

# PD 859

<b>Table of Contents</b> .....	<b>2</b>
<b>04/15/2015 PD Amendment</b> .....	<b>2</b>
Ordinance .....	2
Statements .....	2
Bulk Table .....	6
Exhibits .....	8
<b>08/19/2009 Minor Change</b> .....	<b>16</b>
<b>12/02/2005 Site Plan</b> .....	<b>17</b>
<b>06/13/2005 Minor Change</b> .....	<b>18</b>
Ordinance .....	19
Statements .....	20
Bulk Table .....	26
Exhibits .....	27

18231

107348

JOURNAL--CITY COUNCIL--CHICAGO

4/15/2015

*Reclassification Of Area Shown On Map No. 16-H.  
(As Amended)  
(Application No. 18231)  
(Common Address: 6900 -- 7058 S. Ashland Ave.)*

BPID 859, 99

[SO2014-9700]

*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, be amended by changing all the Business Planned Development Number 859 District symbols and indications as shown on Map Number 16-H in the area bounded by:

West 69<sup>th</sup> Street; South Ashland Avenue; West 71<sup>st</sup> Street; and South Marshfield Avenue,

to those of the designation of Business Planned Development Number 859, as amended, which is hereby established in the area described above 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 2. 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 No. 859,  
As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Business Planned Development Number 859, as amended (the "Planned Development") consists of approximately three hundred thirty-one thousand six hundred twelve (331,612) square feet (plus or minus seven and six-hundredths (7.6 acres) of net property (the "Property") as shown on the drawings attached hereto entitled "Planned Development and Property Line Boundary Map" and the plan of the development is to be amended by the ("Applicant") Owner of Subarea B, DCR Management, Inc.
2. The Applicant or the owners and legal titleholders of the Property (singly, the "Owner" and collectively, the "Owners") or their respective successors, assignees or grantees, as applicable, shall obtain all necessary federal, state and local approvals and permits, and all other official reviews, approvals and permits required in connection with this Planned Development. Any dedication and/or vacation of streets or alleys or easements or any adjustment of City rights-of-way shall require a separate submittal

on behalf of the Applicant or any Owner, as applicable and their respective 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 Owners of the Property, including the Applicant and their respective successors and assigns, grantees and lessees, and if different from the Applicant or the Owners, the legal titleholders and any ground lessors. All rights granted hereunder shall inure to the benefit of the Owners and their successors, assignees or grantees and if different from the Applicant or Owners, the legal titleholders and ground lessors. Furthermore, pursuant to the requirements of Section 17-8-040 of the Chicago Zoning Ordinance, the Property, or any portion thereof designated herein as a subarea, shall be under single ownership or unified control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. Unified 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 of the Owners of the property, or any portion thereof designated herein as a subarea, and any ground lessors.
4. This plan of development consists of these sixteen (16) Statements and the following exhibits: a Bulk Regulations and Data Table, a Planned Development and Property Line Boundary Map, an Existing Land-Use Map, a Subarea Plan, a Site Plan, a Landscape Plan, a Public Right-of-Way Adjustment Map and Building Elevations, all prepared by the Nadel Architects and dated November 14, 2002.

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 shall control.

5. The following uses are allowed with the boundaries of the Planned Development as follows:

Subarea A:

The following uses shall be permitted uses in Subarea A: food stores, grocery stores, meat markets, bakeries and delicatessens, including the sale of packaged liquor in conjunctions therewith; gas stations; accessory parking; all uses permitted in the B3-2 Community Shopping District; and Chicago Transit Authority Communication Towers.

Subarea B:

The following uses shall be permitted uses in Subarea B: all uses allowed in the B3-2 Community Shopping District, including establishments of the "drive-in" or "drive-through" type offering goods and services directly to customers waiting in parked motor vehicles shall be permitted for the out parcel at the northeast corner of Subarea B; municipal or privately-owned recreation buildings or community centers; liquor stores, package goods only and liquor sales as an accessory use in conjunction with food store stores and grocery stores are also allowed; and accessory parking.

The following uses are not allowed within the Planned Development: currency exchanges, pawn shops; payday loans stores; tattoo parlors; bingo halls; video game arcades; pool halls; and any form of astrology or fortune-telling.

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 Planning and Development. Off-premises sign are prohibited within the boundary of this Planned Development.
7. For purposes of height measurement, the definitions in the Chicago 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(s) shall be in accordance with the attached Bulk Regulations table. For the purposes of FAR calculations and measurements, the definition in Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 331,612 square feet or 6.7 acres.
9. Prior to any Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) in Subarea(s) A and/or B, the owner(s) or Applicant, shall submit a site plan, landscape plan and building elevations for the specific subarea(s) for review and approval by the Department of Planning and Development. Review and approval by the Department of Planning and Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing Development. Subarea Site Plan Approval Submittals (per Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Owners(s) or Applicant. If the Owner(s) or Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Owner(s) or Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either rights-of-way or the boundary of the nearest subarea. The site plan shall include all dimensioned and any planned street rights-of-way.

No Part II Approval for any portion of the Property shall be granted until Site Plan Approval has been granted. Following approval by the Department of Planning and Development, the approved Subarea Site Plan Submittal, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Subarea Plan, changes or modifications may be made pursuant to provisions of Statement Number 13. In the event of any inconsistency between approved plans and the terms of this Planned Development, the terms of the Planned Development shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and
- statistical information applicable to the subject subarea, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

10. 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 Planning and Development. The fee, as determined by staff at the time, is final and binding on the Owner(s) and Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
11. 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 Planning and Development. Any interim review associated with site plan review or Part II Review, are conditional until Final Part II Approval.
12. The Applicant and Owner(s) shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitations, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-06110A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Owner(s), its successors and assigns and, if different than the Applicant, the legal titleholder(s) and any ground lessors.

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 building and improvement 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 high standard of accessibility.
15. 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, conserves energy and maximizes the preservation of natural resources. All development in any subarea shall conform to the "City of Chicago's Sustainable Development Policy Matrix" in effect at the time of the Site Plan pursuant to this Planned Development.
16. This Planned Development shall be governed by Section 17-13-0612 of the Chicago Zoning Ordinance. Should this Planned Development ordinance, the Commissioner of of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to prior zoning that formed the basis of this amended Planned Development.

[Existing Zoning Map; Existing Planned Development Boundary and Property Line Map; Existing Land-Use Map; Existing Public Right-of-Way Adjustment Map; Site Plan; Landscape Plan; and Subareas A and B Building Elevations referred to in these Plan of Development Statements printed on pages 107354 through 107361 of this *Journal*.]

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

*Business Planned Development No. 859,  
As Amended.*

*Plan Of Development*

*Bulk Regulations And Data Table.*

Gross Site Area:	446,454 square feet (10.25 acres)
Public Rights-of-Way:	114,842 square feet (2.63 acres)
Net Site Area for Entire PD:	331,612 square feet (7.6 acres)

## Net Site Area by Subareas:

Subarea A:	213,164 square feet (4.89 acres)
Subarea B:	112,699 square feet (2.71 acres)

Maximum Floor Area ratio for Entire PD: 0.5

## Maximum Floor Area by Subareas:

Subarea A:	0.5
Subarea B:	0.5

Allowed Uses: Business, commercial, service, Recreational uses, related and Accessory uses as described in Statement Number 5

Maximum Percentage of Site Coverage: In accordance with the Site/Landscape Plan

Maximum Building Setbacks: In accordance with the Site/Landscape Plan

## Minimum Number of Off-Street Parking Spaces:

Subarea A:	223 spaces
Subarea B:	112 spaces

## Minimum Number of Off-Street Loading Spaces:

Subarea A:	2 loading spaces
Subarea B:	0 loading spaces

Maximum Building Height: In accordance with the Building Elevations

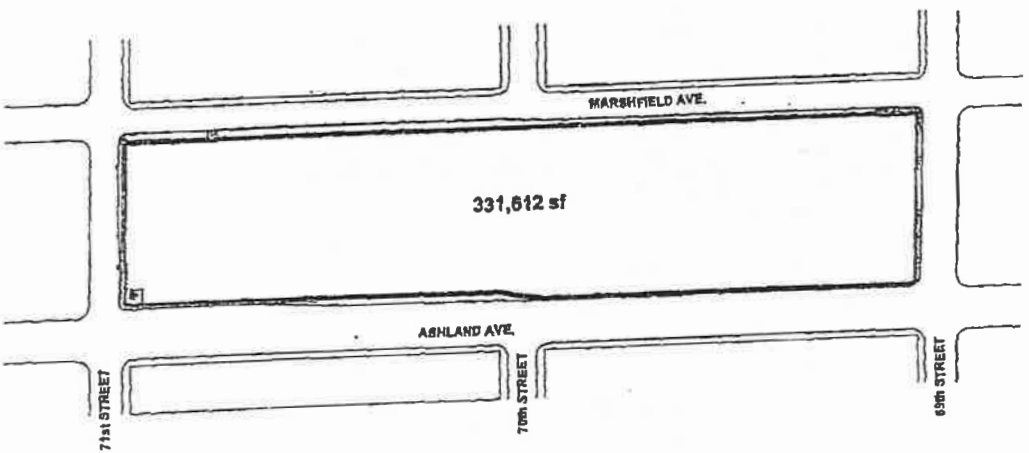


4/15/2015

REPORTS OF COMMITTEES

107355

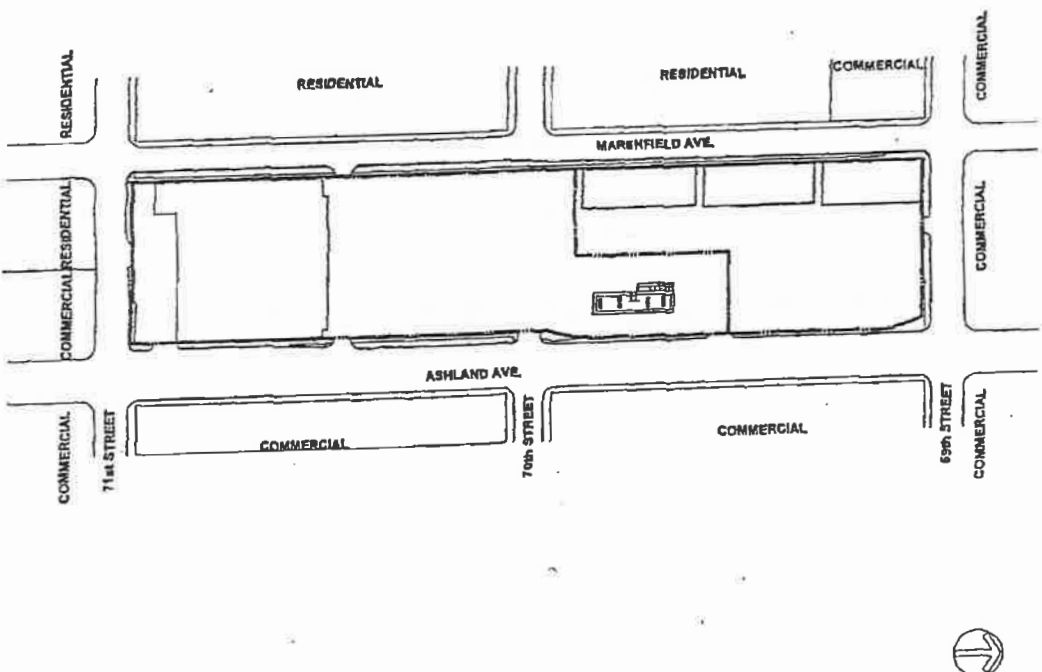
**BUSINESS PLANNED DEVELOPMENT No. 859, As Amended**  
**Existing Planned Development Boundary and**  
**Property Line Map**



Applicant:  
Address:  
Date:  
Revised:

DCR Management Inc.  
6900-7058 South Ashland Avenue  
November 5, 2014

**BUSINESS PLANNED DEVELOPMENT No. 859, As Amended**  
**Existing Land-Use Map**



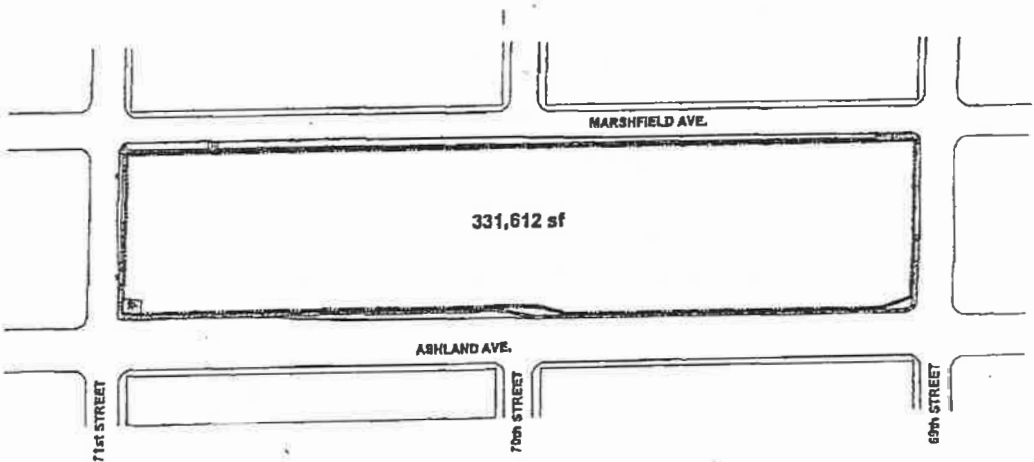
Applicant: DCR Management Inc.  
 Address: 6900-7058 South Ashland Avenue  
 Date: November 5, 2014  
 Revised:

4/15/2015

REPORTS OF COMMITTEES

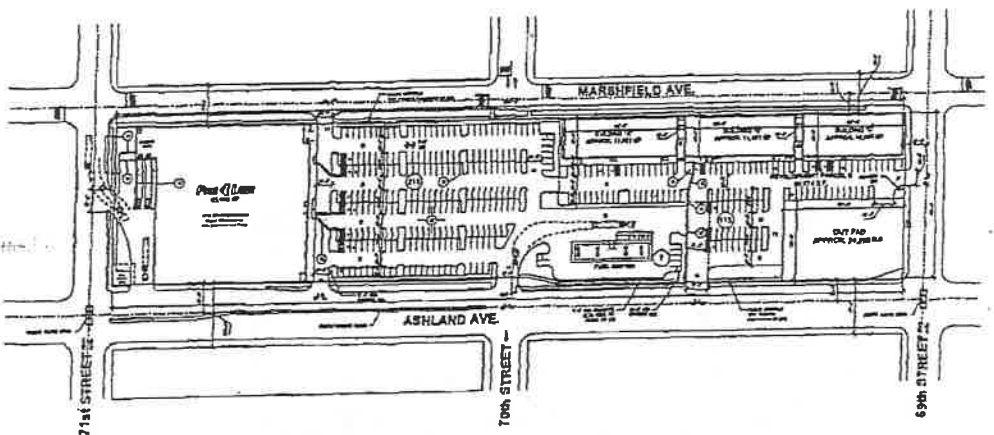
107357

**BUSINESS PLANNED DEVELOPMENT No. 859, As Amended**  
**Existing Public Right-Of-Way Adjustment Map**



Applicant: DCR Management Inc.  
Address: 6900-7058 South Ashland Avenue  
Date: November 5, 2014  
Revised:

**BUSINESS PLANNED DEVELOPMENT No. 859, As Amended**  
**Site Plan**



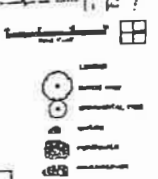
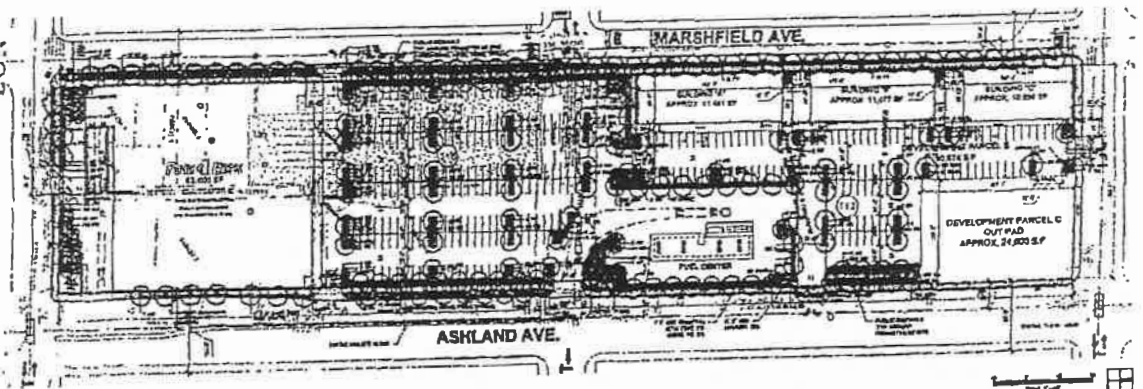
Applicant: DCR Management Inc.  
Address: 6900-7058 South Ashland Avenue  
Date: November 5, 2014  
Revised:

4/15/2015

REPORTS OF COMMITTEES

107359

BUSINESS PLANNED DEVELOPMENT No. 859, As Amended  
Landscape Plan



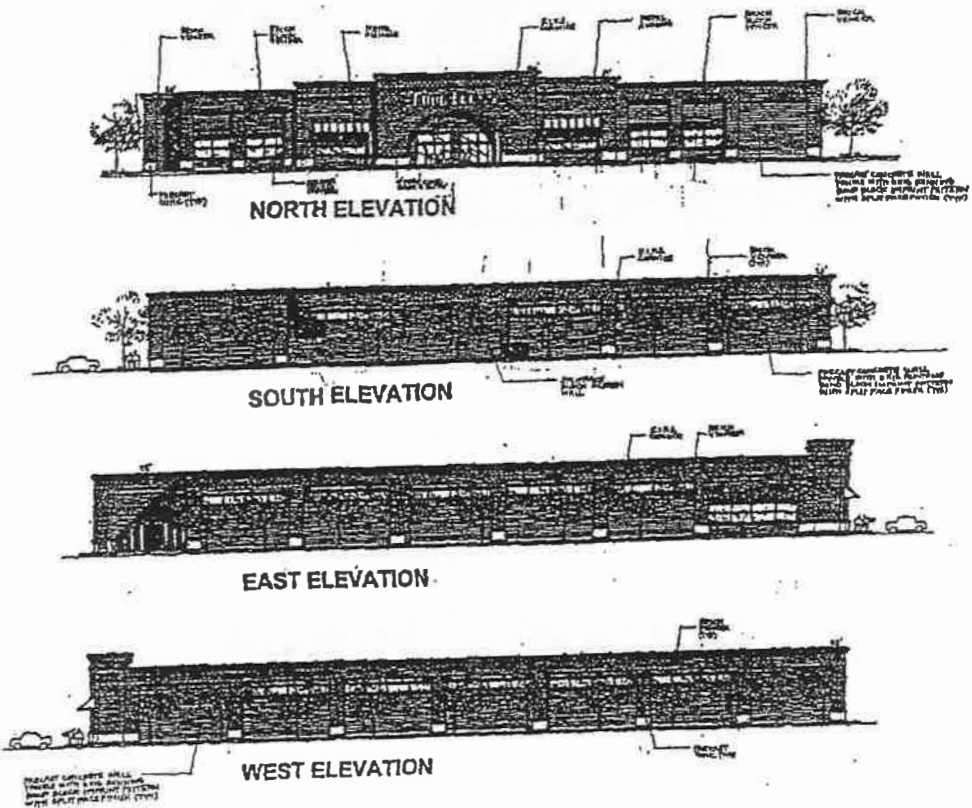
1 LANDSCAPE PLAN

NO.	SYMBOL	PLANT NAME	QUANTITY	DATE	REMARKS
1	(Symbol)	PLANT NAME	1		
2	(Symbol)	PLANT NAME	1		
3	(Symbol)	PLANT NAME	1		
4	(Symbol)	PLANT NAME	1		
5	(Symbol)	PLANT NAME	1		
6	(Symbol)	PLANT NAME	1		
7	(Symbol)	PLANT NAME	1		
8	(Symbol)	PLANT NAME	1		
9	(Symbol)	PLANT NAME	1		
10	(Symbol)	PLANT NAME	1		
11	(Symbol)	PLANT NAME	1		
12	(Symbol)	PLANT NAME	1		
13	(Symbol)	PLANT NAME	1		
14	(Symbol)	PLANT NAME	1		
15	(Symbol)	PLANT NAME	1		
16	(Symbol)	PLANT NAME	1		
17	(Symbol)	PLANT NAME	1		
18	(Symbol)	PLANT NAME	1		
19	(Symbol)	PLANT NAME	1		
20	(Symbol)	PLANT NAME	1		
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47	(Symbol)	PLANT NAME	1		
48	(Symbol)	PLANT NAME	1		
49	(Symbol)	PLANT NAME	1		
50	(Symbol)	PLANT NAME	1		

2 PLANT LIST

Applicant: DCR Management Inc.  
 Address: 6900-7058 South Ashland Avenue  
 Date: November 5, 2014  
 Revised:

**BUSINESS PLANNED DEVELOPMENT No. 859, As Amended**  
**Subarea "A" Elevations**



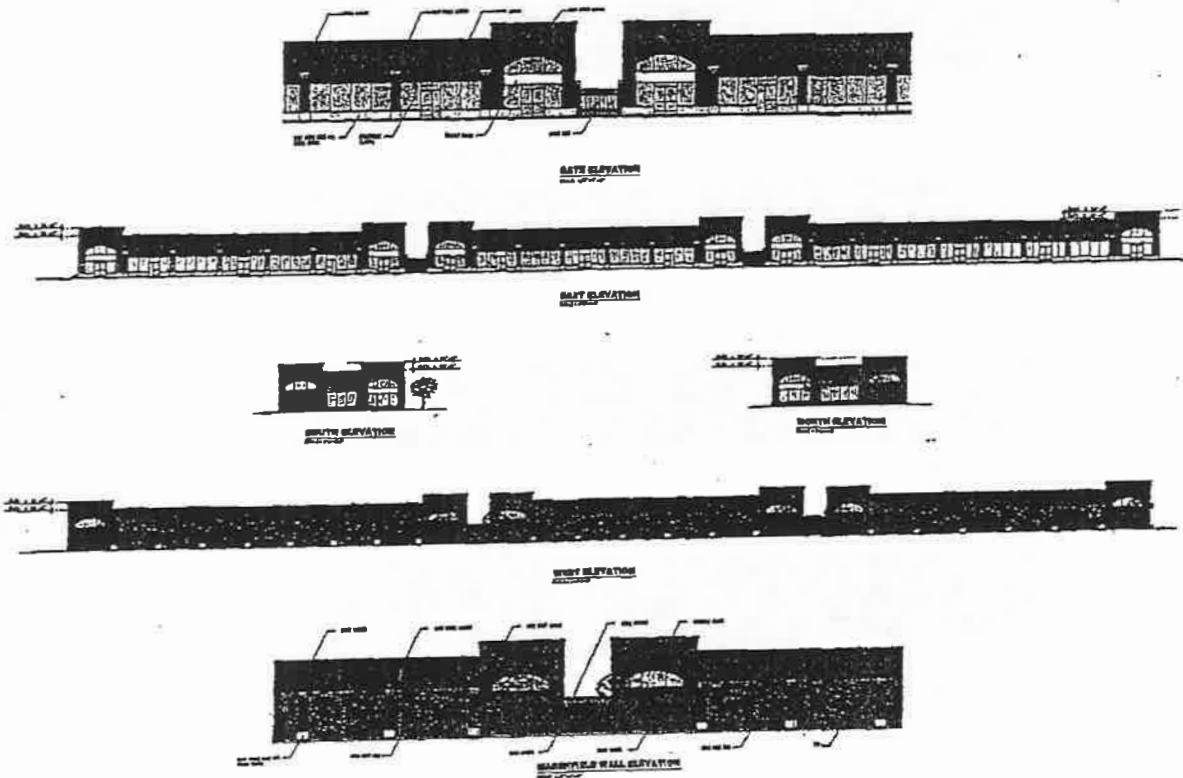
Applicant: DCR Management Inc.  
 Address: 6900-7058 South Ashland Avenue  
 Date: November 5, 2014  
 Revised:

4/15/2015

REPORTS OF COMMITTEES

107361

**BUSINESS PLANNED DEVELOPMENT No. 859, As Amended**  
**Subarea "B" Elevations**



Applicant:  
Address:  
Date:  
Revised:

DCR Management Inc.  
6900-7058 South Ashland Avenue  
November 5, 2014



City of Chicago  
Richard M. Daley, Mayor

Department of Zoning and  
Land Use Planning

Patricia A. Scudiero  
Commissioner

City Hall, Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-5777 (Voice)  
(312) 744-6552 (FAX)  
(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

August 19, 2009

Mr. Nate Dunnington  
Food 4 Less Midwest  
Project Manager  
7770 S. Cicero Avenue  
Burbank, IL 60459

Re: **Administrative Relief for Business Planned Development No. 859,  
Sub area A, Proposed Automobile Fuel Station at South Ashland  
Avenue and West 70<sup>th</sup> Street**

Dear Mr. Dunnington:


Please be advised that your request for a minor change to Business Planned Development No. 859 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you are requesting to add an additional fuel pump to the four pump automobile fuel station which was approved in the Planned Development. A revised Overall Site Plan, Fuel Station Site Plan and Landscape Plan, prepared by API Architecture Plus, Inc., and dated June 3, 2009, shall be inserted into the main file in anticipation of a Part II building permit submittal.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing a five pump fuel station in place of the previously approved four pump station 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 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. 859, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Patricia A. Scudiero  
Commissioner

PAS:HG:tm  
cc: Mike Marmo, Erik Glass, Main file





**City of Chicago**  
**Richard M. Daley, Mayor**

**Department of Planning  
and Development**

Lori T. Healey  
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>

December 2, 2005

Stephanie M. Lieb, Project Manager  
Jones Lang La Salle  
231 South La Salle Street, 15<sup>th</sup> Floor  
Chicago, Illinois 60697

**Re:** Site Plan Approval for Business Planned Development No. 859; Sub-Area B  
Outparcel

**Proposal:** The construction of a one-story, 3,653 square-foot bank building  
with 13 off-street parking spaces, 3 drive-through lanes and no loading  
spaces

**Location:** Sub-Area B, Outparcel; 6900 South Ashland Avenue

Dear Ms. Lieb:

We have reviewed the Site Plan Approval Request letter and plans submitted by you on behalf of Bank of America for the construction of a one- (1) story bank building of 3,653 square feet of floor area, 13 off-street parking spaces, 3 drive-through lanes and no loading spaces located in the Outparcel of Sub-Area B of Business Planned Development No. 859 at 6900 South Ashland Avenue. This application consists of a Site Plan Approval Request letter; a Site Plan (A00.50) and Building Sections (A09.01) dated September 2, 2005, and North, South, East and West Elevations dated October 24, 2005, by Gensler Chicago; and a Landscape Plan dated September 2, 2005, by Daniel Weinbach & Partners, Ltd. These have been submitted in accordance with Statement No. 10 of Business Planned Development No. 859.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with, and satisfy, the requirements of the Plan of Development. Accordingly, the Site Plan submittal for Business Planned Development No. 859; Sub-Area B, Outparcel, 6900 S. Ashland Avenue (Bank of America) for the construction of a one- (1) story bank building with 3,653 square feet of floor area, 13 off-site parking spaces, 3 drive-through lanes, and no loading spaces is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on December 4, 2002.

Very truly yours,

Lori T. Healey  
Commissioner

Originated by: Fred Deters

cc: Michael Marmo, Tom Smith, Judy Minor-Jackson, Planned Development files





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>

June 13, 2005

Mr. Jamie Diercks  
Project Engineer  
Food4Less, Division Offices  
Burbank, Illinois 60459-1583

**Re:** Request for a minor change to Business Planned  
Development No. 859, Subarea A  
7030 South Ashland Avenue (Food4Less -store # 552)

Dear Mr. Diercks:

Please be advised that your request for a minor change to Business Planned Development No. 859, Subarea A, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of Business Planned Development No. 859.

Specifically, you requested a decrease in the minimum number of required off-street parking spaces for Subarea A from 223-spaces to a proposed 221-spaces. This change is necessitated as a result of providing additionally required H.C. parking spaces.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 859, I hereby approve the foregoing minor change, but no other changes to Business Planned Development No. 859, Subarea A.

Very Truly Yours,

Denise M. Casalino, P.E. *DK*  
Commissioner

DMC:SRP:mm

cc: DPD Files, Mike Marmo



~~Reclassification Of Area Shown On Map Number 14-K.  
(Application Number A-5056)~~

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

~~SECTION 1. That Title 17, the Chicago Zoning Ordinance, be amended by changing all the B2-1 Restricted Retail District symbols and indications as shown on Map Number 14-K in the area bounded by:~~

~~the alley next north of and parallel to West 63<sup>rd</sup> Street; South Kolin Avenue; West 63<sup>rd</sup> Street; and South Kostner Avenue,~~

~~to those of a B4-1 Restricted 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 16-H.  
(As Amended)  
(Application Number 13773) BPD 859

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 current B4-1 Restricted Service District and B4-2 Restricted Service District symbols and indications as shown on Map Number 16-H in the area bounded by:

West 71<sup>st</sup> Street; South Ashland Avenue; West 69<sup>th</sup> Street; and South Marshfield Avenue,

to those of a B4-2 Restricted Service District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current B4-2 Restricted Service District symbols and indications as shown on Map Number 16-H in the area bounded by:

West 71<sup>st</sup> Street; South Ashland Avenue; West 69<sup>th</sup> Street; and South Marshfield Avenue,

to those of a Business Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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* 859.

*Plan Of Development Statements.*

1. The area delineated herein as a Business Planned Development (the "Planned Development") consists of approximately four hundred forty-six thousand four hundred fifty-four (446,454) square feet (ten and twenty-five hundredths (10.25) acres) of property which is depicted on the Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Chicago Transit Authority ("C.T.A."), which has duly authorized the Glazier Corporation ("Glazier") and Ralph's Grocery Co., doing business as Food4Less Midwest ("Food4Less") (collectively the "Co-Applicants") to pursue this application.
2. The Co-Applicants shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Co-Applicants and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Co-Applicants, its successors and assigns and, if different than the Co-Applicants, the legal title holders and any ground lessors. All rights granted hereunder to the Co-Applicants shall inure to the benefit of the Co-Applicants's successors and assigns and, if different than the Co-Applicants, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative,

legislative or otherwise) shall be made or authorized by Food4Less as it pertains to Subarea A (as delineated on the Subarea Plan) or Glazier as it pertains to Subarea B (as delineated on the Subarea Plan).

4. This plan of development consists of fourteen (14) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Subarea Plan; a Site Plan; a Landscape Plan; a Public Right-of-Way Adjustment Map; and Building Elevations, all prepared by the Nadel Architects and dated November 14, 2002. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The Property within the Planned Development is divided into two (2) subareas as indicated on the Site/Landscape Plan. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the Property under this Planned Development:
  - (a) Any portion of the Property may be utilized on an interim basis for construction staging, the storage of construction material and non-accessory parking for the various phases of development of the Property. If construction on any portion of the site does not commence within six (6) years of the date of passage of this Planned Development, any interim parking on the site shall be appropriately landscaped and fenced.
  - (b) The following uses shall be permitted uses of Subarea A: food stores, grocery stores, meat markets, bakeries and delicatessens, including the sale of packaged liquor in conjunction therewith; automobile fuel stations; accessory parking; all uses permitted in the B4-2 Restricted Service District; and Chicago Transit Authority Communications Towers.
  - (c) The following uses shall be permitted uses of Subarea B: all uses permitted in the B4-2 Restricted Service District; establishments of the "drive-in" or "drive-through" type offering goods and services directly to customers waiting in parked motor vehicles shall be permitted for the out parcel at the northeast corner of Subarea B; municipal or privately owned recreation buildings or community centers; and accessory parking.

(d) The following uses shall be in no case permitted uses under this Planned Development: liquor stores, package goods only (unless in conjunction with food stores and grocery stores permitted in Subarea A); currency exchanges; pawn shops; payday loan stores; tattoo parlors; bingo parlors; video game arcades; pool halls; and astrology, card reading, palm reading or fortune-telling in any form.

6. Temporary signs (such as construction and marketing signs) and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development (the "Department"). Advertising signs are not permitted upon the Property; provided, however, that signs located within any one (1) subarea of the Property which identify businesses or functions located within the other subarea of the Property shall not be considered advertising signs.
7. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
8. The improvements on Subarea A shall be designed, constructed and maintained in substantial conformance with this Planned Development. Parkway and parking lot landscaping shall be installed in accordance with the Site/Landscape Plan.
9. The improvements on Subarea B shall be designed, constructed and maintained in substantial conformance with this Planned Development. Parkway and parking lot landscaping shall be installed in accordance with the Site/Landscape Plan.
10. Prior to issuance by the Department of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for any development of the out parcel located in Subarea B, a Site Plan for proposed development shall be submitted to the Department for Site Plan

approval. Site Plan approval is intended to assure that specific development proposals conform with this Planned Development and to assist the City in monitoring ongoing development. No Part II approval for development of the out parcel within said subarea shall be granted until an applicable Site Plan has been approved, unless the Site Plan is in substantial compliance with the Site/Landscape Plan approved pursuant to this Planned Development at which point the Part II approval can be granted without Site Plan approval.

If a Site Plan substantially conforms with the provisions of this Planned Development, the Department shall approve said Site Plan. Following approval of a Site Plan by the Department, the Site Plan shall be kept on permanent file with the Department and shall be deemed to be an integral part of this Planned Development. After approval of a Site Plan by the Department, the approved Site Plan may be changed or modified pursuant to the provisions of Statement Number 11 of this Planned Development. In the event of any inconsistency between an approved Site Plan and the terms of the Planned Development in effect at the time of approval of such Site Plan or of the modifications thereto, the terms of the Planned Development shall govern.

A Site Plan shall, at a minimum, provide the following information:

- (a) building elevations;
- (b) footprint of the improvements;
- (c) landscaping plan;
- (d) pedestrian and vehicular circulation;
- (e) preliminary cross-sections of the improvements; and
- (f) statistical information applicable to the applicable subarea including floor area and floor area ratio, uses to be established, building heights and setbacks.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of the Planned Development.

Improvements on the out parcel located at the northeast corner of Subarea B shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and the following design standards:

- (i) **Walkways And Roadways.** Development shall be designed, constructed and maintained in a manner intended to promote safe and convenient pedestrian accessways between the various uses and buildings. Building entrances shall be designed and located to recognize such pedestrian accessways and to facilitate pedestrian access.
  - (ii) **Parking.** Off-street parking shall be provided in accordance with the following provisions:
    - (1) Applicant shall provide, at a minimum, one (1) parking space per one thousand (1,000) square feet of floor area. Design of off-street parking spaces shall comply with Section 9.11 of the Chicago Zoning Ordinance.
    - (2) Interim outdoor, at-grade, off-street parking shall be permitted; provided, any such parking shall be located, landscaped and maintained in a manner consistent with the Site/Landscape Plan.
  - (iii) **Exterior Building Design.**
    - (1) The exterior walls of any structure, including walls and fences, facing or visible from any public way shall be designed and constructed of such materials to avoid a monotonous and blank appearance through the use of texture and detail, openings, projections, recesses, offsets, variations to the parapet wall, variations in type or color of materials or other architectural devices.
    - (2) Rooftop mechanical units, flues and vents shall be screened from pedestrian level view.
11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Co-Applicants and

after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

12. The Co-Applicants acknowledge 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 Co-Applicants 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, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
13. The billboard presently located at the southeast corner of Subarea A in the proximity of the existing Chicago Transit Authority Communications Tower shall be removed by the Chicago Transit Authority prior to title to the Subject Property passing to the Co-Applicants.
14. Unless substantial construction of the improvements contemplated for the Property by this Planned Development has commenced within six (6) years of the effective date hereof and unless the completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the B4-2 District classification. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Plan Development Boundary and Property Line Map; Existing Land-Use Map; Existing Public Right-of-Way Adjustment Map; Subarea Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 101194 through 101202 of this *Journal*.]

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

*Business Planned Development Number* 859.

*Plan Of Development*

*Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way: 446,454 square feet (10.25 acres) = 331,612 square feet (7.6 acres) + 114,842 square feet (2.63 acres).

Maximum Permitted

Floor Area Ratio: 0.5.

Maximum Percentage of

Site Coverage: In accordance with the Site/  
Landscape Plan.

Maximum Building Setbacks:

In accordance with the Site/  
Landscape Plan.

Minimum Number of Off-  
Street Parking Spaces:

Subarea A: 223 spaces.

Subarea B: 112 spaces.

Minimum Number of Off-  
Street Loading Berths:

Subarea A: 2 loading berths.

Subarea B: 0 loading berths.

Maximum Building Height:

In accordance with the Building  
Elevations.



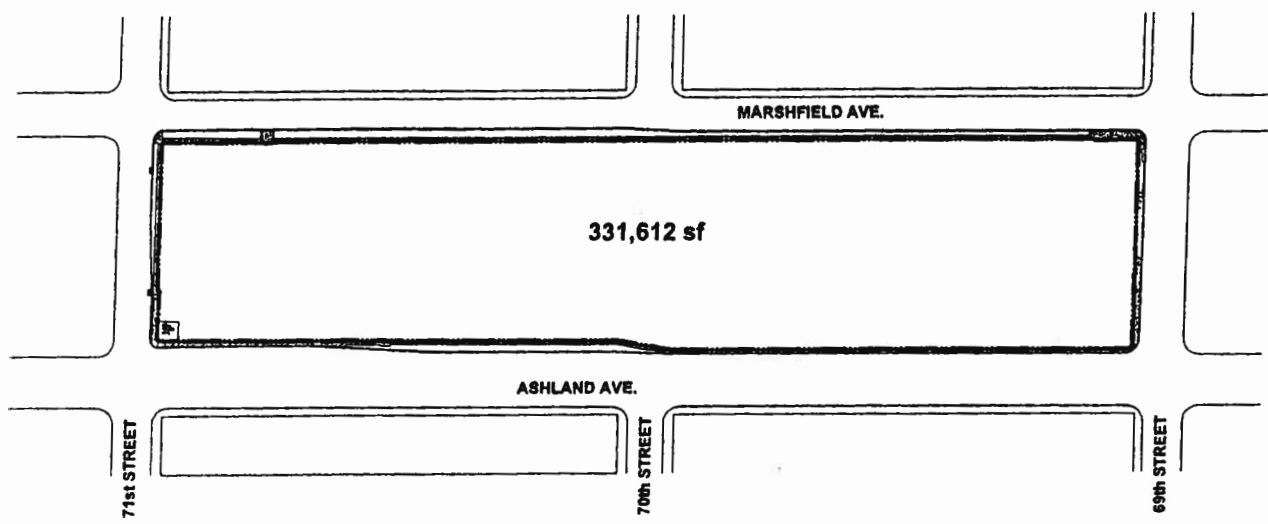
12/4/2002

REPORTS OF COMMITTEES

101195

Existing Plan Development Boundary  
And Property Line Map.

# EXISTING PLAN DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

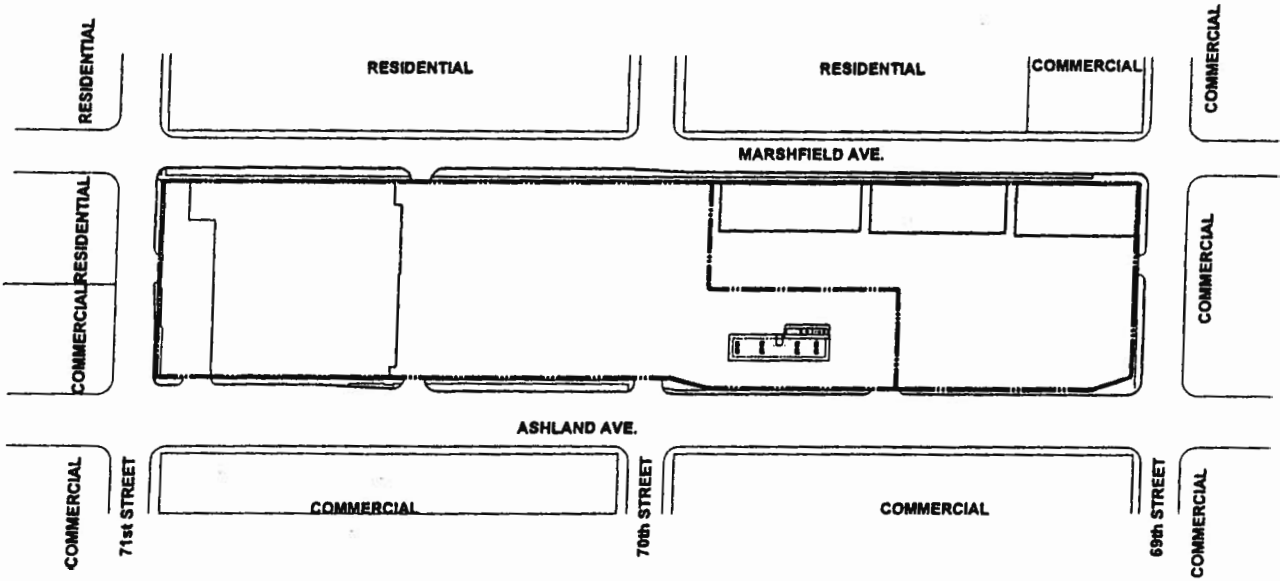


FOOD 4 LESS AND THE GLAZIER CORPORATION  
SWC OF WEST 69TH STREET AND SOUTH ASHLAND AVE.  
NOVEMBER 14, 2002



Existing Land-Use Map.

EXISTING LAND USE MAP



FOOD 4 LESS AND THE GLAZIER CORPORATION  
 SWC OF WEST 69TH STREET AND SOUTH ASHLAND AVE.  
 NOVEMBER 14, 2002



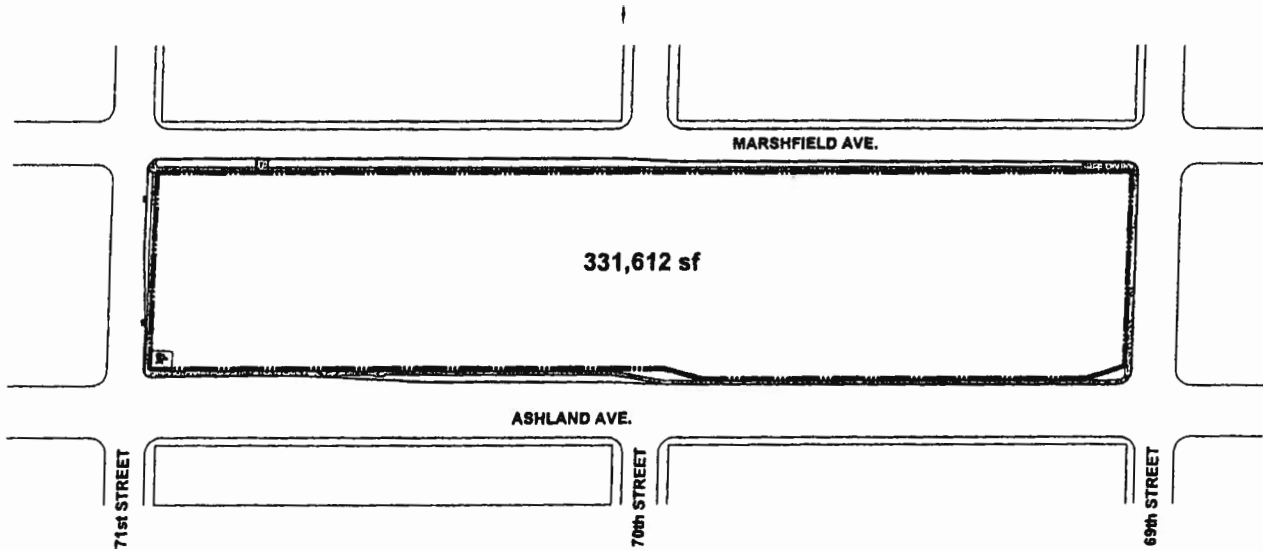
12/4/2002

REPORTS OF COMMITTEES

101197

Existing Public Right-Of-Way  
Adjustment Map.

EXISTING PUBLIC RIGHT OF WAY ADJUSTMENT MAP

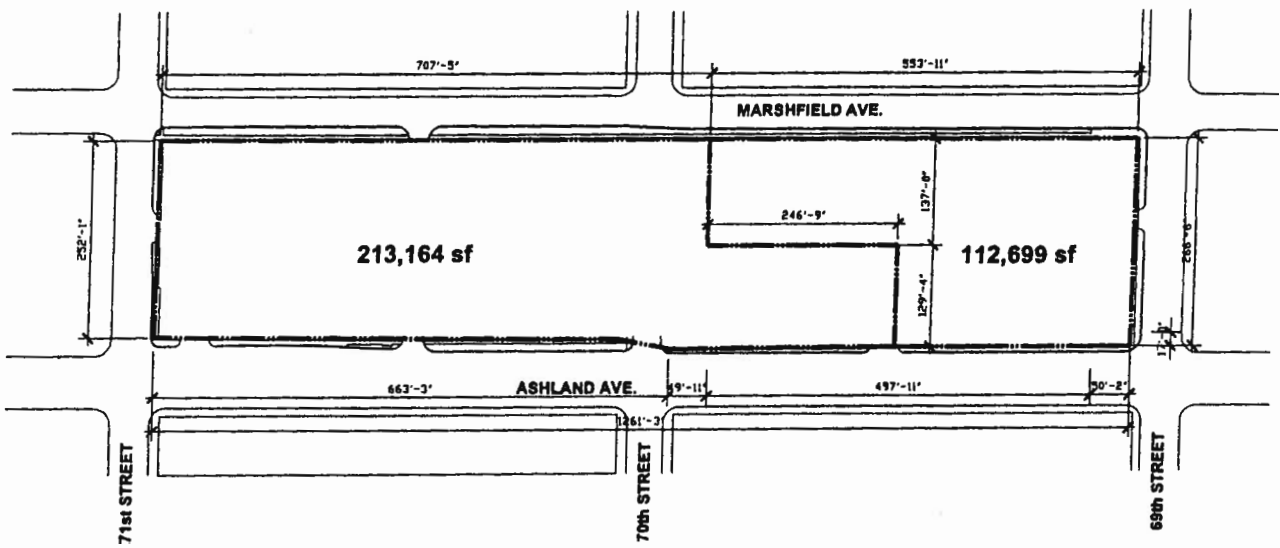


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SWC OF WEST 69TH STREET AND SOUTH ASHLAND AVE.  
NOVEMBER 14, 2002



Subarea Map.

SUB AREA MAP

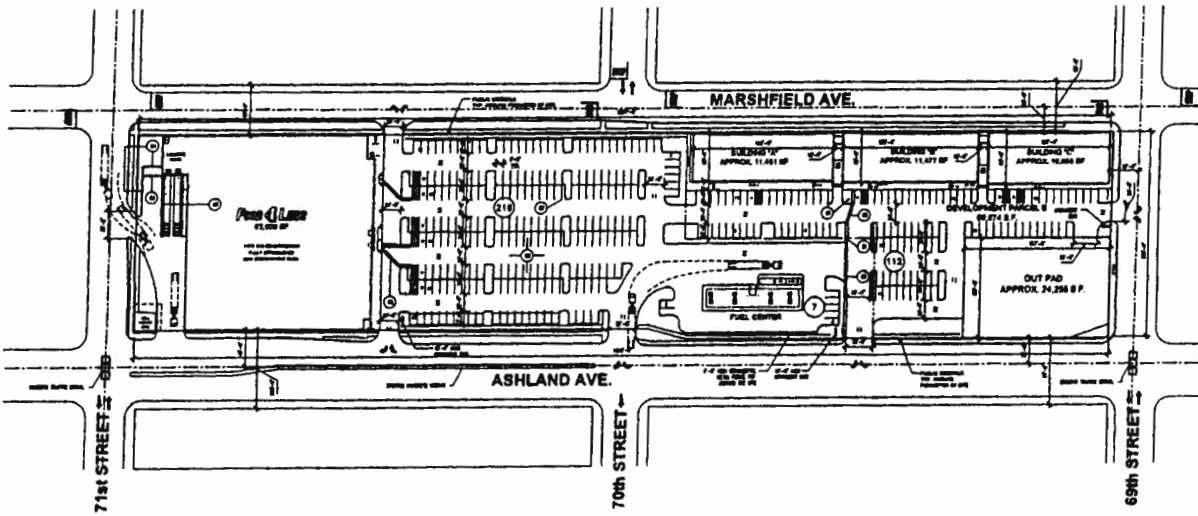


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SWC OF WEST 69TH STREET AND SOUTH ASHLAND AVE.  
NOVEMBER 14, 2002



# SITE PLAN

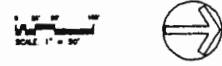
- PROPERTY LINE
- EXISTING BUILDING FOOTPRINT
- NEW BUILDING FOOTPRINT
- DRIVEWAY
- SIDEWALK
- CURB
- STREET LIGHT
- UTILITY POLE
- UTILITY TRENCH
- UTILITY MANHOLE



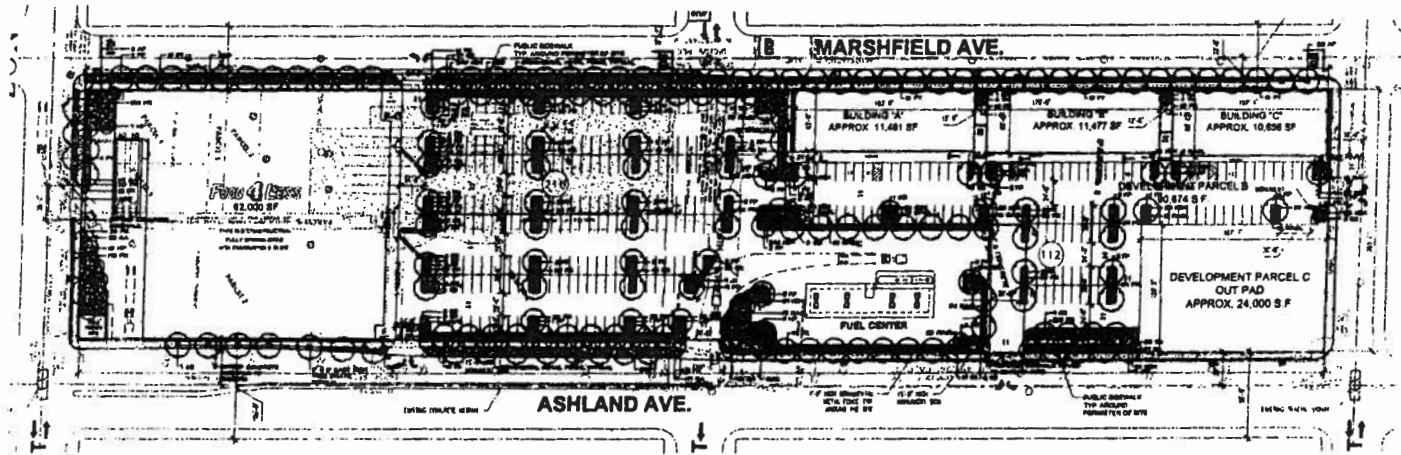
Site Plan.



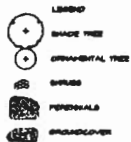
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 SWC OF WEST 69TH STREET AND SOUTH ASHLAND AVE.  
 NOVEMBER 14, 2002



Landscape Plan.



1 LANDSCAPE PLAN



CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	DALIPER	HEIGHT	SPREAD	ROOT	REMARKS
07	ASPERULUM FRuticosum	SPICE BUSH	10	12"	10'	10'	10'	PLANT IN FRONT OF BUILDING A
08	PRUNUS SPINOSA	PRICKLEBERRY	1	12"	10'	10'	10'	PLANT IN FRONT OF BUILDING A
09	PRUNUS SPINOSA	PRICKLEBERRY	1	12"	10'	10'	10'	PLANT IN FRONT OF BUILDING A
10	PRUNUS SPINOSA	PRICKLEBERRY	1	12"	10'	10'	10'	PLANT IN FRONT OF BUILDING A
11	PRUNUS SPINOSA	PRICKLEBERRY	1	12"	10'	10'	10'	PLANT IN FRONT OF BUILDING A
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15	PRUNUS SPINOSA	PRICKLEBERRY	1	12"	10'	10'	10'	PLANT IN FRONT OF BUILDING A
16	PRUNUS SPINOSA	PRICKLEBERRY	1	12"	10'	10'	10'	PLANT IN FRONT OF BUILDING A
17	PRUNUS SPINOSA	PRICKLEBERRY	1	12"	10'	10'	10'	PLANT IN FRONT OF BUILDING A
18	PRUNUS SPINOSA	PRICKLEBERRY	1	12"	10'	10'	10'	PLANT IN FRONT OF BUILDING A
19	PRUNUS SPINOSA	PRICKLEBERRY	1	12"	10'	10'	10'	PLANT IN FRONT OF BUILDING A
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49	PRUNUS SPINOSA	PRICKLEBERRY	1	12"	10'	10'	10'	PLANT IN FRONT OF BUILDING A
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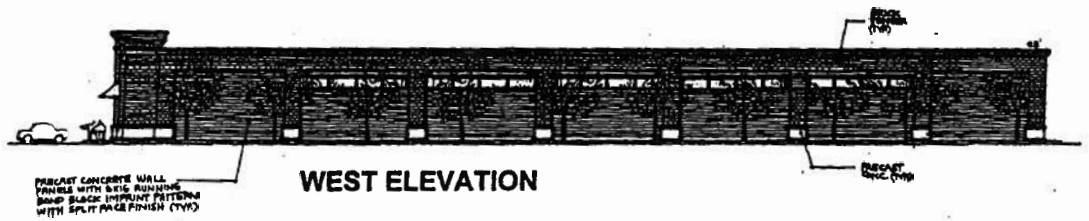
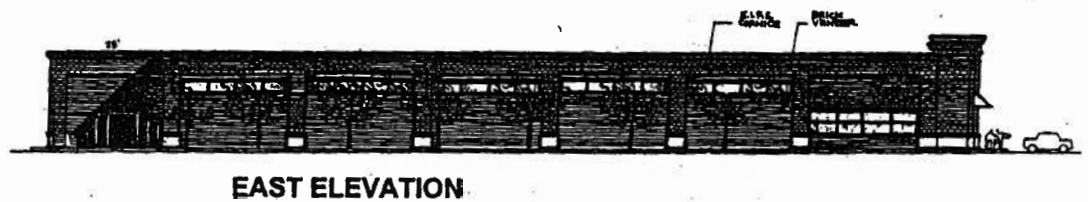
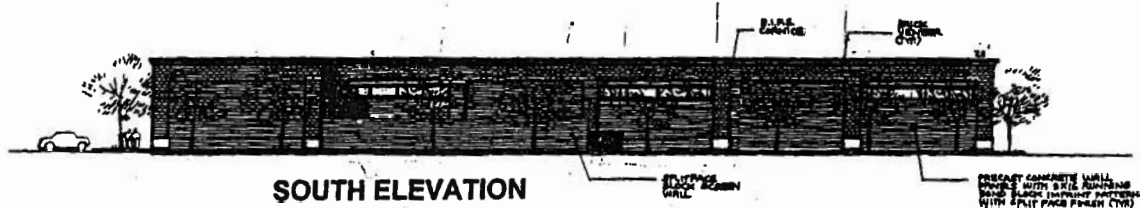
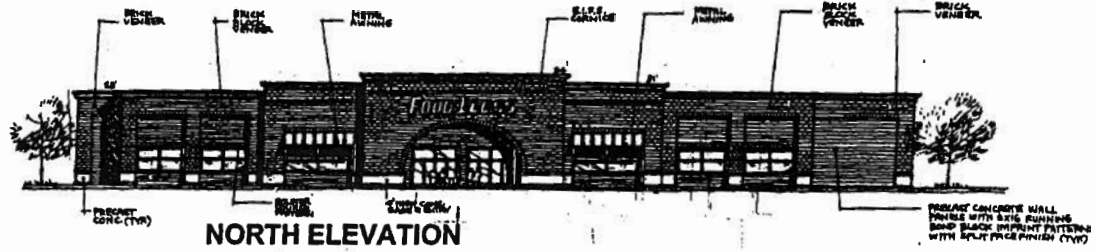
2 PLANT LIST

12/4/2002

REPORTS OF COMMITTEES

101201

Subarea "A" Elevations.



FOOD 4 LESS AND THE GLAZIER CORPORATION  
 SWC OF WEST 69TH STREET AND SOUTH ASHLAND AVE.  
 NOVEMBER 14 2002

Existing Subarea "B" Elevations.



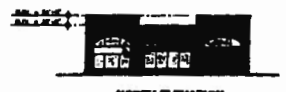
**GATE ELEVATION**  
SWA 1/21/02



**EAST ELEVATION**  
SWA 1/21/02



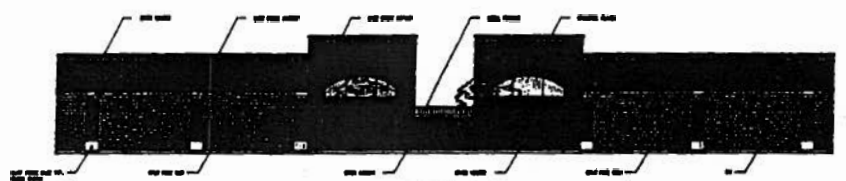
**SOUTH ELEVATION**  
SWA 1/21/02



**NORTH ELEVATION**  
SWA 1/21/02



**WEST ELEVATION**  
SWA 1/21/02



**MARSHFIELD WALL ELEVATION**  
SWA 1/21/02

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NOVEMBER 14 2002