

PD 912

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May 16, 2005

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>

Mr. Tracy Richard, P.E.
Vice President/ Project Manager
Manhard Consulting, Ltd.
900 Woodlands Parkway
Vernon Hills, IL 60061

Re: Request for minor changes to Business Planned
Development No. 912
4650 West North Avenue (Wal-Mart Store # 5402)

Dear Mr. Richard;

Please be advised that your request for minor changes to Business Planned Development No. 912 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. 912.

The Department recognizes the following:

1. That the Developer proposes to increase the maximum allowable building height for the proposed Wal-Mart store from the approved overall building height of 34' as depicted on the approved elevations to the Planned Development, to a proposed 44'- 8". This partial height projection occurs along the rear portion of the proposed building above the rear stockroom.
2. That the Developer proposes to decrease the number of required off-street parking spaces from 606-spaces to a proposed 561-spaces. This change is the result of larger drive aisles and parking stall dimensions proposed for this project.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute minor changes 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. 912, I hereby approve the foregoing minor changes, but no other changes to Business Planned Development No. 912.

Very Truly Yours,

Denise M. Casalino, P.E.
Commissioner

DMC:SRP:mm

cc: DPD Files, Mike Marmo



Alderman Burke moved to *Approve* said printed official Journal and to dispense with the reading thereof. The question being put, the motion Prevailed.

UNFINISHED BUSINESS.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION
OF AREA SHOWN ON MAP NUMBER 5-K.

(As Amended)

(Application Number 14053)

BPD 912

On motion of Alderman Banks, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the *Proceedings of the City Council of the City of Chicago* of May 5, 2004, pages 23204 and 23205, recommending that the City Council pass a proposed ordinance printed on page 23205 through 23206 to amend Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by reclassifying the area shown on Map Number 5-K (Application Number 14053).

On motion of Alderman Mitts, the said proposed ordinance was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Haithcock, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Burke, Coleman, L. Thomas, Troutman, Brookins, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Mitts, Doherty, Natarus, Daley, Tunney, Stone -- 32.

Nays--Aldermen Olivo, T. Thomas, Murphy, Rugai, Muñoz, Zalewski, Colon, Banks, Allen, Laurino, O'Connor, Levar, Shiller, Schulter, Moore -- 15.

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

The following is said ordinance as passed:

5/26/2004

UNFINISHED BUSINESS

25727

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 M1-2 Restricted Manufacturing District and M2-2 General Manufacturing District symbols and indications as shown on Map Number 5-K in area bounded by:

West Grand Avenue; the westerly right-of-way line of the C. & W. I. Belt Railroad; West North Avenue; North Kilpatrick Avenue; the alley next north of and parallel to West North Avenue; the alley next east of and parallel to North Keating Avenue; the alley next south of and parallel to West Grand Avenue; and North Kilpatrick Avenue,

to those of a B5-2 General Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B5-2 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 912

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development, consists of approximately four hundred seventy thousand nine hundred one (470,901) square feet (ten and four hundredths (10.04) acres) and is owned or controlled by the applicant, Wal-Mart Real Estate Business Trust.

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 holders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different then to the owners of record title to all of the property and to any ground lessors. Furthermore, pursuant to the requirements of Section 11.1 1- 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 all the owners of the property and any ground lessors. An agreement among property owners or a covenant binding property owners may designate the authorized party for any future amendment, modification or change.
4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line and Boundary Map; and a Site Plan, a Landscape Plan, a Green Roof Plan and Building Elevations prepared by Manhard Consulting dated December 11, 2003. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on tile 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 the B5-2 General Service District.

6. Business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic and the Department of Planning and Development. 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. 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.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations 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 in the property shall be designed, installed and maintained, in substantial conformance with the Site Plan, Landscape Plan, Green Roof 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.
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 by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("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 11.1 1-3(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. 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. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of the pre-existing M1-2 Restricted Manufacturing District and M2-2 General Manufacturing District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Green Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 25732 through 25738 of this Journal.]

5/26/2004

UNFINISHED BUSINESS

14053
25731

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

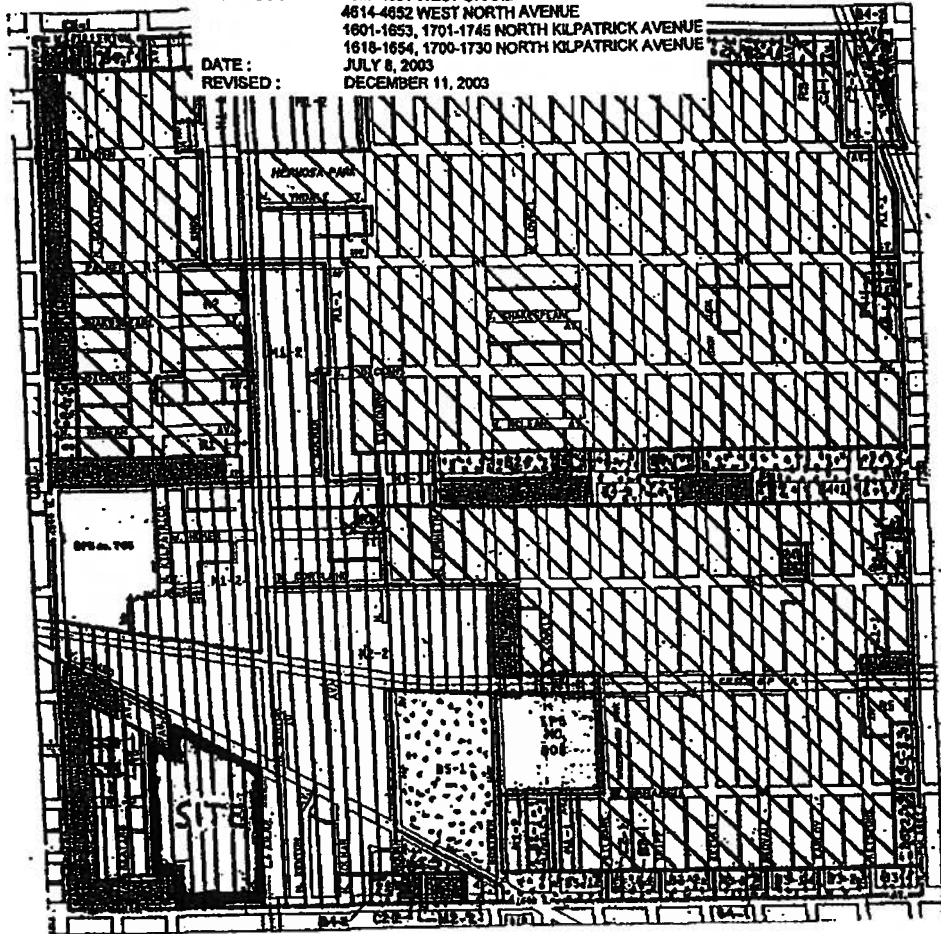
Business Planned Development Number 912.





Bulk Regulations And Data Table.

Net Site Area	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
470,901 square feet (10.04 acres)	0.35	Per Site Plan
Maximum Floor Area Ratio for Total Net Site Area:	0.35	
Minimum Number of Off-Street Parking Spaces:	606 (including 2% handicapped)	
Minimum Number of Off-Street Loading Berths:	3 at 10 feet by 50 feet	
Maximum Percent of Site Coverage:	Per Landscape Plan	
Minimum Required Building Setbacks:	Per Site Plan	
Maximum Permitted Building Height:	Per Building Elevations	

Existing Land-Use Map.

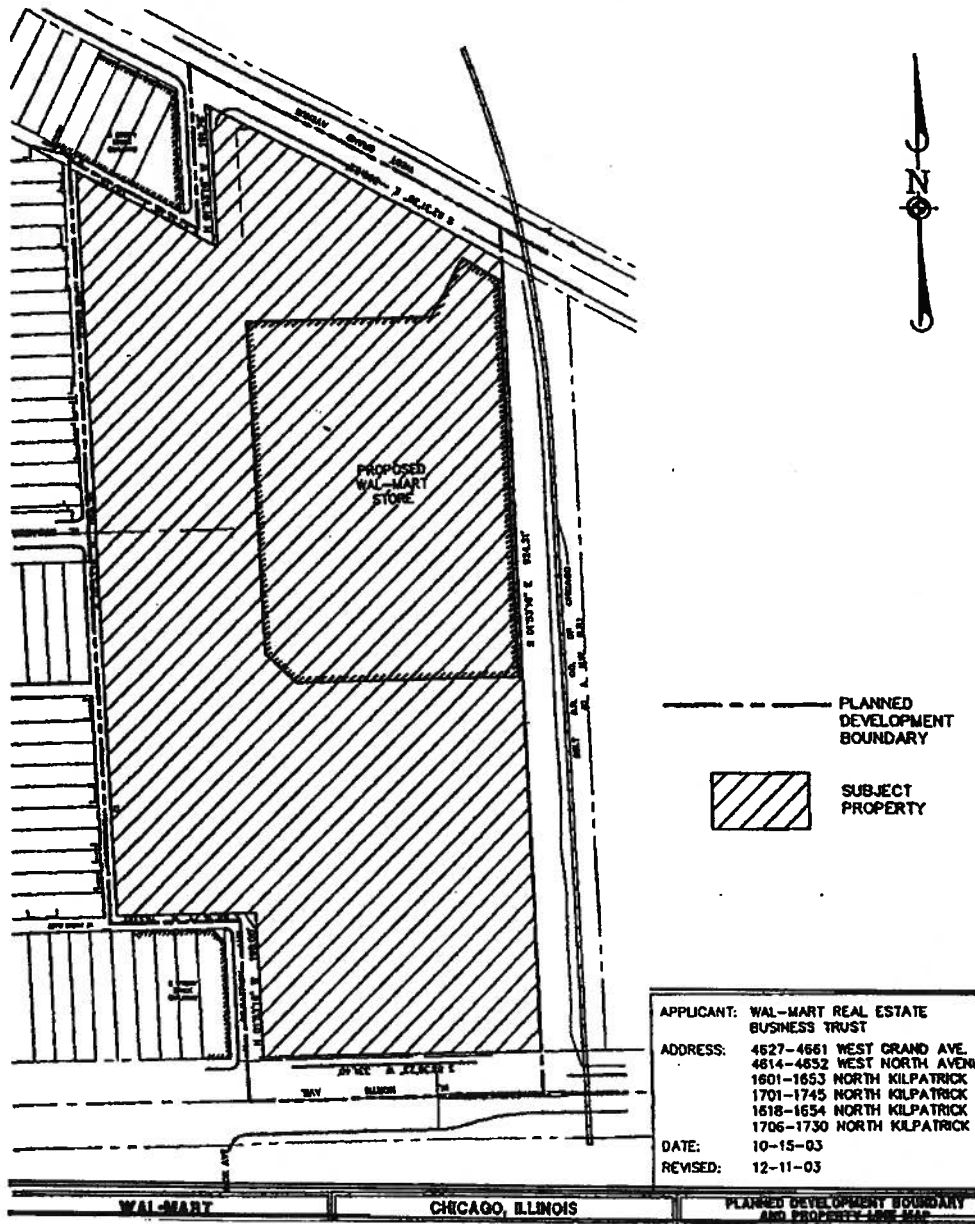
APPLICANT : WAL-MART REAL ESTATE BUSINESS TRUST
ADDRESS : 4627-4661 WEST GRAND AVENUE
4614-4652 WEST NORTH AVENUE
1601-1653, 1701-1745 NORTH KILPATRICK AVENUE
1616-1654, 1700-1730 NORTH KILPATRICK AVENUE
DATE : JULY 8, 2003
REVISED : DECEMBER 11, 2003



-  RESIDENTIAL USES
-  BUSINESS USES
-  COMMERCIAL USES
-  MANUFACTURING USES



Planned Development Boundary
And Property Line Map.



APPLICANT: WAL-MART REAL ESTATE
 BUSINESS TRUST
 ADDRESS: 4527-4561 WEST GRAND AVE.
 4514-4552 WEST NORTH AVE.
 1601-1653 NORTH KILPATRICK
 1701-1745 NORTH KILPATRICK
 1618-1654 NORTH KILPATRICK
 1706-1730 NORTH KILPATRICK
 DATE: 10-15-03
 REVISED: 12-11-03

WAL-MART

CHICAGO, ILLINOIS

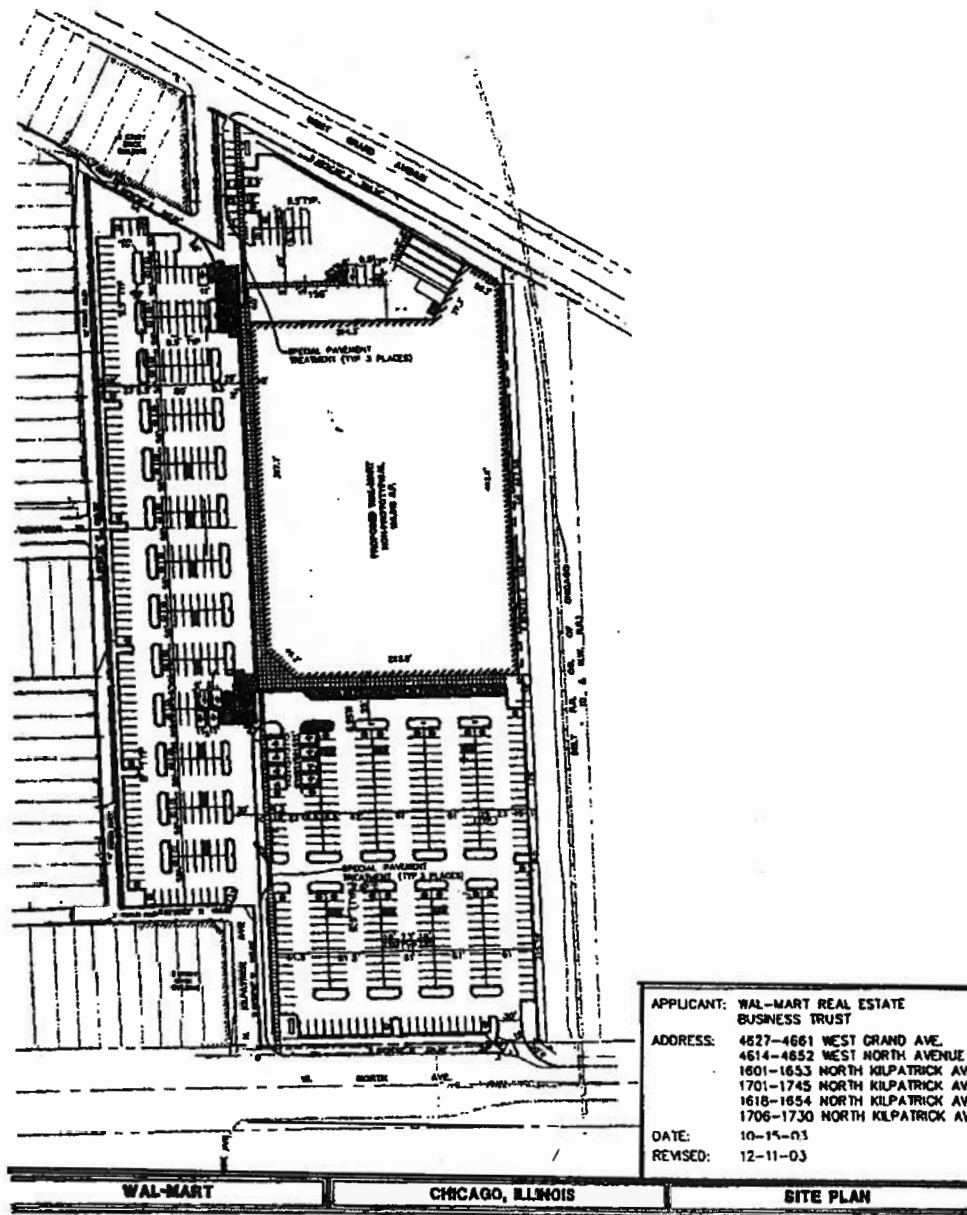
PLANNED DEVELOPMENT BOUNDARY
AND PROPERTY LINE MAP

5/26/2004

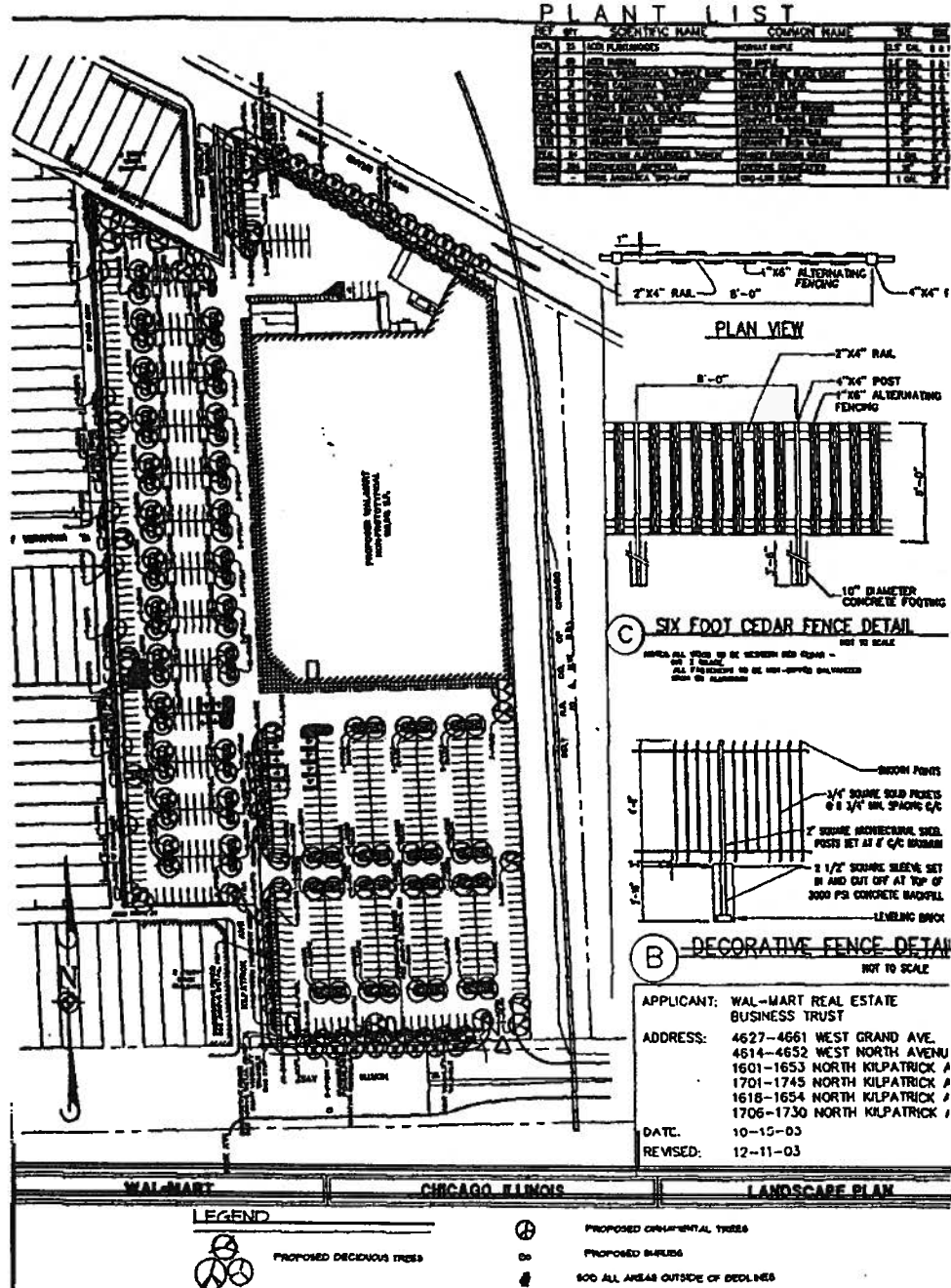
UNFINISHED BUSINESS

25735

Site Plan.



Landscape Plan



APPLICANT: WAL-MART REAL ESTATE BUSINESS TRUST
 ADDRESS: 4627-4661 WEST GRAND AVE.
 4614-4652 WEST NORTH AVENUE
 1601-1653 NORTH KILPATRICK A
 1701-1745 NORTH KILPATRICK A
 1618-1654 NORTH KILPATRICK A
 1706-1730 NORTH KILPATRICK A
 DATE: 10-10-03
 REVISED: 12-11-03

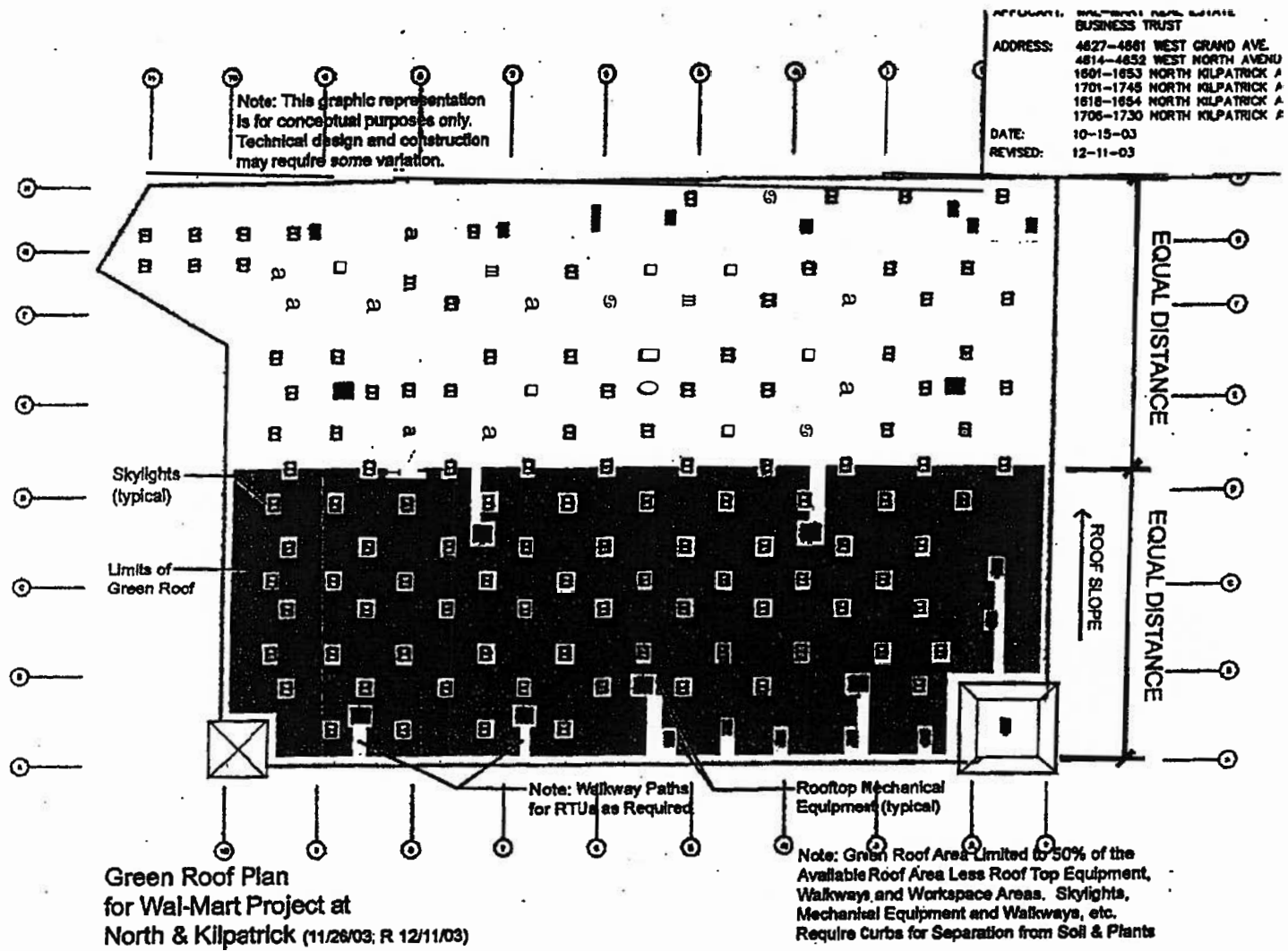
LEGEND
 (Symbol) PROPOSED DECIDUOUS TREES
 (Symbol) PROPOSED ORNAMENTAL TREES
 (Symbol) PROPOSED SHRUBS
 (Symbol) ALL AREAS OUTSIDE OF DECLINES

5/26/2004

UNFINISHED BUSINESS

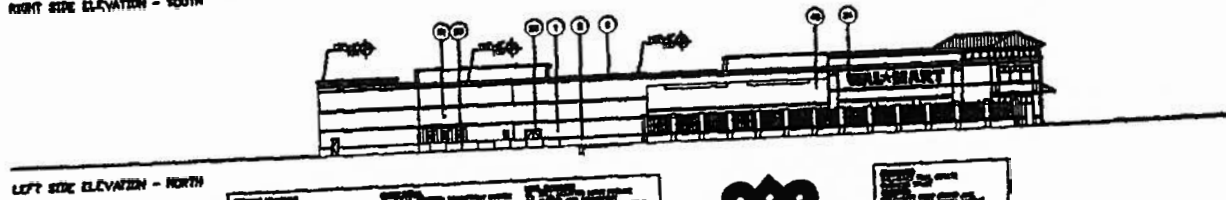
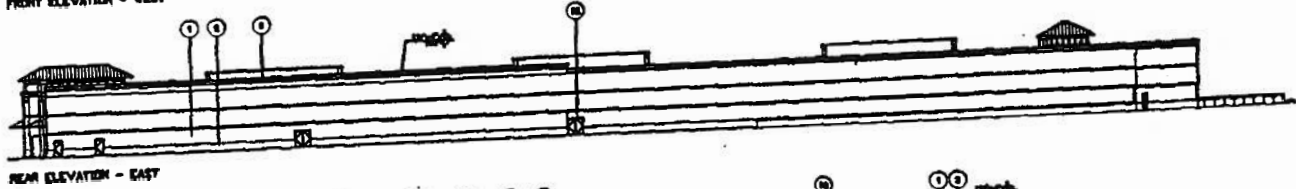
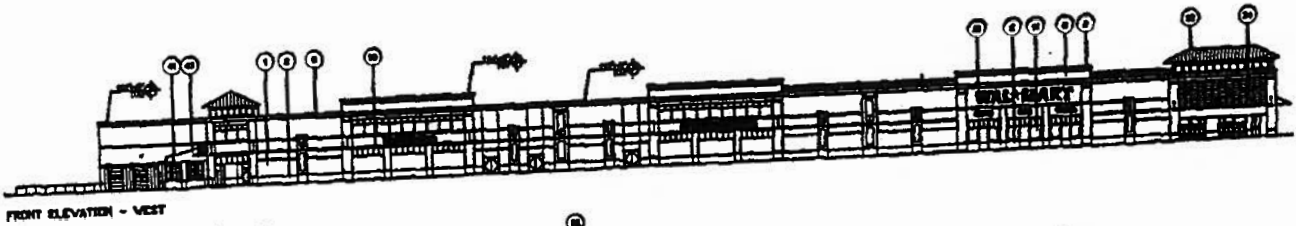
25737

Green Roof Plan.



Green Roof Plan for Wal-Mart Project at North & Kilpatrick (11/26/03; R 12/11/03)

Building Elevations.



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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