

PD 848

Table of Contents

10/21/2011 Minor Change	2
05/21/2008 Minor Change	3
10/02/2008 Minor Change	5
10/31/2007 PD Amendment	6
Ordinance	6
Statements	7
Bulk Table	11
Exhibits	13
10/02/2002 PD Adoption	25
Ordinance	25
Statements	26
Bulk Table	30
Exhibits	31



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

October 21, 2011

Louis Shreiber III
Lincoln Peterson Partners LLC
2150 E. Lake Cook Road
Buffalo Grove, IL 60089

Re: Administrative Relief request for Business Planned Development No. 848, Retail Building No. 2, 5961 N. Lincoln Avenue

Dear Mr. Shreiber:

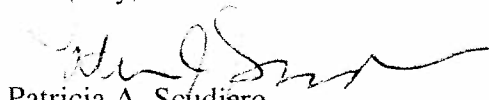
Please be advised that your request for a minor change to Planned Development No. 848 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

You are requesting to substitute the proposed green roof with a storm water irrigation system. The storm water from the roof will be captured in a cistern and used for irrigation and curb cuts in the landscaped area on the northern border of your parking area will allow storm water from the parking lot to run into the landscaped area.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not increase the number of dwelling units, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 848, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudjero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Michael Berkshire, Main file



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
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>

May 21, 2008

Jessica Marie Boudreau
Schain, Burney, Ross & Citron, Ltd.
Suite 1910
222 North LaSalle Street
Chicago, Illinois 60601-1102

Re: Administrative Relief request for Business Planned Development No. 848, As Amended, Building No. 2

Dear Ms. Boudreau:

Please be advised that your request for a minor change to Business Planned Development No. 848, as amended, 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.

The Planned Development includes Building No. 2, a proposed retail building with a drive-through lane which was previously granted an Administrative Relief on January 2, 2008. At this time, the proposed drive-thru is no longer necessary. As a result, you are requesting the following changes:

- Eliminate the drive-through lane from the southwest side of Building No. 2.
- Extend the footprint of Building No. 2 to the southwest property line, thereby reducing the Lincoln Avenue setback from 17 feet to 0 feet. This reduction in setback is consist with neighboring buildings along Lincoln Avenue which are also built to the property line.
- Increase the floor area of Building No. 2 from 7,350 to 8,960 square feet; the result of this increase does not exceed the maximum FAR of 0.375.
- Install five additional parking spaces (for a total of 20 spaces) on the northwest side of Building No. 2.
- Install nine additional parking spaces and remove the drive-through window on the northeast side of Building No 2.

The following drawings, prepared by Cambarus & Theodore Ltd., shall be inserted into the main file in anticipation of a Part II request:

- A01 Site Plan (March 17, 2008, approved by CDOT on April 30, 2008)
- A0.1 Site Plan (April 24, 2008)
- L-1 Landscape Plan (May 14, 2008)
- A2.1 Exterior Elevations, Details and Sign Data (March 8, 2008)

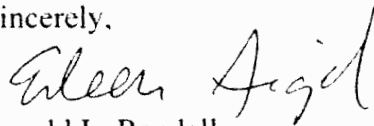
With regard to your request, the Department of Planning and Development has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood, do not result in an increase in the bulk or density, do not change the character of the development and therefore,



would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 848, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


for Arnold L. Randall
Commissioner

ALR:SA:HG:tm

cc: Danita Childers, Mike Marmo, Pat Haynes, Erik Glass, **DPD files**



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
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 2, 2008

John Bradshaw
Camburas & Theodore
2454 E. Dempster Street
Des Plaines, Illinois 60016

Re: Administrative Relief request for Business Planned Development No. 848, As Amended, Southeast Corner of N. Lincoln and W. Peterson Avenues, Building No. 2

Dear Mr. Bradshaw:

Please be advised that your request for a minor change to Business Planned Development No. 848, as amended, 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 are requesting design revisions to the retail building located on the southeast corner of N. Lincoln and W. Peterson Avenues as shown on a revised Site Plan, prepared by Watermark Engineering Resources, Ltd and dated December 5, 2007. As a result of a utility easement and the need for doors and a 5'-0" wide sidewalk at the rear (southeast elevation), the following changes are proposed:

- The length of the retail building shall be reduced by approximately 10'-0" resulting in a reduction in square footage of approximately 540 square feet
- The length of the front parking spaces shall be reduced from 19'-0" to 18'-0"
- The width of the front sidewalk shall be reduced from 8'-0" to 7'-0"
- The width of the rear drive-thru lane shall be reduced from 22'-0" to 20'-0"

With regard to your request, the Department of Planning and Development has determined that these site plan revisions do not create an adverse impact on the Planned Development or surrounding neighborhood, do not result in an increase in the bulk or density, do not change the character of the development and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 848, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:SA:tm

cc: Don Hohenadel, Mike Marmo, Pat Haynes, Erik Glass, DPD files



15835

Ordinance, is hereby amended by changing all the RS3, Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 1-H in the area bounded by:

the alley next north of West Race Street; a line 92.00 feet west of North Wolcott Avenue; West Race Street; and a line 167.00 feet west of North Wolcott Avenue,

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

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

*Reclassification Of Area Shown On Map Number 3-H
(Application Number 16344)*

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 the B2-2 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 3-H in the area bounded by:

the alley next north of and parallel to West Rice Street; a line 168.05 feet west of and parallel to North Hoyne Avenue; West Rice Street; and a line 216.05 feet west of and parallel to North Hoyne Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

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

*Reclassification Of Area Shown On Map Number 15-I
(As Amended)*

(Application Number 15835)

BPD 848,99

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development Number 848 and B3-2 symbols and indications as shown on Map Number 15-I in area bounded by:

West Peterson Avenue; a line 578.30 feet east of the intersection of North Lincoln Avenue and West Peterson Avenue, such line being perpendicular to West Peterson Avenue; the east/west public alley next south of and parallel to West Peterson Avenue; the north/south public alley next east of vacated North Whipple Street; the public alley northeast of and parallel to North Lincoln Avenue; a line 500.37 feet southeast of the intersection of West Peterson Avenue and North Lincoln Avenue and perpendicular to North Lincoln Avenue; and North Lincoln Avenue to the point of beginning,

to those of Planned Development 848, as amended, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

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

Business Planned Development Number 848, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development consists of a net site area of approximately two and fifty-one hundredths (2.51) acres (one hundred nine thousand three hundred forty (109,340) square feet) which is owned or controlled by Lincoln-Peterson Development Associates, L.L.C. for purposes of this Business Planned Development.
2. The applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require 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 within this planned development shall be binding upon the applicant, its successors and assigns and if different than the applicant, the legal titleholder and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant, 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 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 modification or change thereto (administrative, legislative or otherwise) shall be made by the applicant, or its direct successor, or the owners of all the property or any association which is formed to represent the property owners.

4. This plan of development consists of these fifteen (15) statement; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site Plan; Site Details; a Landscape and Green Roof Plan; Building Number 2 -- Southeast and Northeast Elevations; Building Number 2 -- Northwest and Southwest Elevations; and an Existing Monument Signs Plan as prepared by Camburas & Theodore, Ltd. dated October 18, 2007; and Building Number 3 -- South and West Elevations; Building Number 3 -- East and North Elevations; a Keynote Schedule; and a Building Number 3 Signage Plan as prepared by Oculus Inc. and dated October 18, 2007. Copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code in Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein. In many instance where as provision of planned development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted within the area delineated herein: business and retail uses as permitted in the B3-2 Community Shopping District, drive-throughs serving retail and restaurant uses, transit uses, accessory uses and accessory parking.
6. Three (3) freestanding monument signs shall be permitted in the locations identified in the Site Plan and as depicted in the Pylon Monument Sign Plan. Business identification signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development. Temporary construction and marketing signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development. Off-premise signs shall not be permitted in the planned development.
7. 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. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

8. Off-street parking shall be provided in compliance with this plan of development subject to review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table.
9. The height restriction of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations, and shall also be subject to height limitations established by the Federal Aviation Administration.
10. The maximum permitted floor area ratio for the entire parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
11. Improvements of the property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan and the Landscape Plan attached hereto and made a part hereof. Building Number 3 and the associated drive-through structure shall be set back from the property line along West Peterson Avenue, as depicted on the Site Plan, to provide a sidewalk along the street and handicap ramps at the driveway. The setback shall measure at least six (6) feet wide and contain no obstructions. The pedestrian setback shall remain free and clear of obstruction and shall be open to the public at all times after completion of the construction for purposes of pedestrian access. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions to Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of the planned development conflicts the with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
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 modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development, that such modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this planned development. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. The applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development.

The applicant shall provide a vegetated ("green") roof on at least fifty percent (50%) of the net roof area of each Building Number 2 and Building Number 3 to be constructed within this planned development. "Net roof area" is defined as total roof area minus any required perimeter setbacks, rooftop structures, and roof-mounted equipment. The green roof on Building Number 2 shall cover at least three thousand seven hundred twenty (3,720) square feet; the green roof on Building Number 3 shall cover at least two thousand nine hundred twenty (2,920) square feet.

15. Unless substantial construction of the improvements contemplated by this planned development has commenced within six (6) years following adoption of this planned development, and unless completion thereof is diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to that of its preexisting Planned Development 848 and B3-2 Community Shopping District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Site Plan; Site Details; Landscape and Green Roof Plan; Building Elevations; Signage Elevations; and Project Keynotes referred to in these Plan of Development Statements printed on pages 12097 through 12108 of this *Journal*.]

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

*Business Planned Development Number 848, As Amended.**Bulk Regulations And Data Table.*

Gross Site Area:	167,071 square feet (2.51 acres)
Net Site Area:	Net Site Area of 109,345 square feet (2.51 acres) [Gross Site Area (167,071 square feet) - (Area in Public Streets and Alleys (57,726) square feet) = Net Site Area of 109,345 square feet]
Maximum Floor Area Ratio:	0.375
Permitted Uses:	Business and retail uses as permitted in the B3-2 Community Shopping District, drive-throughs serving retail and restaurant uses, transit uses, accessory uses and accessory parking
Maximum Site Coverage:	27%
Minimum Number of Off-Street Parking Spaces:	102
Minimum Number of Bicycle Spaces:	20

Minimum Number of Off-Street
Loading Areas: 2

Minimum Building
Setbacks: From Lincoln Avenue: From Peterson Avenue: To East:

Building 1 (Walgreen's)	n/a	0 feet	45 feet
Building 2 (Retail)	30 feet	n/a	28 feet
Building 3 (Bank)	0 feet	0 feet	n/a

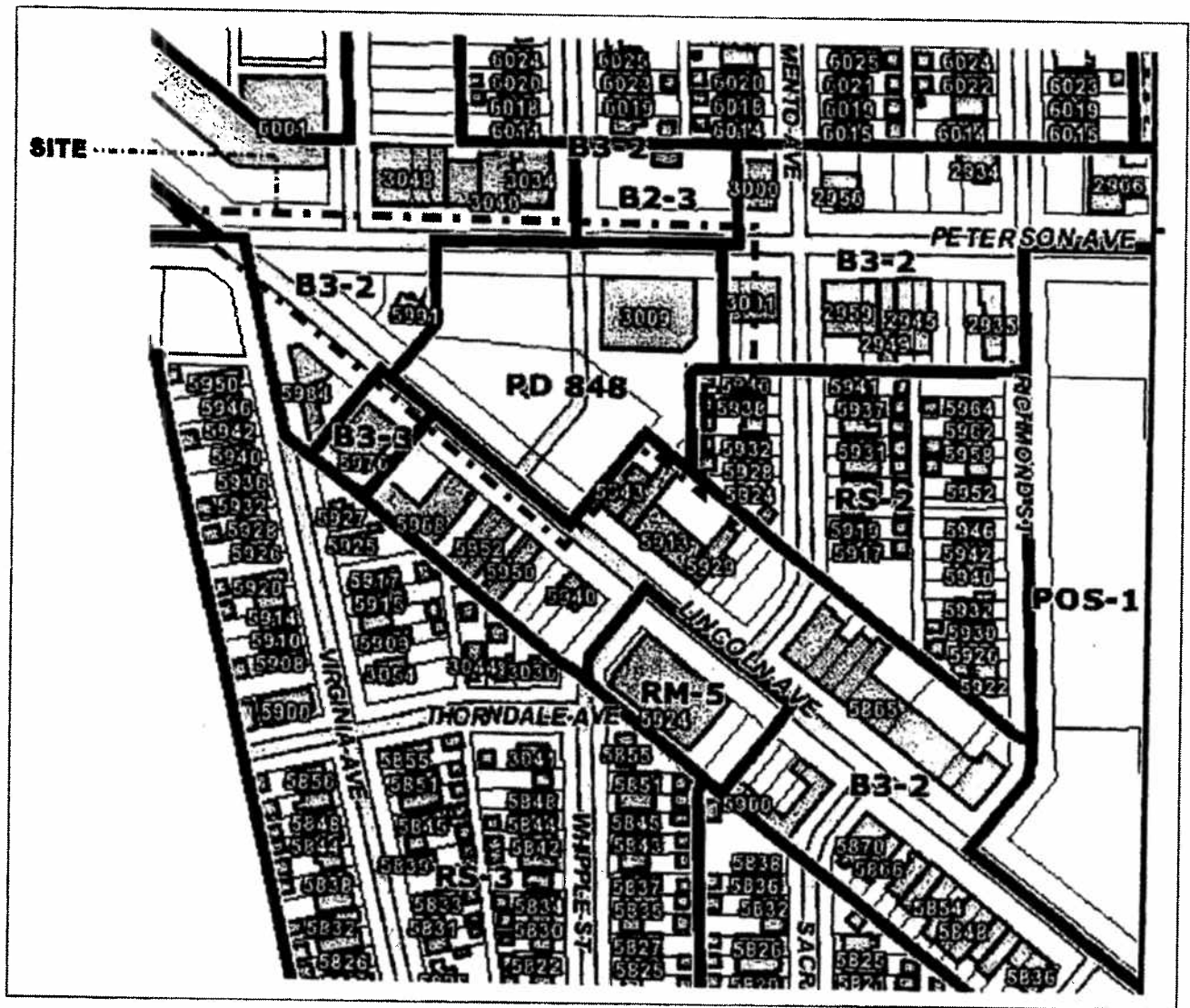
Maximum Building Height:

Building 1 (Walgreen's)	not applicable
Building 2 (Retail)	22 feet
Building 3 (Bank)	25 feet

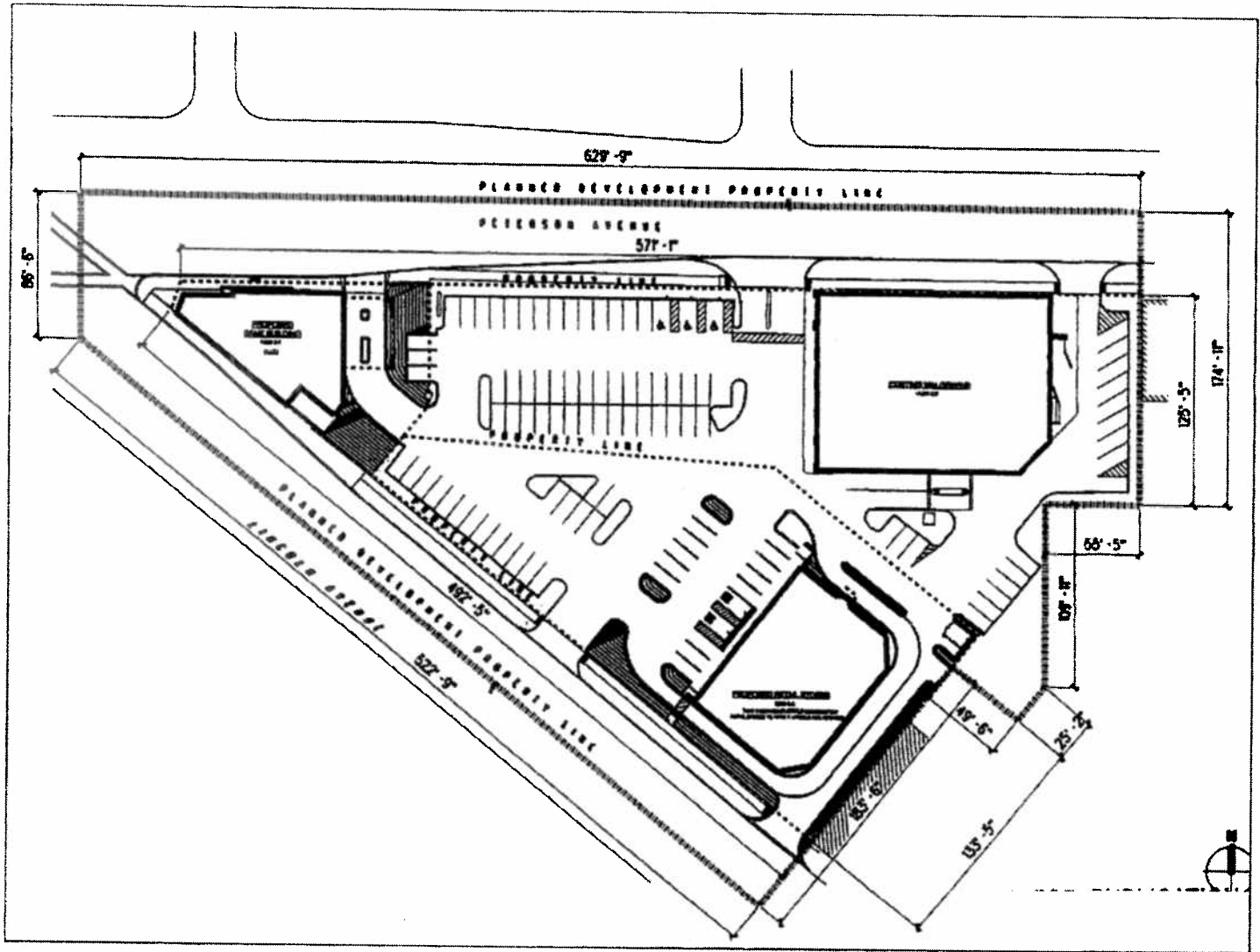
Maximum Number of
Monument Signs: 3

Maximum Height of
Monument Signs: 15 feet

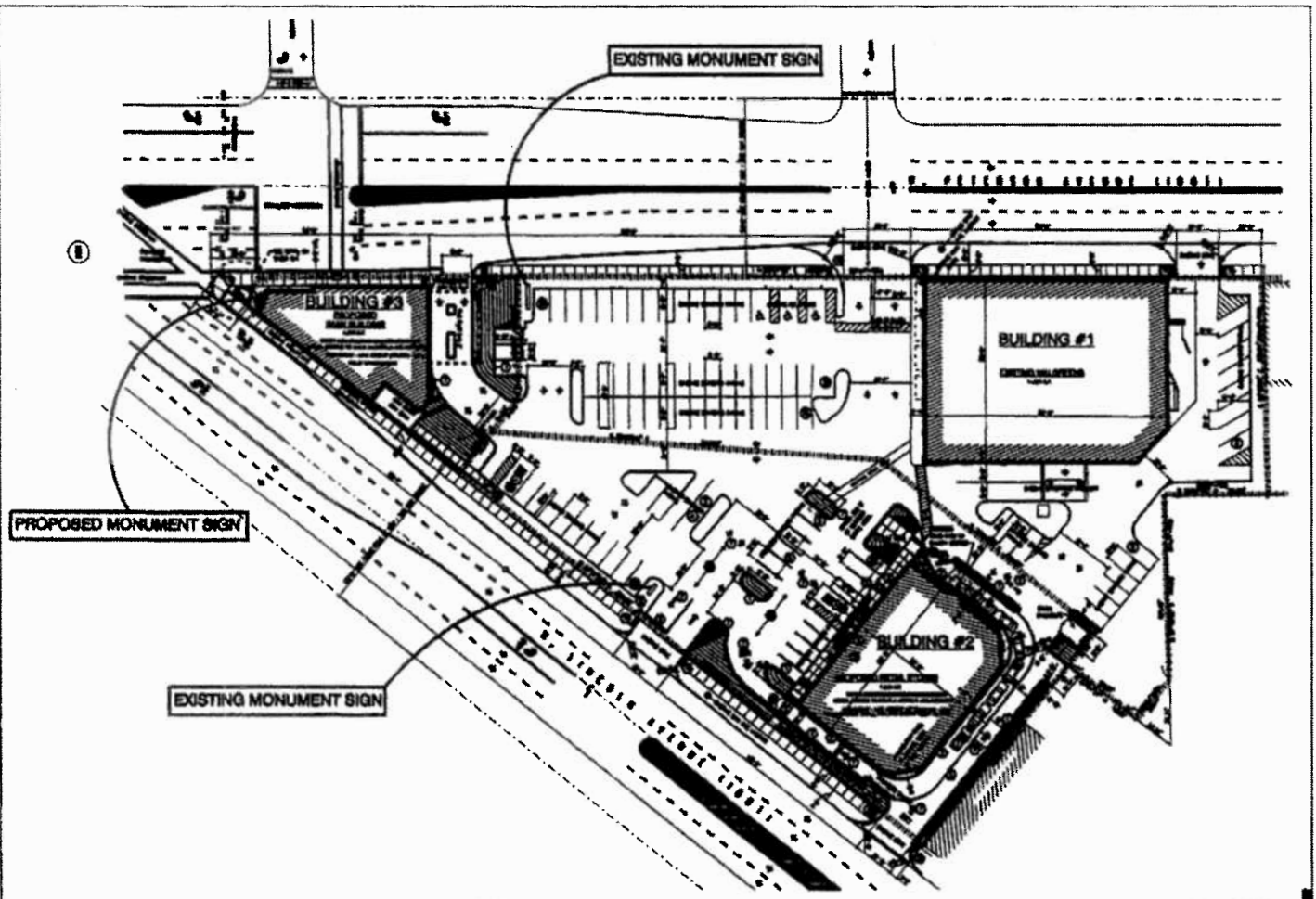
Existing Zoning Map.



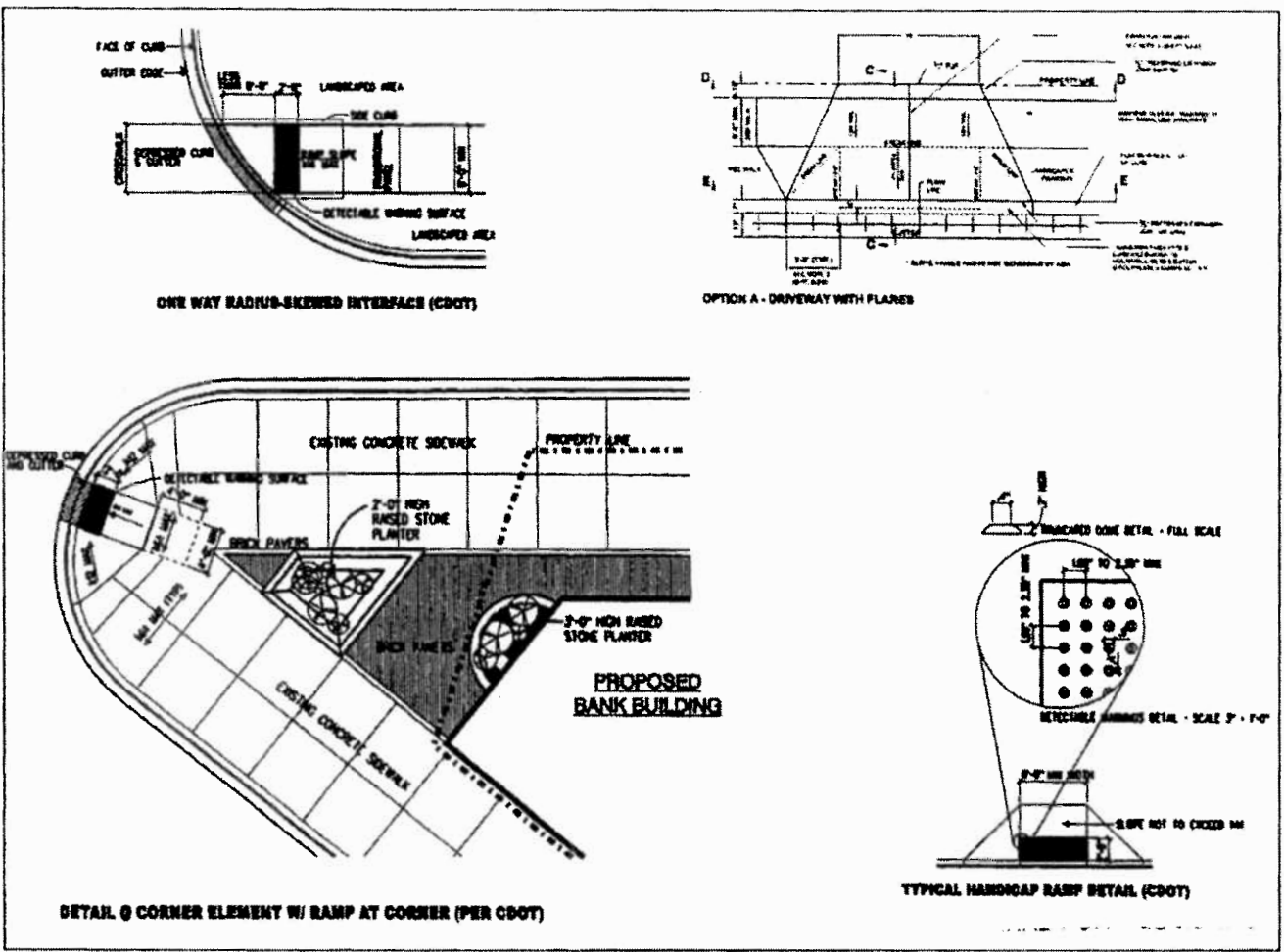
Planned Development Boundary And
Property Map.



Site Plan.

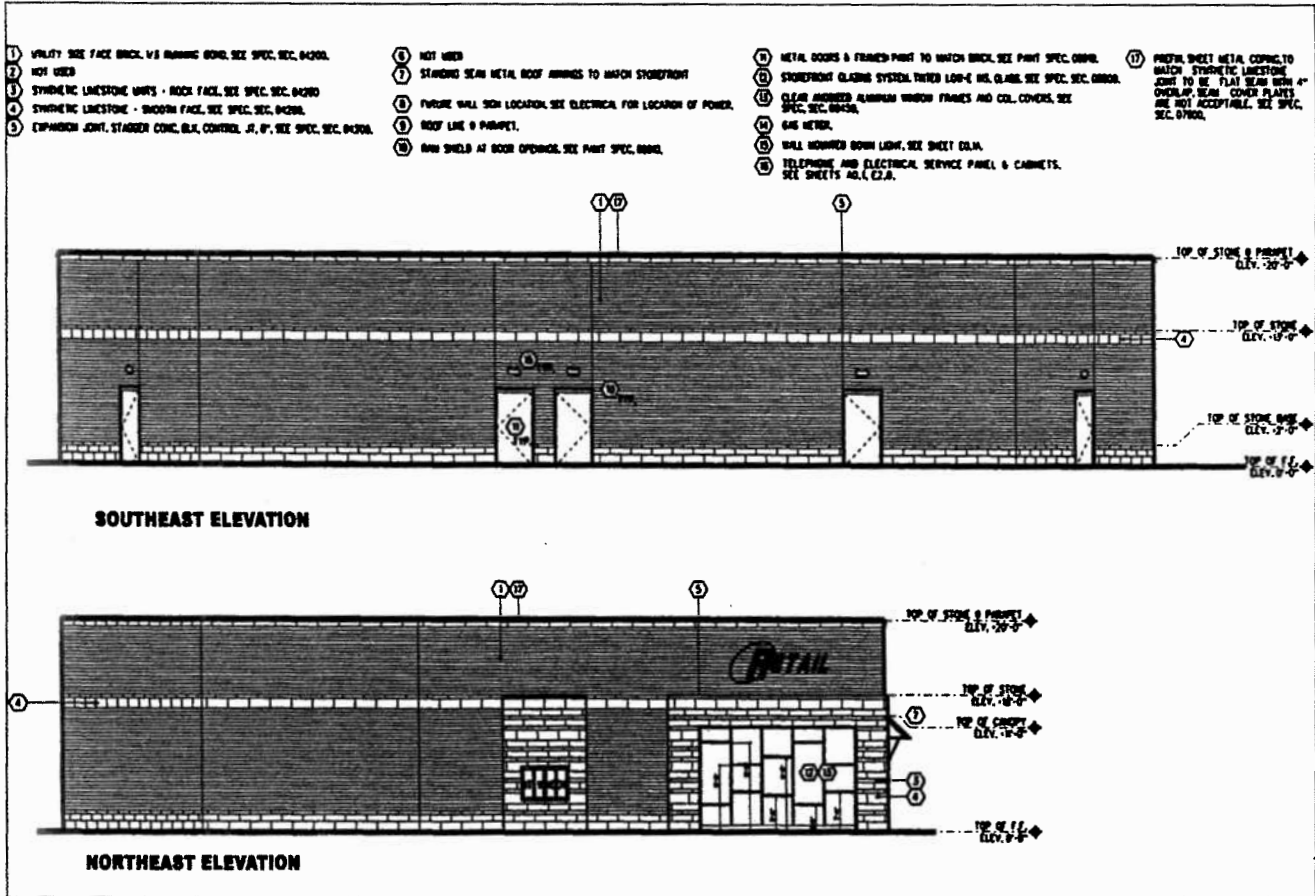


Site Details.



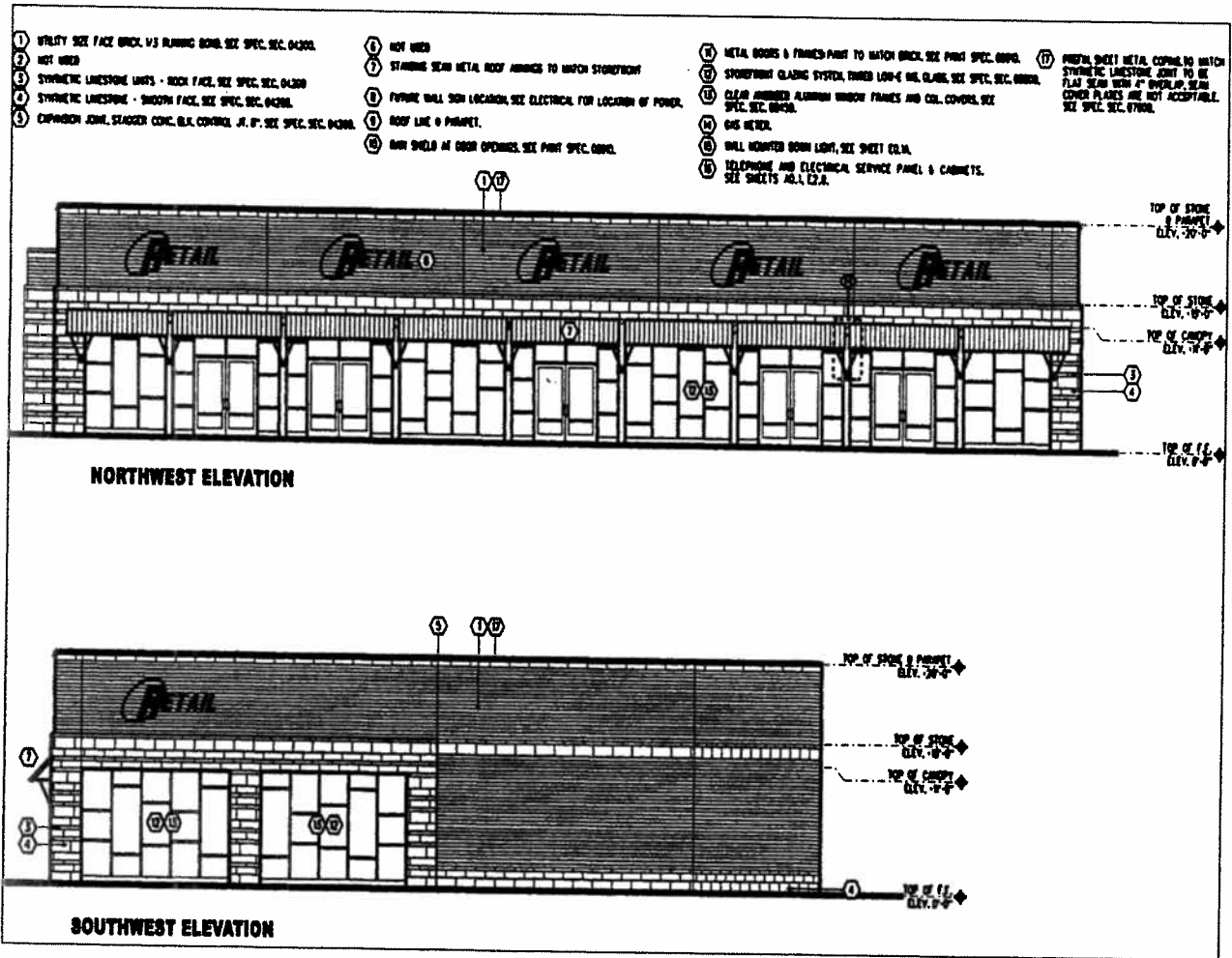
Buildings Elevations.

(Page 1 of 4)



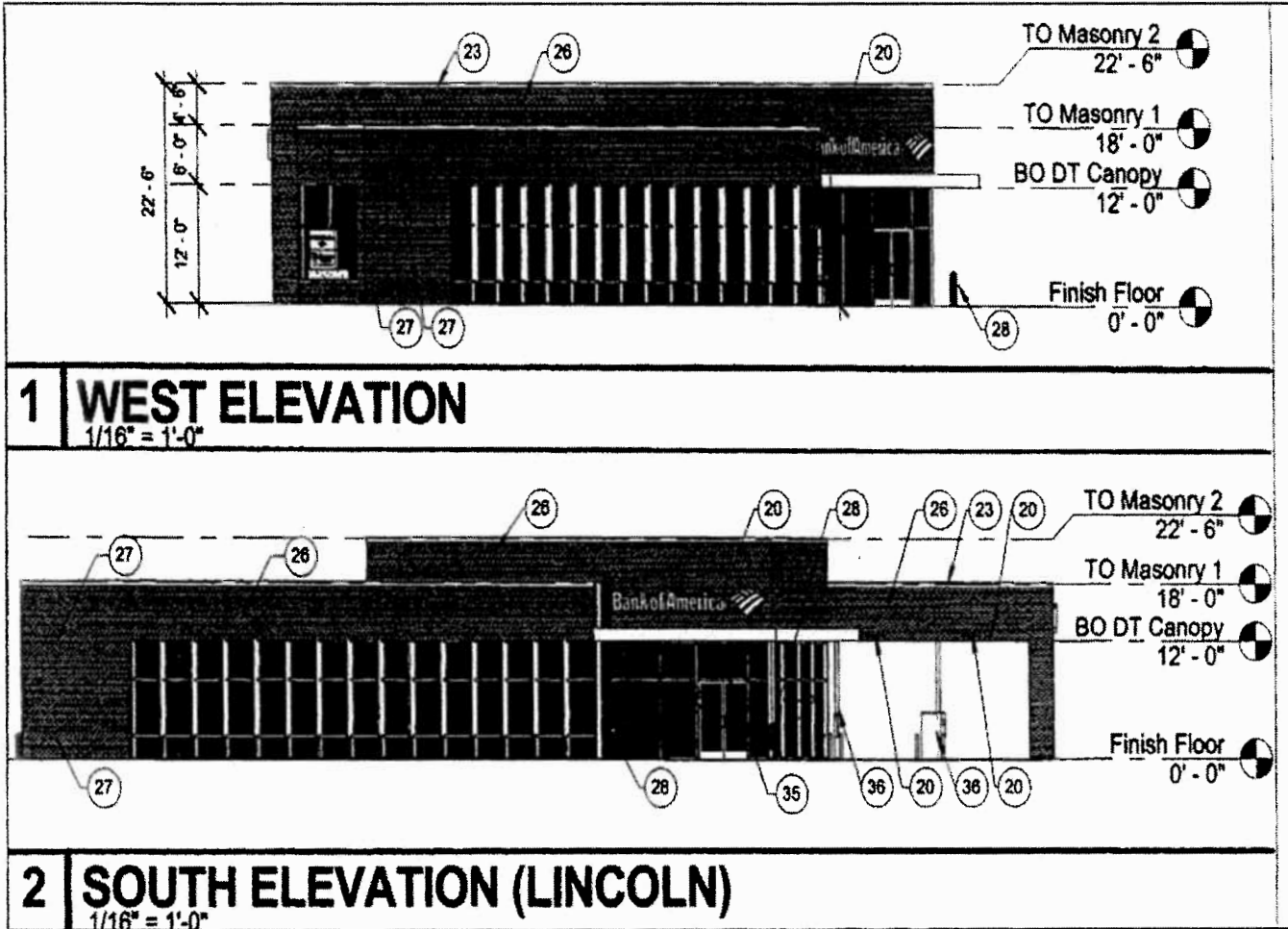
Building Elevations.

(Page 2 of 4)



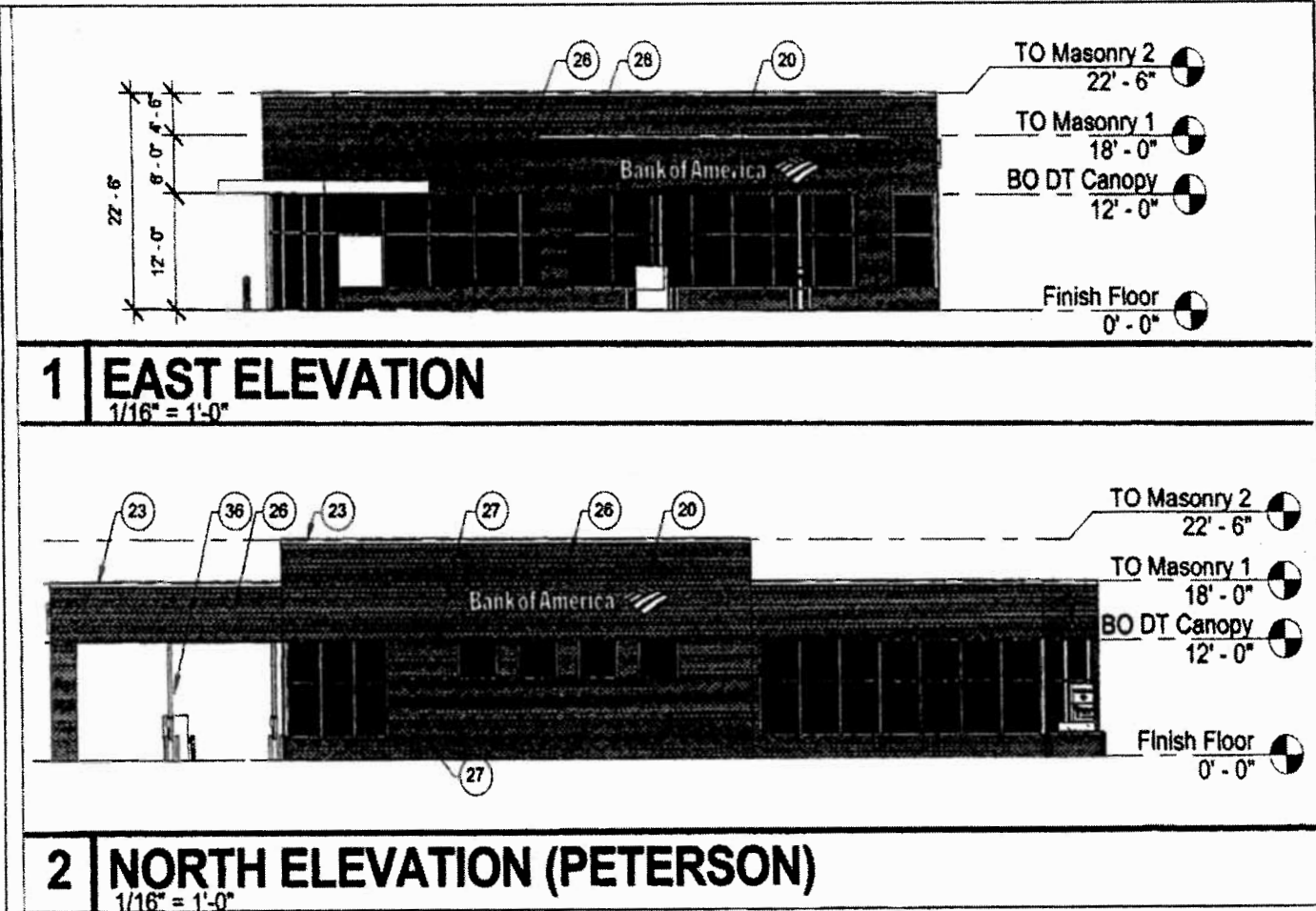
Buildings Elevations.

(Page 3 of 4)

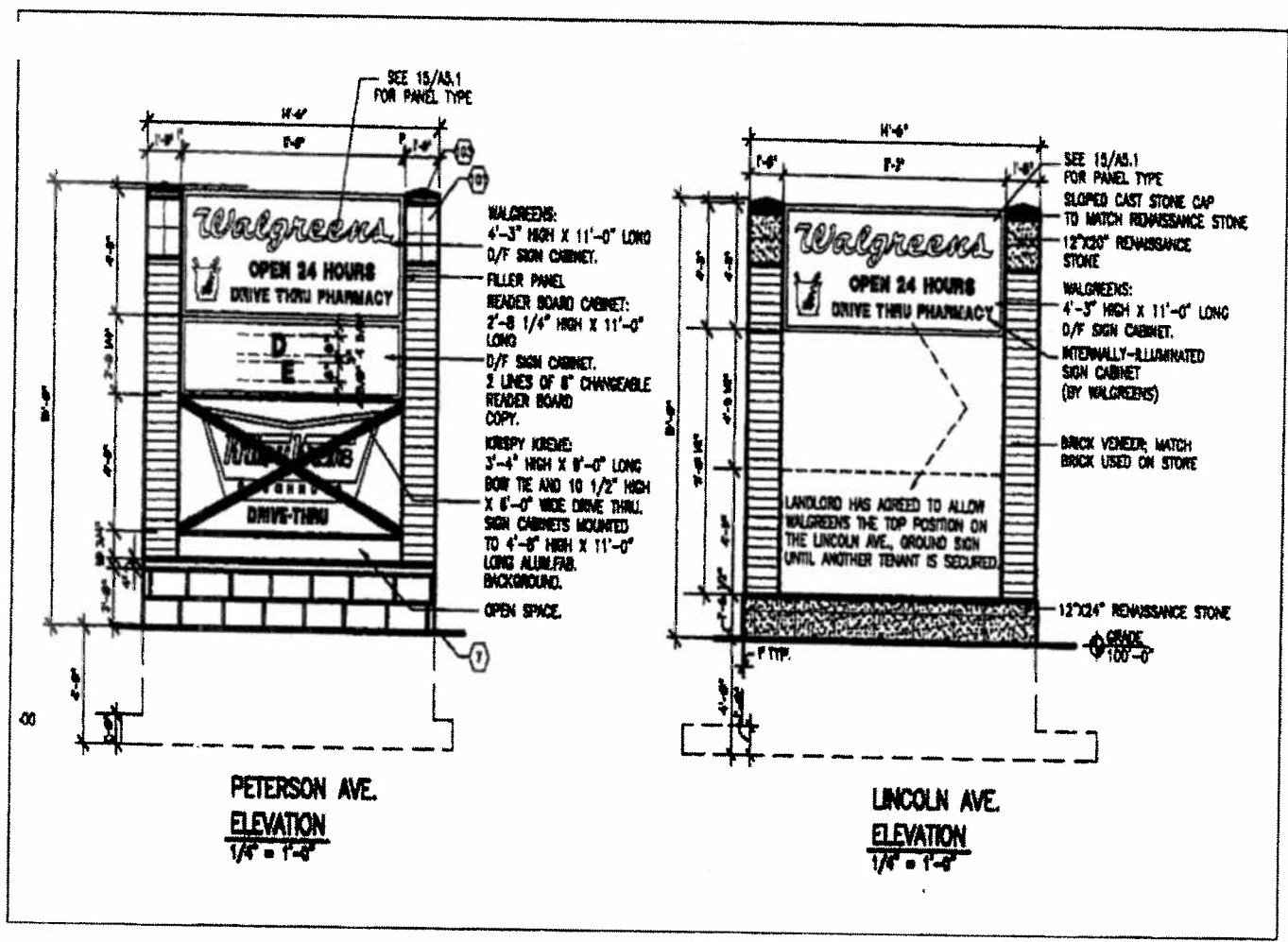


Building Elevations.

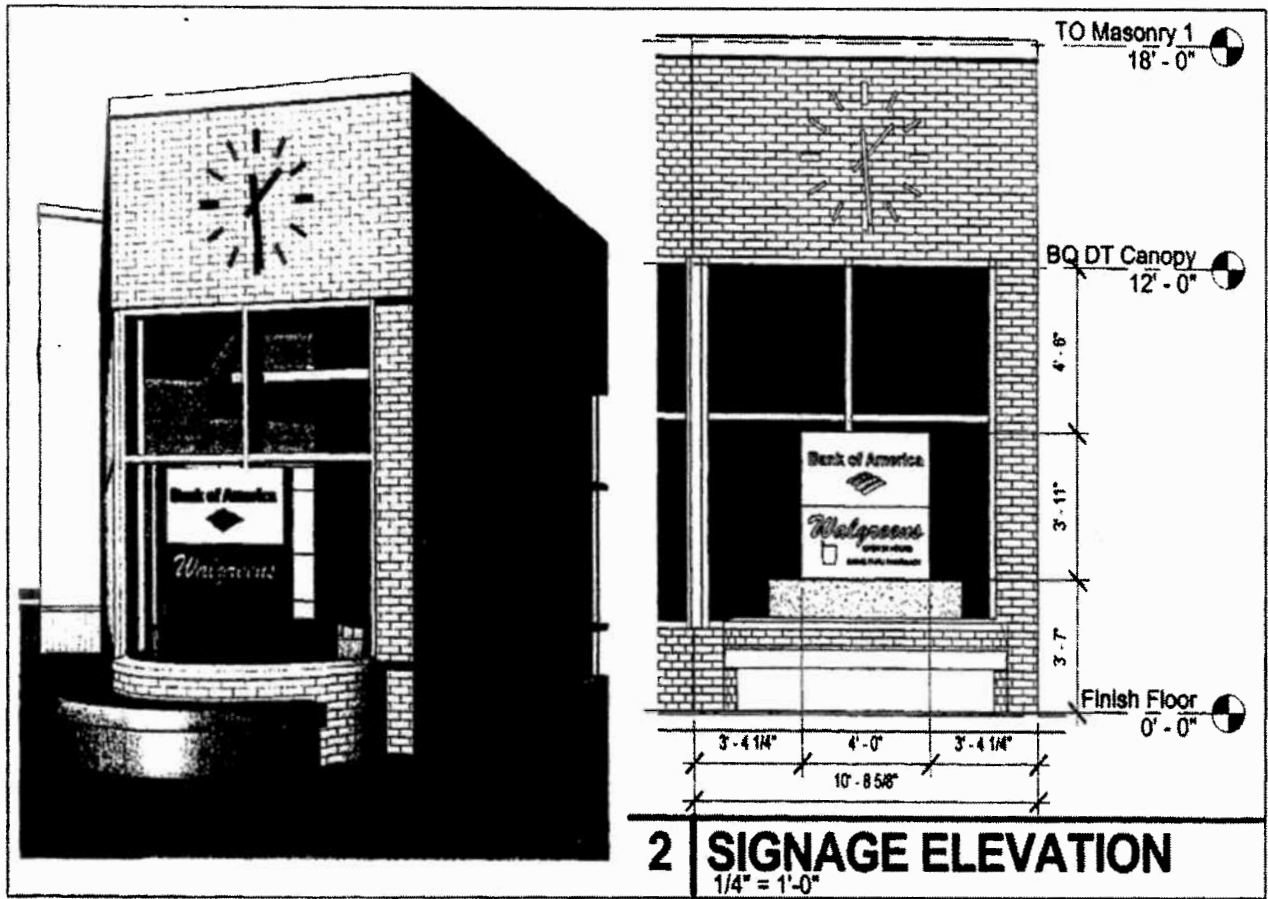
(Page 4 of 4)



Existing Monument Signs.



Building Number 3 Signage Elevation.



Project Keynotes.

PROJECT KEYNOTES

5	CONC. SIDEWALD - C.J. @ 5'-0" TYP.
20	SIGNAGE - BY OWNER.
23	METAL COPING, COLOR TO BE CLEAR ANODIZED ALUMINUM FINISH.
26	BRICK VENEER, BRICK TYPE 1.
27	BRICK VENEER ACCENT BAND, BRICK TYPE 2.
28	ASH URN PER SPECIFICATION, INSTALL PER MFR RECOMMENDATION, SEE SITE PLAN FOR LOCATION.
35	WHITE VINYL LETTERS CENTERED ABOVE DOUBLE DOOR AND 3" ABOVE MULLION FOR STREET ADDRESS IDENTIFICATION. SEE SIGNAGE PACKAGE - BY OWNER - FOR ADDITIONAL SPECIFICATION.
36	BANK EQUIPMENT - BY OWNER.

GENERAL NOTES

THIS SYMBOL  INDICATES REFER TO FIXED GLASS AND FRAME SCHEDULES FOR ALL CURTAIN WALL ELEVATIONS AND DETAILS.

MATERIALS LEGEND

ACM-1	BANK OF AMERICA RED
BRICK TYPE 1	ACME DOVE GRAY
BRICK TYPE 2	ACME GARNET RED

FOR GLAZING AND CURTAIN WALL FINISHES, REFER TO FIXED GLASS AND FRAME SCHEDULES.

10/2/2002

REPORTS OF COMMITTEES

13455

94855

*Reclassification Of Area Shown On Map Number 11-G.
(Application Number A-4990)*

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 B5-5 General Service District symbols and indications as shown on Map Number 11-G in the area bounded by:

West Lawrence Avenue; the alley next east of and parallel to North Sheridan Road; West Lakeside Place; and North Sheridan Road,

to those of a B5-3 General Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 15-I.
(As Amended)
(Application Number 13455)*

Be It Ordained by the City Council of the City of Chicago: BPD 848

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map Number 15-I in the area bounded by:

West Peterson Avenue; a line 182.01 feet east of the east line of North Whipple Street, being a line perpendicular to West Peterson Avenue and running south for a distance of 152.04 feet; the east/west public alley next south of and parallel to West Peterson Avenue; the north/south public alley next east of North Whipple Street; the public alley northeast of and parallel to West Lincoln Avenue; a line 69.89 feet east of the east line of North Whipple Street; North Lincoln Avenue; a line 203.90 feet northwest of and parallel to North Whipple

Street, being a line perpendicular to North Lincoln Avenue and running northeast for a distance of 54.56 feet; and a line 175.66 feet west of and parallel to North Whipple Street, to the point of beginning,

to those of a Business Planned Development and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

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

Business Planned Development Number 848.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development consists of a net site area of approximately two and twenty-six hundredths (2.26) acres (ninety-eight thousand three hundred thirty-nine (98,339) square feet) which is controlled by Lincoln-Peterson Development Associates, L.L.C. for purposes of this Business Planned Development.
2. The applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of right-of-ways or consolidation or resubdivision of parcels shall require 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 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, 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 modification or change thereto (administrative, legislative or otherwise) shall be made by the applicant, or its direct successor, or the owners of all the property or any association which is formed to represent the property owners.

4. This plan of development consists of these fifteen (15) statements, a Bulk Regulations and Data Table; a Surrounding Zoning and Land-Use Map; a Planned Development Property Line and Boundary Map; a Site Plan and Right-of-Way Adjustment Map as prepared by Base Ten Architects dated August 15, 2002; Building A Elevations as prepared by Fox Architects, dated August 15, 2002 and Building B Elevations as prepared by Base Ten Architects, Inc., dated August 15, 2002; Signage Plan by Icon Identity Solutions, dated August 15, 2002; and a Landscape Plan, as prepared by Appold Design, Inc., dated August 15, 2002. Full size copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the area delineated herein: business and retail uses as permitted in the B4-2 District, drive-throughs serving retail and restaurant uses, transit uses, accessory uses, and accessory parking.
6. Two (2) freestanding monument signs shall be permitted in the locations identified in the Site Plan and as depicted in the Signage Plan. Business identification signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development. Temporary construction and marketing signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
8. Off-street parking shall be provided in compliance with this plan of development subject to review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table.

9. The height restriction of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations, and shall also be subject to height limitations established by the Federal Aviation Administration.
10. The maximum permitted floor area ratio for the entire parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
11. Improvements of the property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan and the Landscape Plan attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan.
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 modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development, that such modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this planned development. 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. 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 set backs, an increase in the maximum percent of land covered, or subsequent set back reductions.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings 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.

14. 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 consistent with the 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 Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
15. Unless substantial construction of the improvements contemplated by this planned development has commenced within six (6) years following adoption of this planned development, and unless completion thereof is diligently pursued, then this planned development shall expire and the property shall automatically revert to that of its preexisting B4-2 Restricted Service District.

[Surrounding Zoning and Land-Use Map; Planned Development Boundary and Property Line Map; Right-of-Way Adjustment Map; Site Plan; Existing Right-of-Way Striping and Proposed Right-of-Way Striping Plan; Landscape Plan; Partial Entry and Tower Plans; Building Elevation Drawings; and Peterson Avenue/Lincoln Avenue Pylon Sign Drawings referred to in these Plan of Development Statements printed on pages 94861 through 94871 of this *Journal*.]

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

Business Planned Development Number 848

Bulk Regulations And Data Table.

Gross Site Area: 139,205 square feet (3.19 acres)

Net Site Area:

Net Site Area (including public internal streets and alleys to be vacated)

Total = Gross Site Area (139,205 square feet) - (Area in Public Streets and Alleys (40,866 square feet)) = Net Site Area of 98,339 square feet (2.26 acres)

Maximum Floor Area Ratio: 0.25.

Maximum Site Coverage: In accordance with Site Plan.

Minimum Number of Off-Street
Parking Spaces: 105.

Minimum Number of Off-Street
Loading Areas: 2.

Minimum Building Setbacks: In accordance with Site Plan.

Maximum Building Height: In accordance with Building Elevations.

Maximum Number of Monument
Signs: 2.

Maximum Height of Monument
Signs: 15 feet.

Surrounding Zoning And Land-Use Map.

**BASE
TEN**
ARCHITECTS
475 W. 87TH ST. #200
CHICAGO, IL 60628
TEL: 312-862-8000
FAX: 312-862-8008

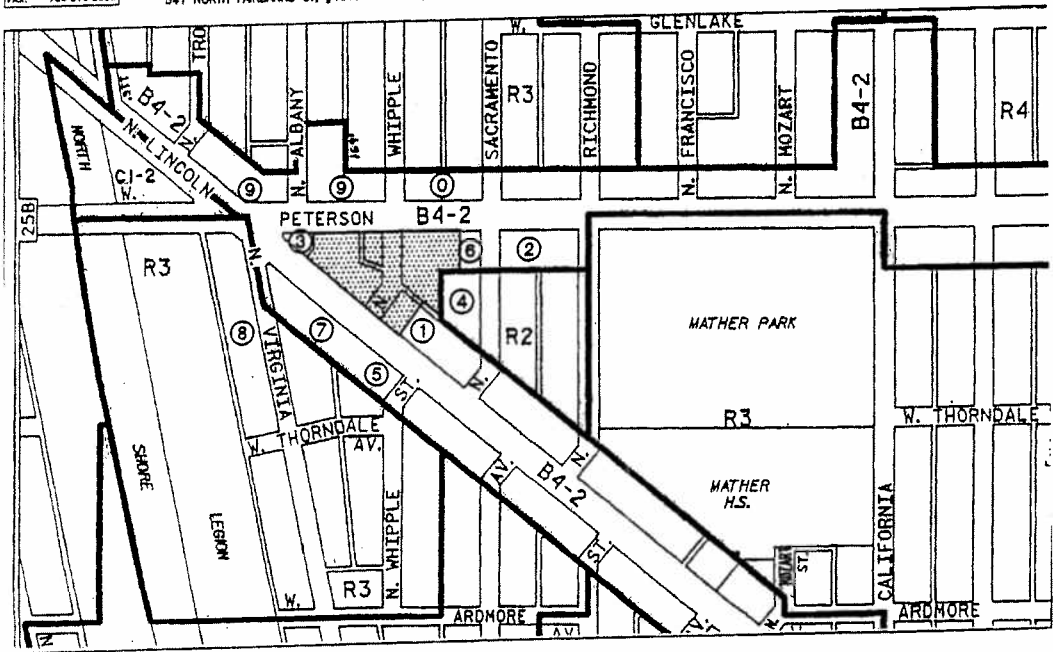
SOUTHEAST CORNER OF
PETERSON AVE. AND LINCOLN AVE.

LINCOLN PETERSON DEVELOPMENT ASSOCIATES, L.L.C.
541 NORTH FAIRBANKS CT. #1010 CHICAGO, IL 60611

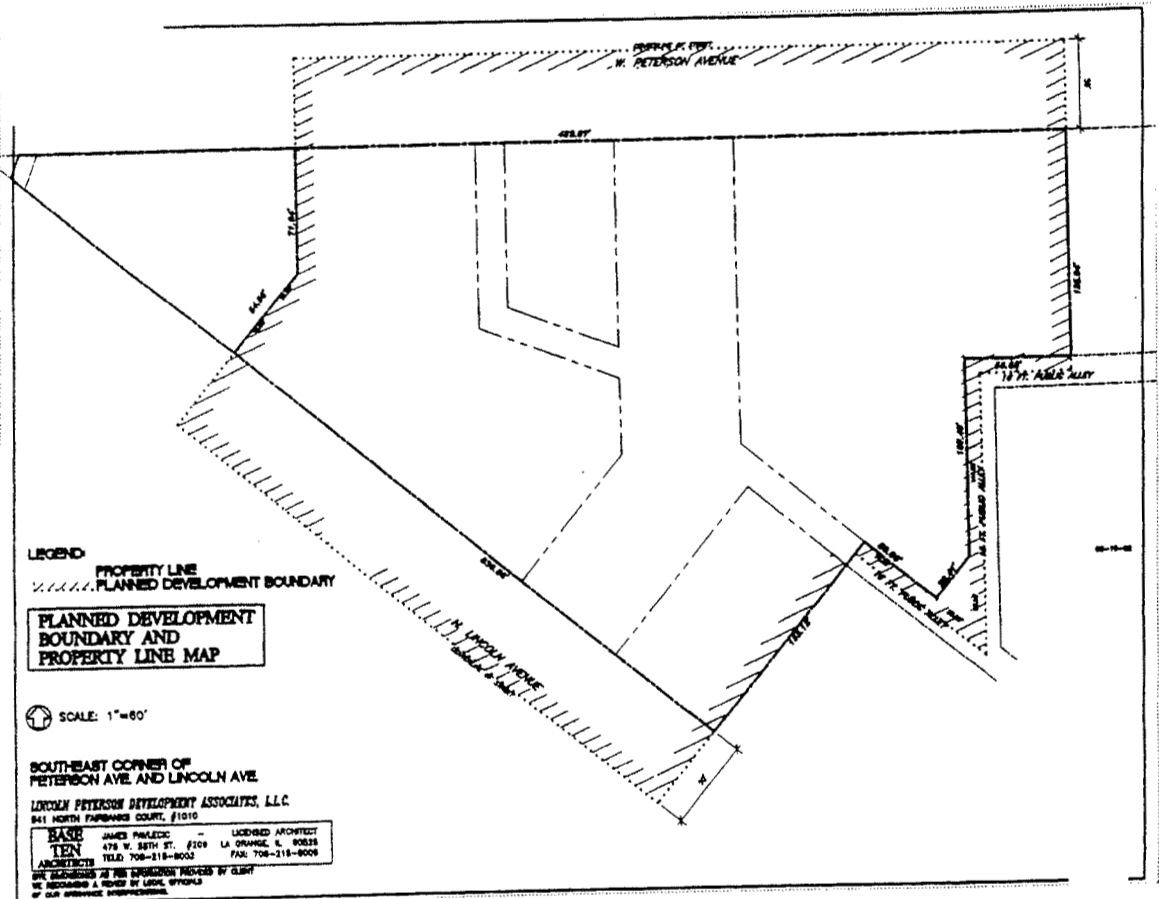


LEGEND:

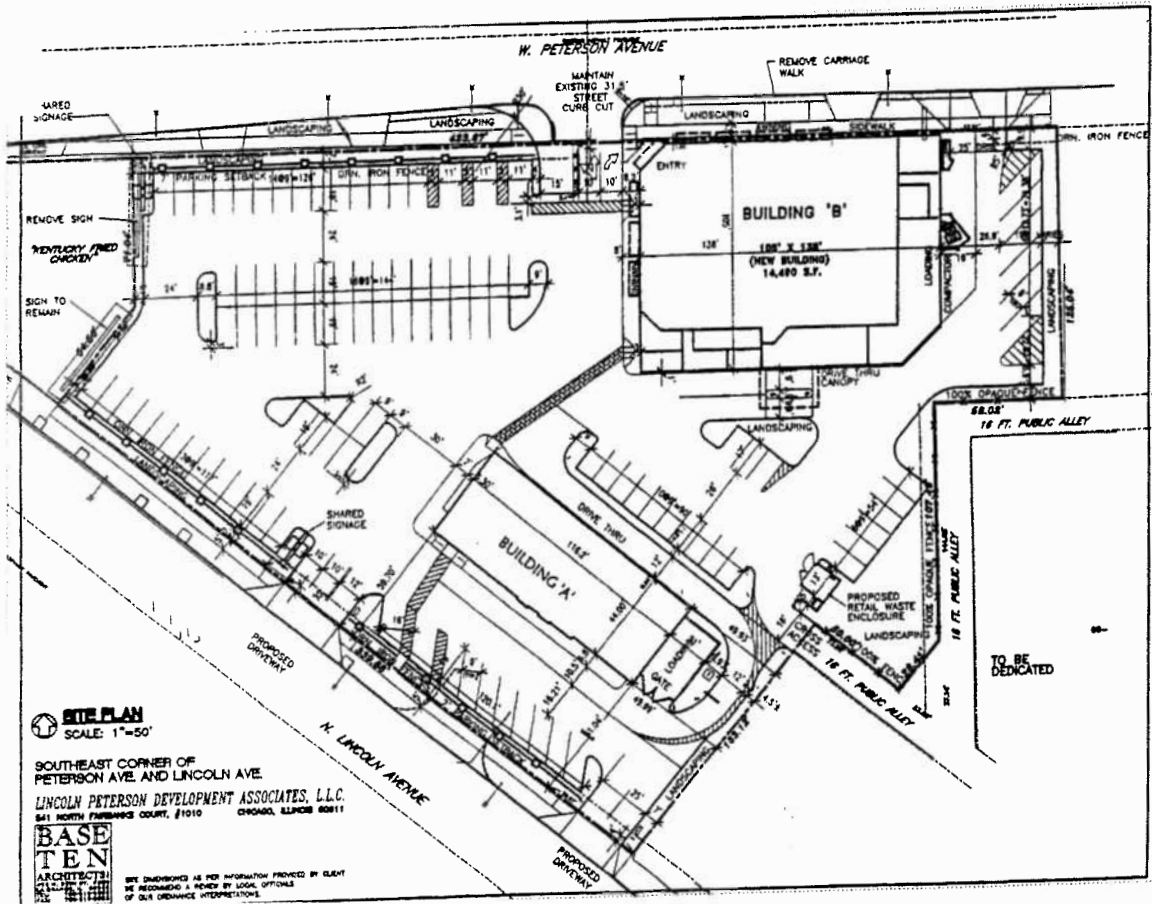
- | | | | |
|---|--------------------------|---|----------------------------|
| ① | AUTO REPAIR | ⑥ | NIGHTCLUB |
| ② | CAR WASH | ⑦ | PROFESSIONAL OFFICE/RETAIL |
| ③ | RESTAURANT | ⑧ | PARK |
| ④ | SINGLE FAMILY RESIDENCES | ⑨ | RETAIL |
| ⑤ | MOTEL | ⑩ | SERVICE STATION |



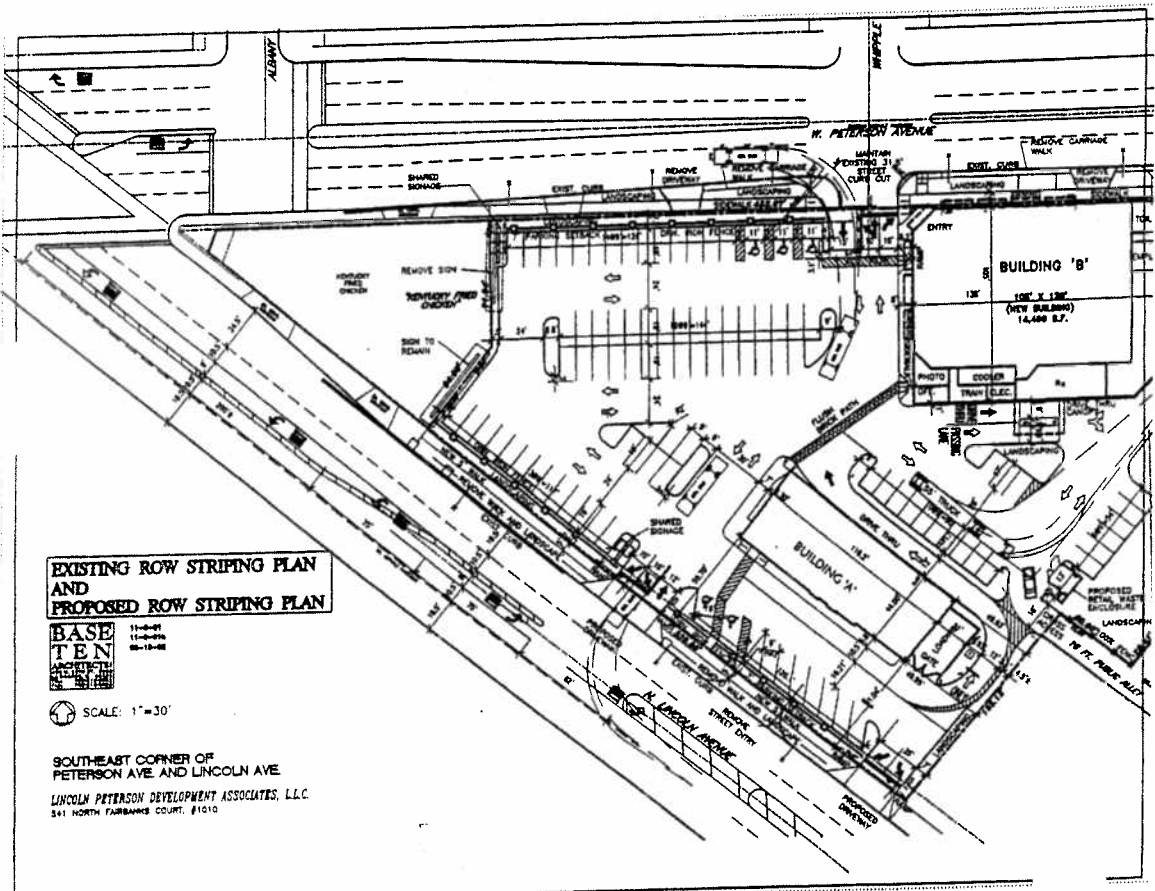
Planned Development Boundary
And Property Line Map.



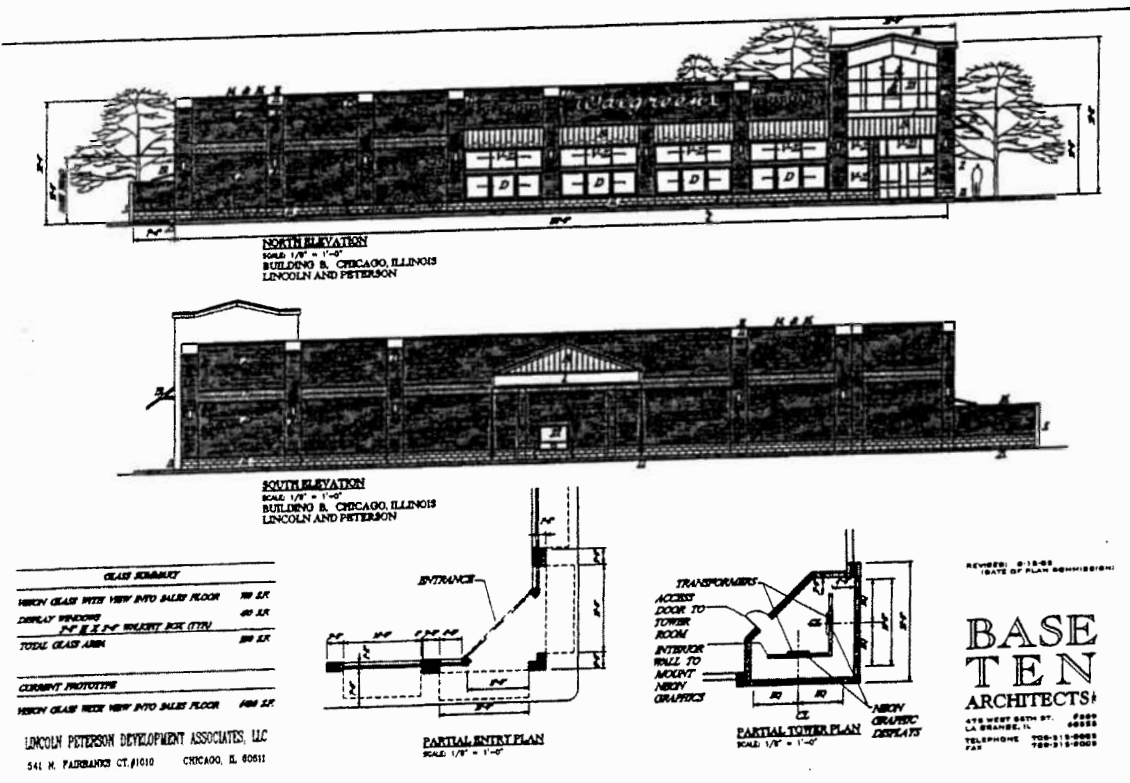
Site Plan.



Existing Right-Of-Way Striping Plan And Proposed Right-Of-Way Striping Plan.



North/South Elevations; Partial
Entry And Tower Plans.

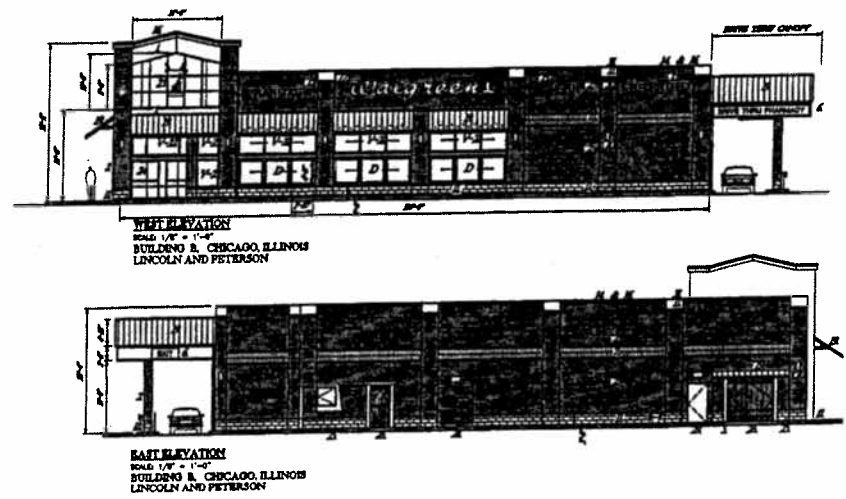


LINCOLN PETERSON DEVELOPMENT ASSOCIATES, LLC
541 N. FAIRBANKS CT.#1010 CHICAGO, IL 60611

West/East Elevation.

- MATERIALS**
1. FINISHED METAL CORNICE
 2. FACE BRICK SEE SAMPLES
 3. CAST STONE COURSE
 4. NOT USED
 5. BOLLARD
 6. ILLUMINATED BOX SIGN
 7. BRICK SOLDER COURSE
 8. NOT USED
 9. CAST STONE CAP MOLDING
 10. SCIENCE LIGHT FIXTURE
 11. SMOOTH RENAISSANCE STONE
 12. DOWN SPOUT
 13. OVERFLOW SCUPPER
 14. FACE BRICK PARAPET
 15. INTERNALLY ILLUMINATED LETTER SIGN 8" H
 16. FINISHED METAL CORNING
 17. RED WALKERBERRY SCRIPT SIGN 2'-4" H X 1' X 3'-9" W
 18. CAST STONE SILL
 19. GREEN STANDING SEAM METAL AWNINGS
 20. NOT USED
 21. NOT USED
 22. CLEAR ANODIZED ALUM. SASH
 23. TINTED GLASS
 24. NEON LOGO ON BACK WALL
 25. VISIBLE THRU CLEAR GLASS
 26. CLEAR ANODIZED AUTOMATIC DOOR WITH TINTED GLASS
 27. MASONRY WASTE AND COMPACTOR ENCLOSURE
 28. CEDAR GATES
 29. DRYWALL THRU WINDOW
 30. OVERHEAD DOOR
 31. EXIT DOOR
 32. BRICK PLASTER
 33. STONE CAP
 34. VISION GLASS WITH VIEW INTO SALES FLOOR DISPLAY WINDOWS
 35. 3'-6" H X 3'-6" WALKERBERRY BOX (TYP)

LINCOLN PETERSON DEVELOPMENT ASSOCIATES, LLC
 41 N. FRANKLIN CT #1010 CHICAGO, IL 60601



REVISED: 0-10-02
 (DATE OF PLAN REVISION)

**BASE
 TEN**
 ARCHITECTS
 476 WEST 26TH ST.
 LA GRANGE, IL 60525
 TELEPHONE 708-810-8000
 FAX 708-810-8000

10/2/2002

REPORTS OF COMMITTEES

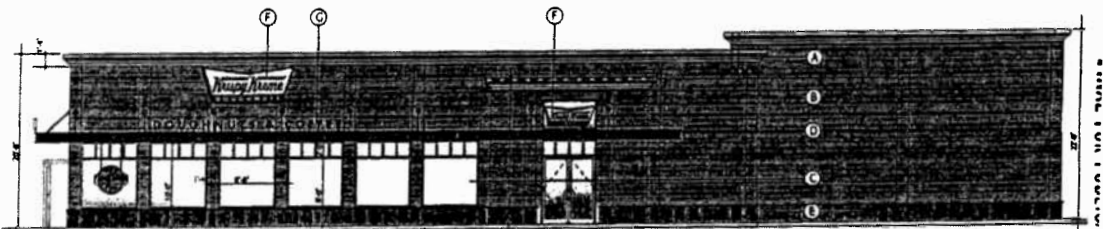
94869

Northwest/Southwest Elevations.

- (A) Pre-Formed Fiberglass Reinforced Plastic Cornice
- (B) Brick Veneer
- (C) Clear Anodized Aluminum Storefront windows with Divided Transom
- (D) Aluminum Canopy with tie backs - 14" Fascia- Mounted at 10'-0" Nominal
- (E) Cast Stone Water table - 2'-0" H
- (F) Krispy Kreme Signage
- (G) 12" High Steel Channel Letters pin mounted on Canopy
- (H) Revolving Door



Northwest Elevation - Facing Intersection of Lincoln and Peterson



Southwest Elevation - Facing N Lincoln Ave.

Building A Elevations

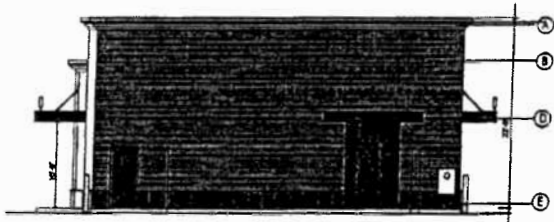
Original Submitted 09-01-01
Revised Submission 09-15-02

FX Fox Architects
Architects | Consultants | Designers Inc.

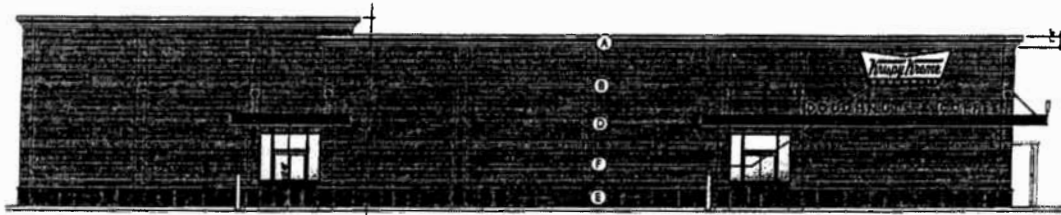
Lincoln Peterson Development Assoc., L.L.C.
541 North Fairbanks Ct. ste 1010
Chicago Illinois 60611

Southeast/Northeast Elevations.

- A Pre-Formed Fiberglass Reinforced Plastic Cornice
- B Brick Veneer
- C Clear Anodized Aluminum Storefront windows with Divided Transoms
- D Aluminum Canopy with tie backs - 14" Fescla - Mounted at 10-0" Nominal - Krispy Kreme Green
- E Cast Stone Water table - 2'-0" H - Darker color than brick
- F Krispy Kreme Signage
- G 12" High Steel Channel Letters pin mounted on Canopy
- H Aluminum and Glass Revolving Door



Southeast Elevation - Facing adjacent property - alley



Northeast Elevation - Facing Midway

Lincoln Peterson Development Assoc., L.L.C.
 541 North Fairbanks Ct. ste 1010
 Chicago Illinois 60611

Building A Elevation:

Original Submitted 09-01-01
 Revised Submission 08-15-02

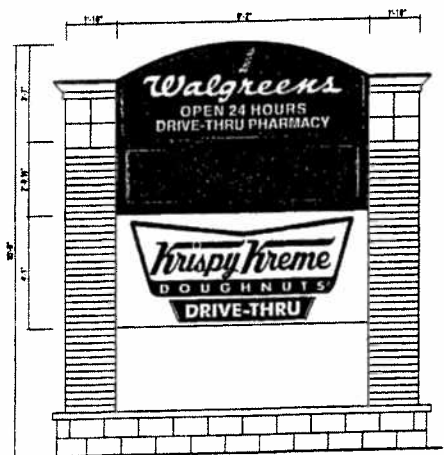
FX Fox Architects
 Architects | Consultants | Designers

10/2/2002

REPORTS OF COMMITTEES

94871

Peterson Avenue/Lincoln Avenue
Pylon Sign Drawings.



D.F. Illuminated Shared Pylon - Peterson Ave.
KRISPY KREME SIGN GRAPHICS BY TENANT



D.F. Illuminated Shared Pylon - Lincoln Ave.
KRISPY KREME SIGN GRAPHICS BY TENANT