wabash Ave./1201-29 S. State St.
 DATE: April 21, 1999
 REVISED: September 21, 1999

Property Line And Planned Development Boundary Map.



APPLICANT: American Stores Properties, Inc.
 ADDRESS: 1200-60 S. Wabash Ave./1201-29 S. State St.
 DATE: April 21, 1999
 REVISED: September 21, 1999

Site Plan.



Architectural Drawing - Sep 21, 1999 - 09 23 31

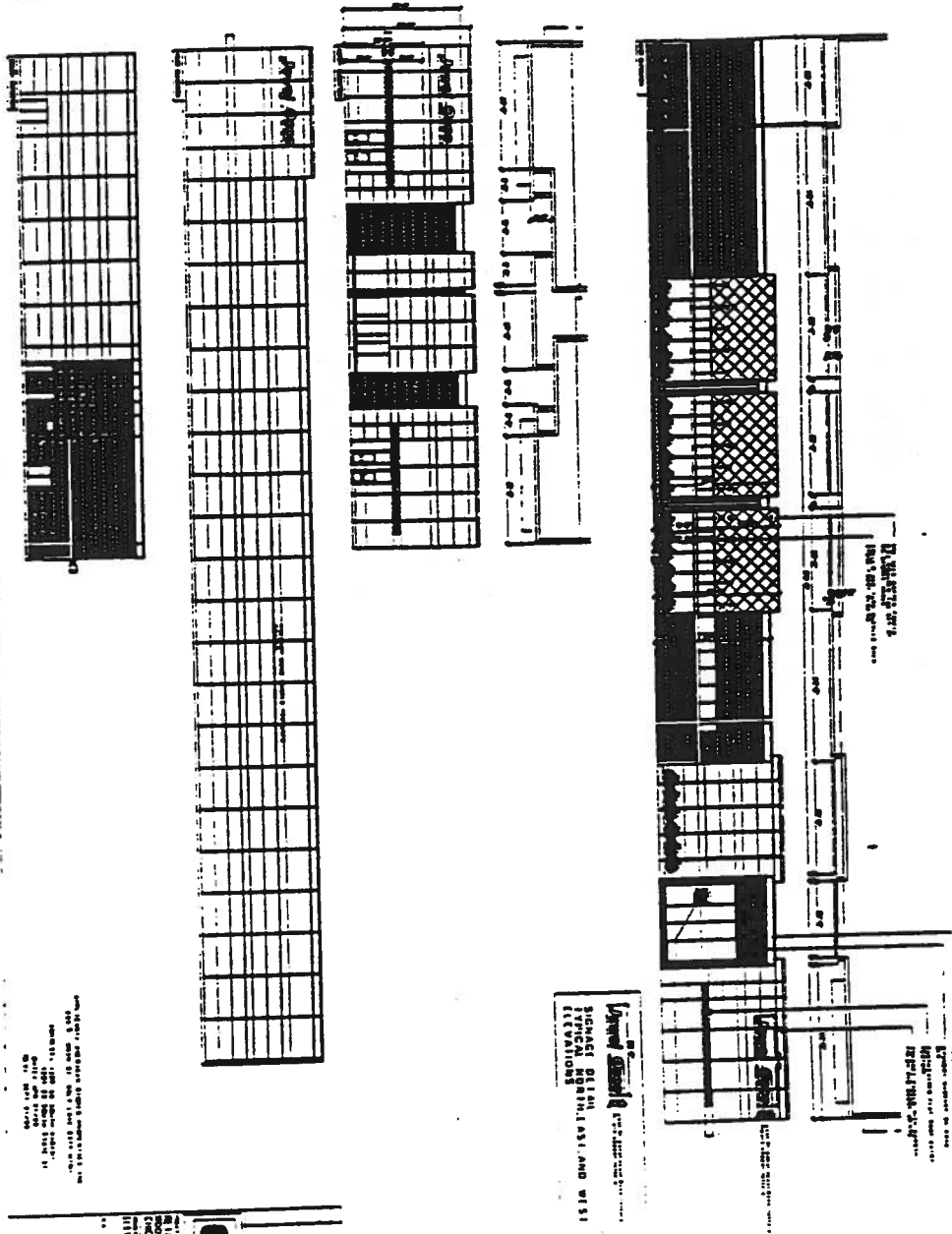


STE PLAN

CT

PLAN
R.D. 1

Building Elevations.
(Page 1 of 3)



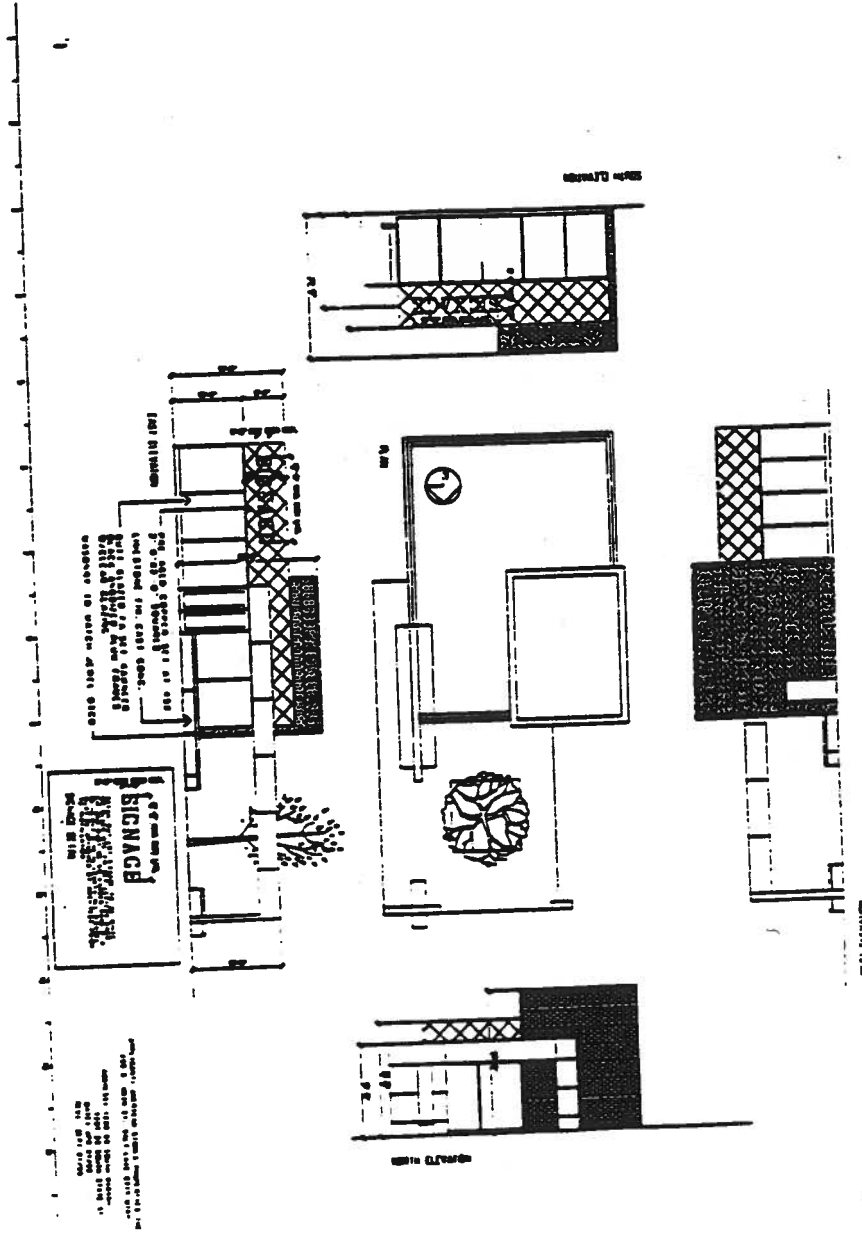
FOR NEARBY ADJACENT AREAS, REFER TO THE
 1997-1998 CITY OF LOS ANGELES
 GENERAL PLAN AND LAND USE
 ORDINANCE, CHAPTER 16.48, SECTION 16.48.01
 (ARTICLE 16.48, SECTION 16.48.01)

General
 CONTACT DESIGN
 TYPICAL ROOF, EAST AND WEST
 ELEVATIONS

CT
 CONTACT DESIGN
 ARCHITECTS
 1000 WEST 10TH STREET
 LOS ANGELES, CA 90015
 TEL: 213-481-1111
 FAX: 213-481-1112
 WWW: WWW.CONTACTDESIGN.COM

DATE: 09/29/99
 SHEET: 1 OF 3
 PROJECT: 12643

Building Elevations.
(Page 2 of 3)

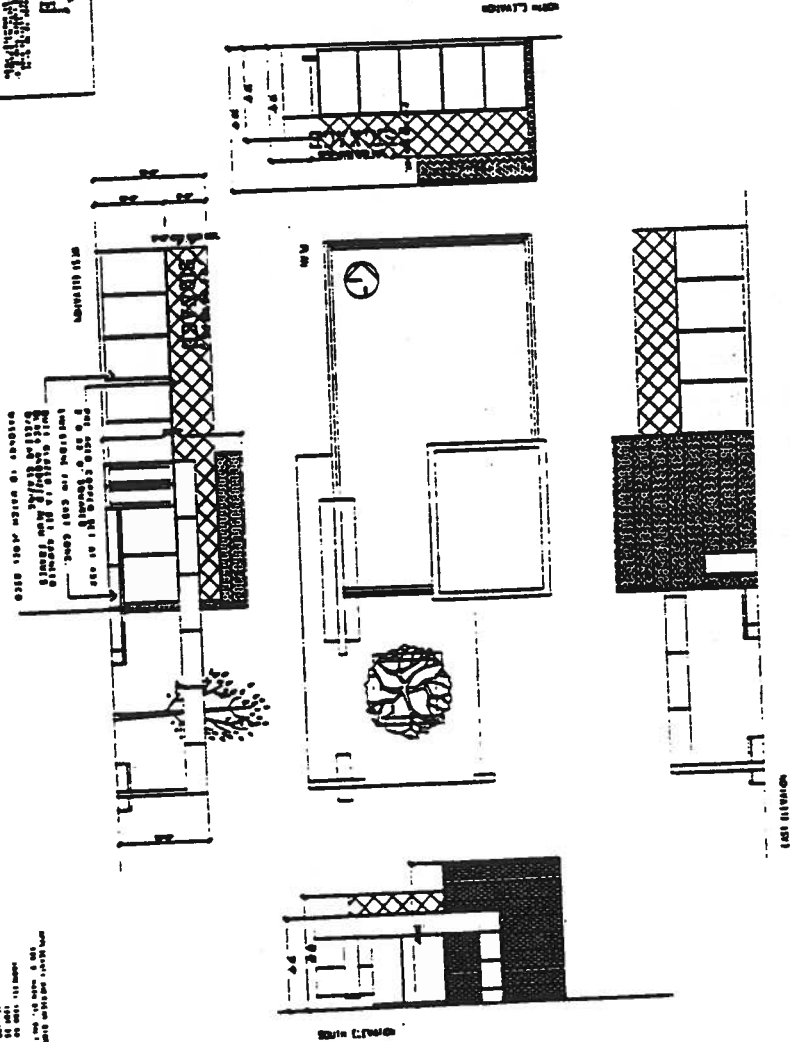
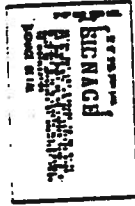


CHICAGO
 ARCHITECTURAL
 FIRM
 100 N. LAUREL ST.
 CHICAGO, ILL. 60610
 TEL: 312.467.1234
 FAX: 312.467.1235

PROJECT: 100 N. LAUREL ST.
 DRAWING NO.: 100-100-100
 DATE: 9/29/99
 SCALE: AS SHOWN
 BY: [Signature]
 CHECKED: [Signature]

CHICAGO
 ARCHITECTURAL
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 100 N. LAUREL ST.
 CHICAGO, ILL. 60610
 TEL: 312.467.1234
 FAX: 312.467.1235

Building Elevations.
(Page 3 of 3)



Architectural notes or specifications, including a small grid pattern and some illegible text.

