



City of Chicago



SO2013-791

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|---|
| Meeting Date: | 2/13/2013 |
| Sponsor(s): | Mendoza, Susana A. (Clerk) |
| Type: | Ordinance |
| Title: | Zoning Reclassification App No. 17673 at 4821 W North Ave |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

SUBSTITUTE ORDINANCE

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 of the Business Planned Development Number 699 District symbols and indications as shown on Map No. 3-L in the area bounded by:

West North Avenue; North Cicero Avenue; West Lemoyne Avenue; and North Lavergne Avenue.

to those of a Business Planned Development Number 699, As Amended, District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 4821 W. North Avenue, Chicago, IL 60639

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Business Planned Development Number 699, as amended, (Planned Development) consists of a Net Site Area of approximately 732,650 square feet (approx. 16.81 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned by North and Cicero Development LLC. For the purposes of this Application, the Applicant, Ralphs Grocery Company (d/b/a Food 4 Less Midwest), controls that portion of the Property that it currently leases from the Owner.
2. 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 than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Sec 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Sec 17-8-0400 of the Zoning Ordinance.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans. Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.
4. This Plan of Development consists of 15 Statements: a Bulk Regulations Table; a Planned Development Aerial Map, an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; an Overall Site Plan; a New Fuel Center Site Plan; and Fuel Center

| | |
|------------------------------------|-------------------------|
| Applicant: | Ralph's Grocery Company |
| Address: | 4821 West North Avenue |
| Date of City Council Introduction: | Feb. 13, 2013 |
| Date of Plan Commission Hearing: | June 20, 2013 |

Elevations prepared by Corporate Design + Development Group, LLC and dated June 20, 2013; a Landscape Plan prepared by Brusseau Design Group, LLC and dated June 20, 2013; Building Elevations prepared by Keystone Structures, Inc. and dated June 20, 2013; and a Chicago Builds Green form prepared by Corporate Design + Development Group, LLC and dated June 20, 2013, submitted herein. Full-sized copies of the Site Plans, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. 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 Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development: all uses permitted in a B5-1 Restricted Service District including fuel centers, retail drug stores with drive-through, accessory parking and related uses. The following uses shall be prohibited: residential, hotels, motels, video arcades, stand alone liquor stores or adult uses.
6. On-Premise 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 Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions of the 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 shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 732,650 square feet.
9. Upon review and determination, "Part II Review", pursuant to Sec. 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

| | |
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- 10. 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 Housing and Economic Development. Any interim reviews associated with site plan review or Part II review, are conditional until final Part II approval.
- 11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Sec. 13-32-125 of the Municipal Code, or any other provision of that Code.
- 12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Sec. 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
- 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
- 14. 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 and conserves energy and natural resources.
- 15. This Planned Development shall be governed by Sec. 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to Business Planned Development No. 699 dated December 2, 1998.

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|------------------------------------|-------------------------|
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| Date of City Council Introduction: | Feb. 13, 2013 |
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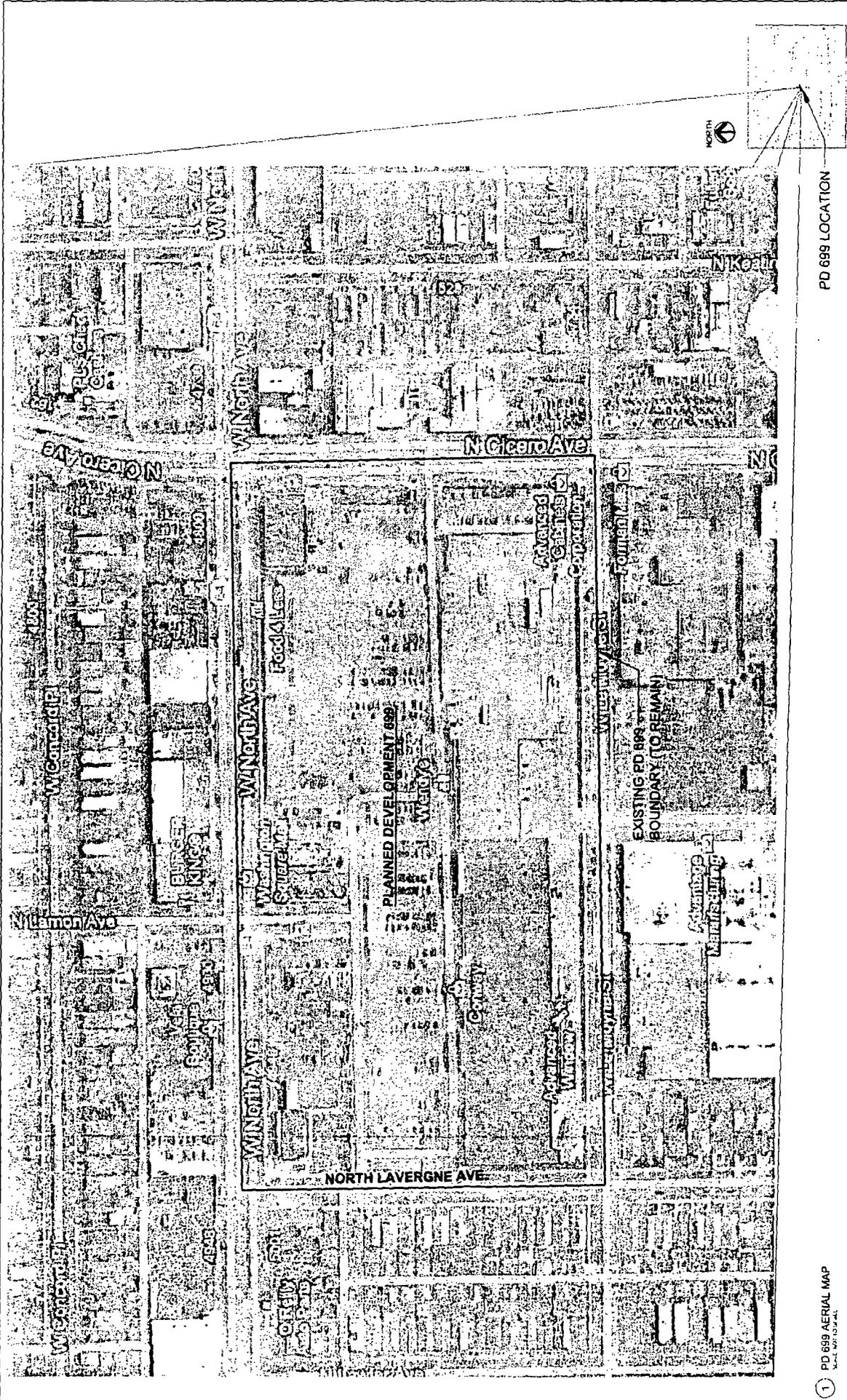
BULK TABLE

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows: *Business Planned Development Number 699, as amended*

Bulk Regulations And Data Table.

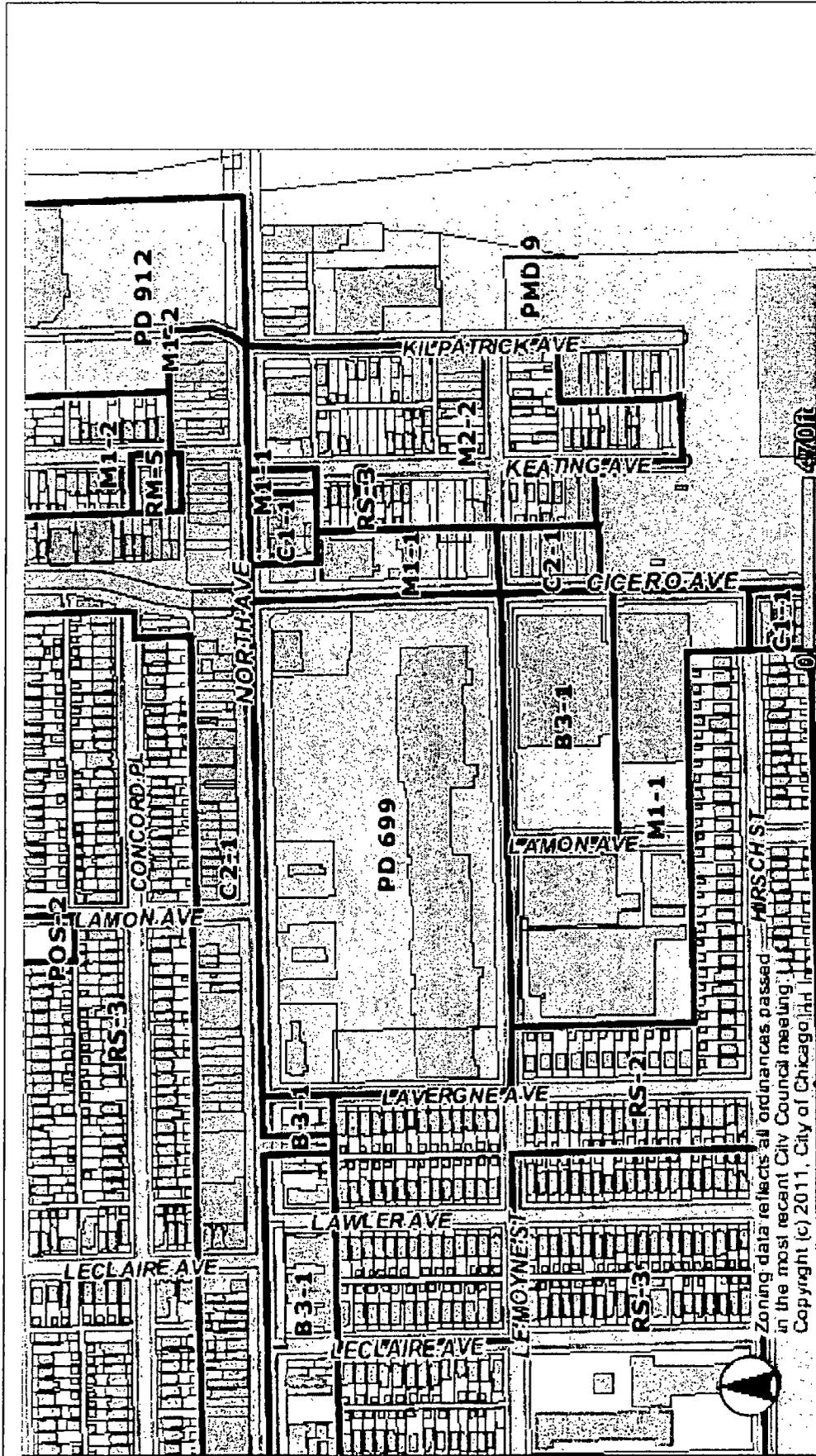
| | | |
|--|--|-------------|
| Net Site Area: | 732,650 square feet | 16.81 acres |
| Public Right-of-Way Area | 148,564 square feet | 3.41 acres |
| Gross Site Area: (Net + Public Right-of-Way) | 881,214 square feet | 20.22 acres |
| Maximum Floor Area Ratio | 0.3 | |
| Minimum Number of Off-Street Parking Spaces: | 775 | |
| Maximum Number of Off- Street Parking Spaces: | 823 | |
| Minimum Number of Loading Docks: | 4 | |
| Maximum Percentage of Site Coverage: | In substantial conformance with the Overall Site Plan. | |
| Minimum Required Building Setbacks: | In substantial conformance with the Overall Site Plan. | |
| Maximum Permitted Building Height: | In substantial conformance with the Building Elevations. | |

| | |
|------------------------------------|-------------------------|
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| Address: | 4821 West North Avenue |
| Date of City Council Introduction: | Feb. 13, 2013 |
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| | | | | | | |
|----------------|--------------------------------------|------------------------|---|--|--|---|
| <p>KEY MAP</p> | <p>SHEET AERIAL MAP G001</p> | <p>PD 699 LOCATION</p> | <p>Food 4 Less THE FOOD STORE FRESH PRODUCE FRESH MEATS FRESH BAKERY</p> | | <p>FUEL CENTER FOOD4LESS - #567 4821 W. NORTH AVE CHICAGO, ILLINOIS 60639</p> | <p>APPLICANT: RALPH'S GROCERY COMPANY ADDRESS: 4821 W. NORTH AVE CITY COUNCIL INTRO: FEB. 13TH 2013 PLAN COMMISSION: JUN. 20TH 2013</p> |
|----------------|--------------------------------------|------------------------|---|--|--|---|

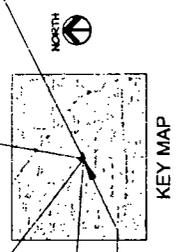
1 PD 699 AERIAL MAP
Scale: 1" = 100' AL



1 PD 699 EXISTING ZONING MAP
DATE: 06/17/2014

- ZONE DEFINITIONS**
- B3 - COMMUNITY SHOPPING DISTRICT
 - C1 - COMMERCIAL DISTRICT
 - CI - MOTOR VEHICLE RELATED COMMERCIAL DISTRICT
 - M1 - LIMITED MANUFACTURING DISTRICT
 - M2 - LIGHT INDUSTRY DISTRICT
 - PD - PLANNED DEVELOPMENT
 - PMD - PLANNED MANUFACTURING DISTRICT
 - POS - PARKS AND OPEN SPACE DISTRICT
 - RM - RESIDENTIAL MEDIUM-DENSITY DISTRICT
 - RS - RESIDENTIAL SINGLE UNIT DETACHED HOUSE

Zoning data reflects all ordinances passed in the most recent City Council meeting. Copyright (c) 2011, City of Chicago, Inc.



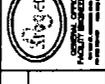
PD 699 LOCATION



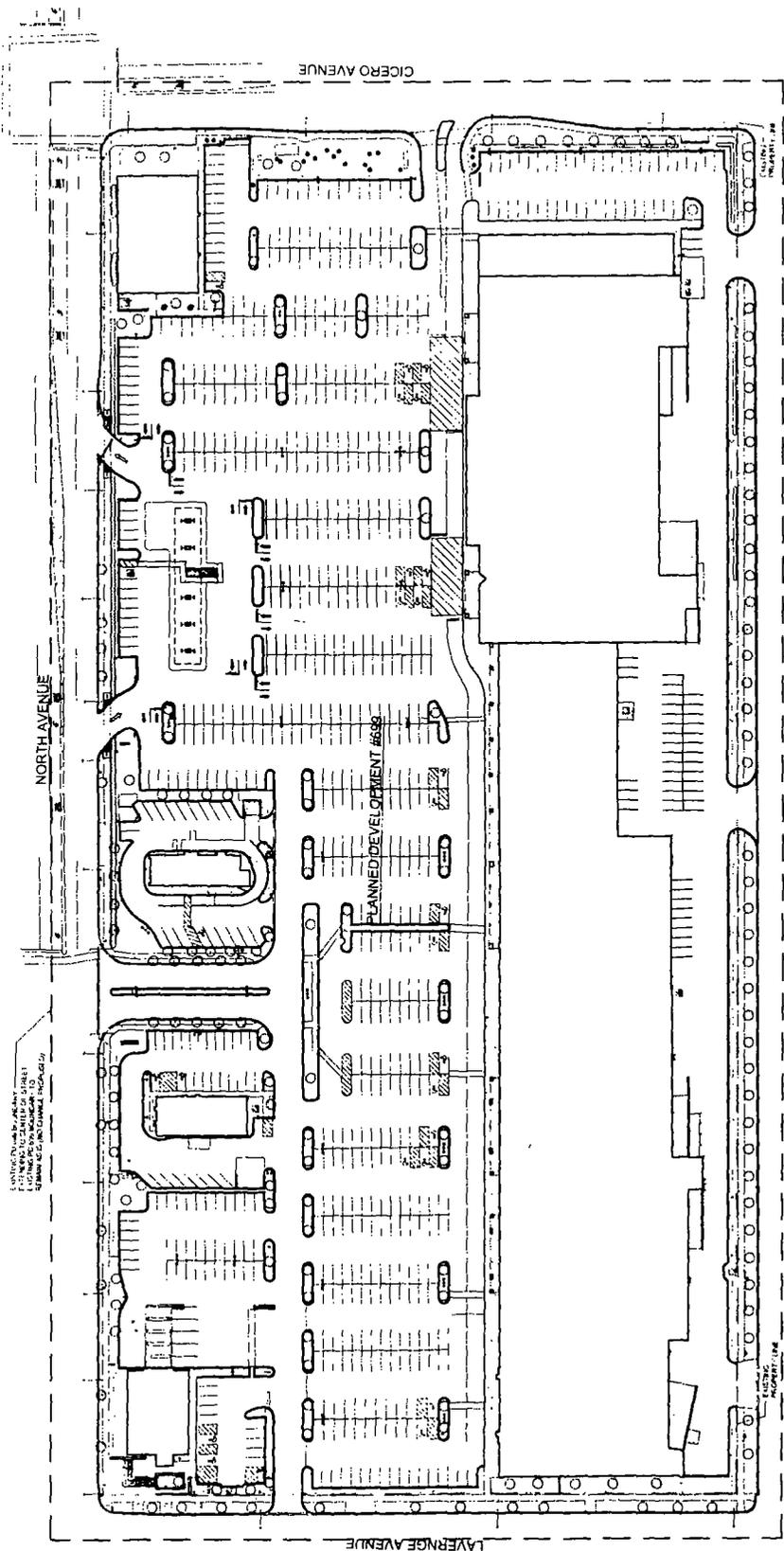
SHEET ZONING MAP



FUEL CENTER
FOOD4LESS - #567
4821 W. NORTH AVE
CHICAGO, ILLINOIS 60639



APPLICANT: RALPH'S GROCERY COMPANY
ADDRESS: 4821 W. NORTH AVE
CITY COUNCIL INTRO: FEB 13TH 2013
PLAN COMMISSION: JUN. 20TH 2013



PROPERTY LINE
 PD 699 BOUNDARY LINE

1 PD 699 BOUNDARY AND PROPERTY LINE MAP
 SCALE 1"=50'

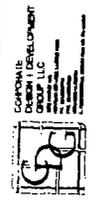
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 ADDRESS: 4821 W. NORTH AVE
 CITY COUNCIL INTRO: FEB. 13TH 2013
 PLAN COMMISSION: JUN. 20TH 2013

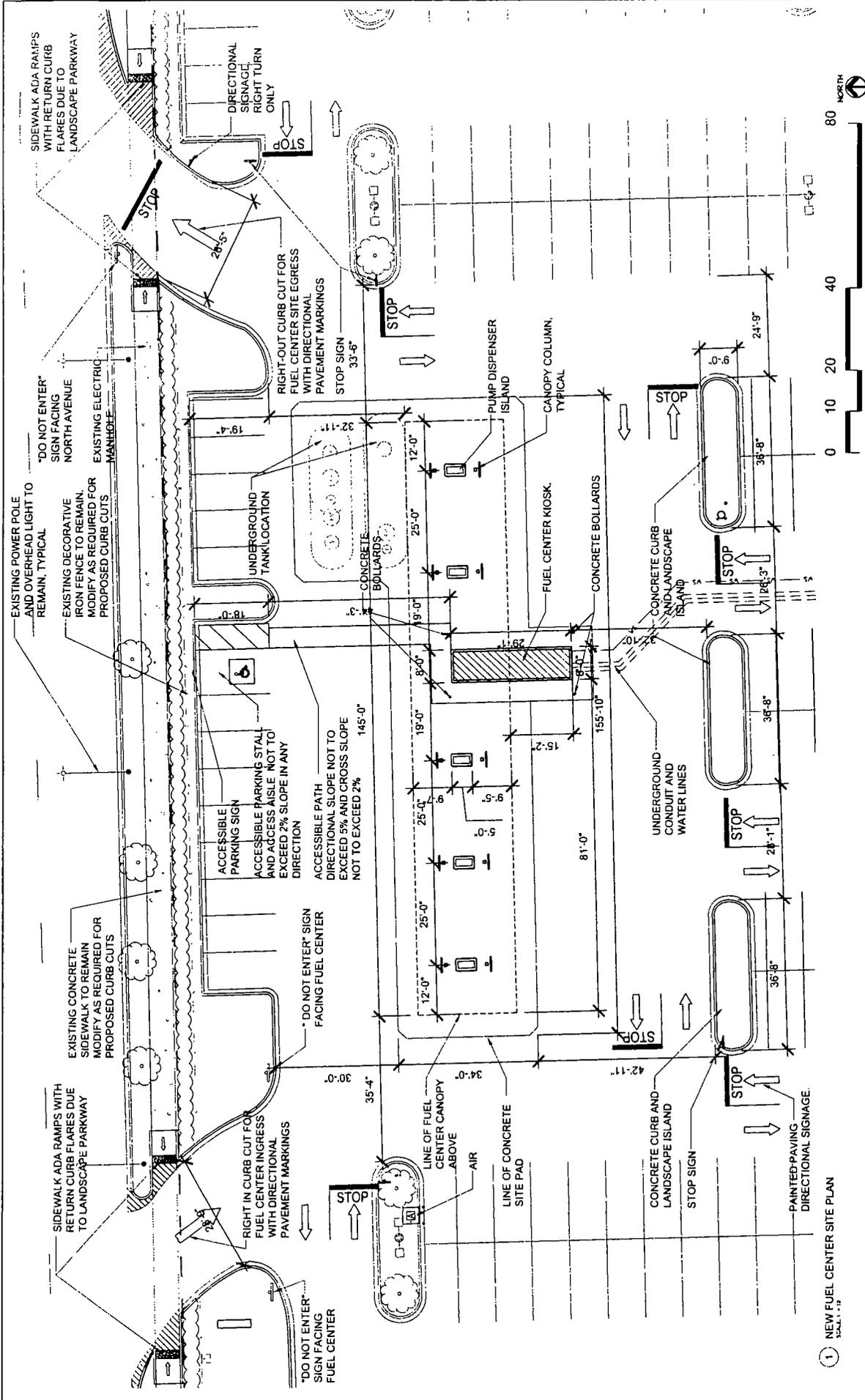
FUEL CENTER
FOOD4LESS - #567
 4821 W. NORTH AVE
 CHICAGO, ILLINOIS 60639



Food 4 Less
 THE FOOD STORE
 FOOD. INSPIRED.

SHEET
 BOUNDARY PLAN





1 NEW FUEL CENTER SITE PLAN
SCALE: 1/8" = 1'-0"

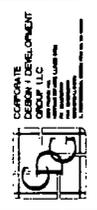
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 ADDRESS: 4821 W. NORTH AVE
 CITY COUNCIL INTRO: FEB. 13TH 2013
 PLAN COMMISSION: JUN. 20TH 2013

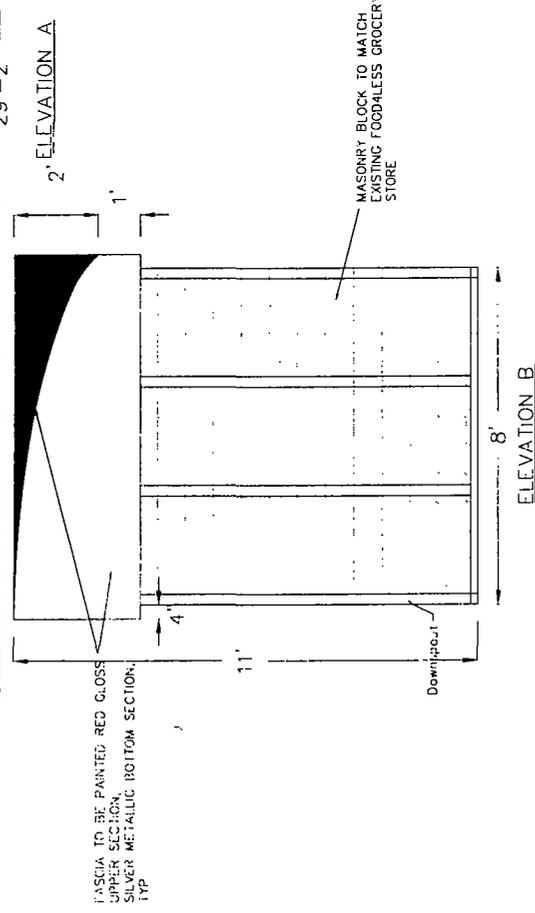
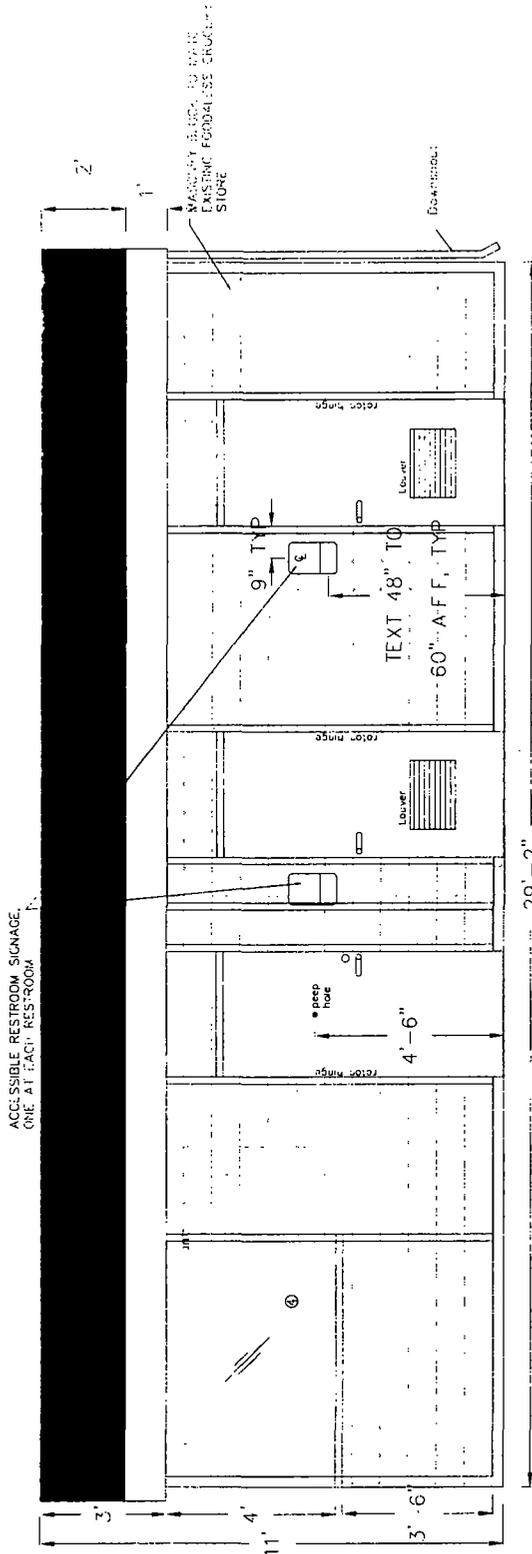
FUEL CENTER
FOOD4LESS - #567
 4821 W. NORTH AVE.
 CHICAGO, ILLINOIS 60639



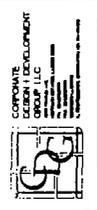
Food 4 Less
 TOTAL STORES: 100
 TOTAL EMPLOYEES: 10,000
 FOOD 4 LESS, INC.
 CHICAGO, IL 60608
 P.O. BOX 200000

SHEET
 SITE PLAN





SCALE: 1/4" = 1'-0"

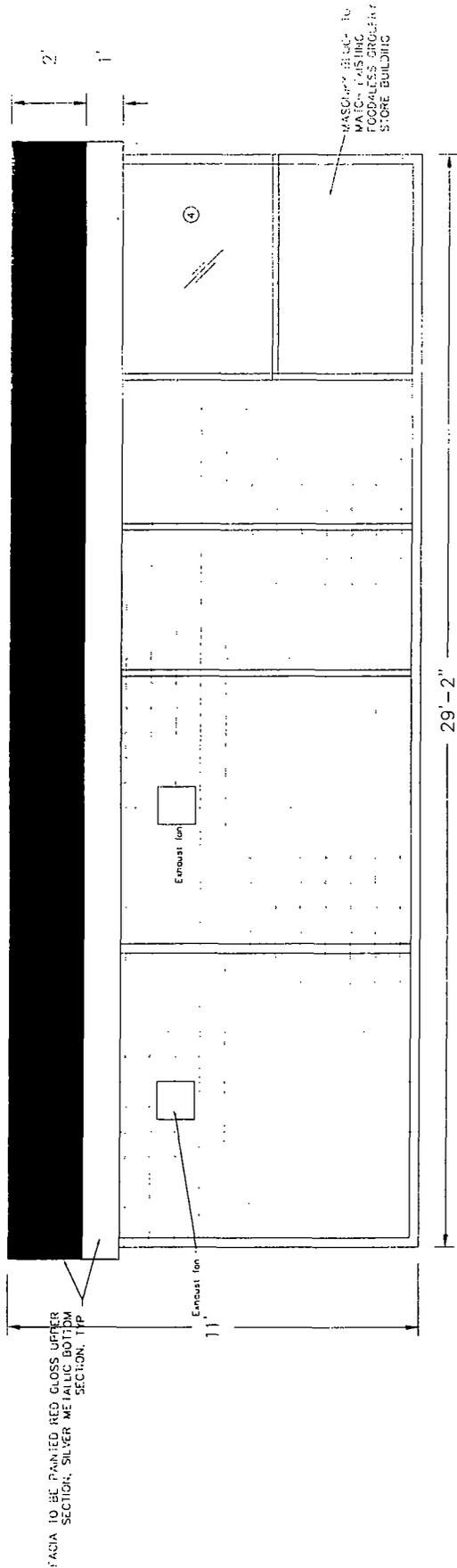


SHEET
ARCH ELEV A & B
ELEV - 1

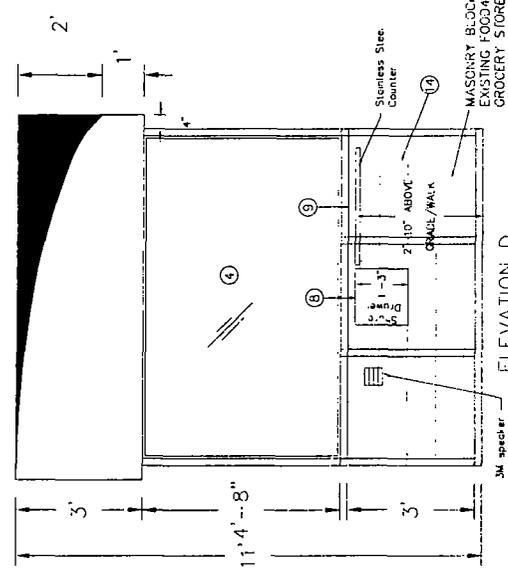


FUEL CENTER
FOODLESS - #567
4821 W. NORTH AVE.
CHICAGO, ILLINOIS 60639

APPLICANT: RALPH'S GROCERY COMPANY
ADDRESS: 4821 W. NORTH AVE
CITY COUNCIL INTRO: FEB. 13TH 2013
PLAN COMMISSION: JUN. 20TH 2013



ELEVATION C



ELEVATION D

SCALE: 1/2\"/>

CONCRETE DEVELOPMENT GROUP LLC
 ARCHITECTS

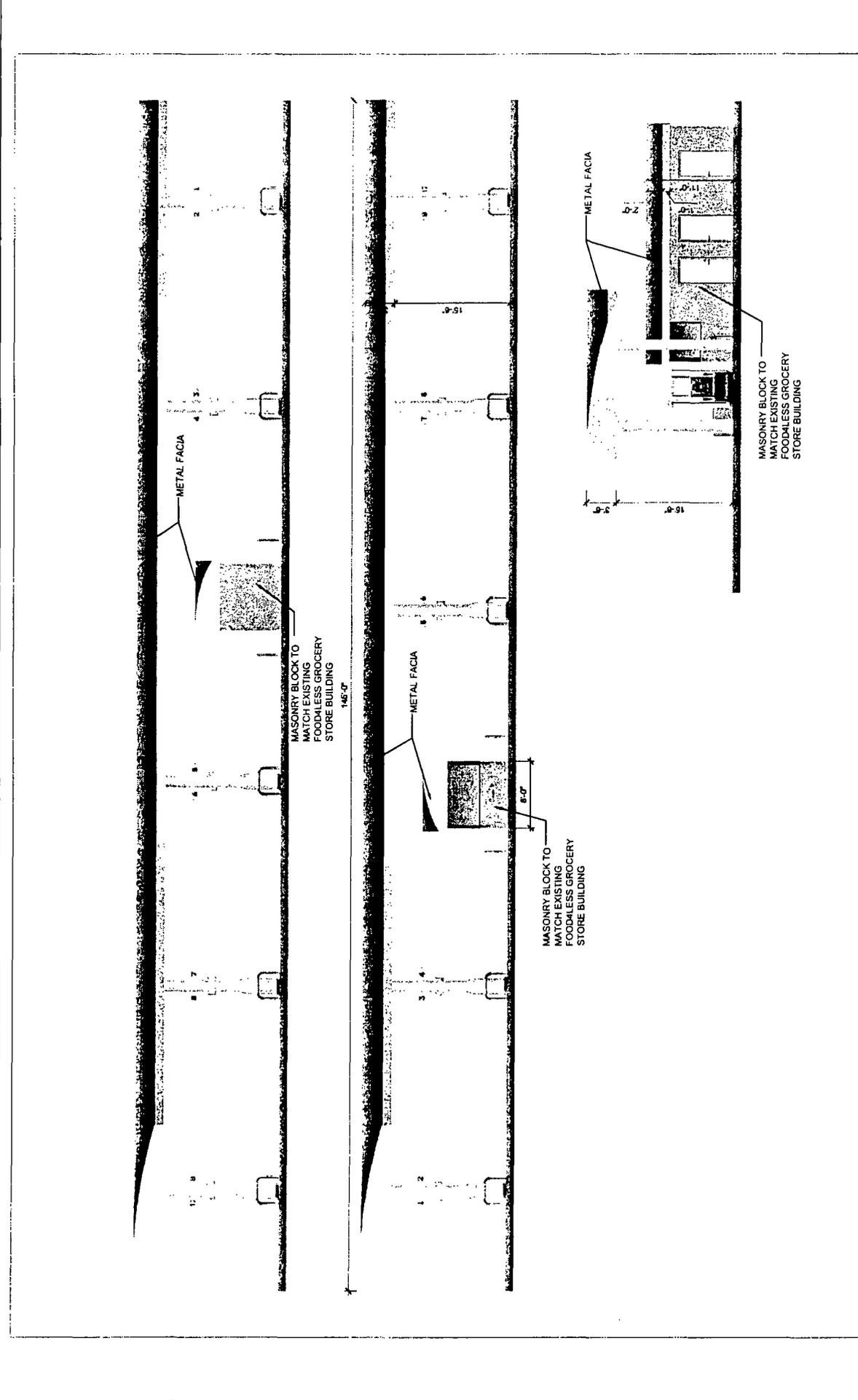
SHEET ARCH ELEV C & D
 ELEV -2

Food 4 Less
 FUEL CENTER
 4821 W. NORTH AVE.
 CHICAGO, ILLINOIS 60639

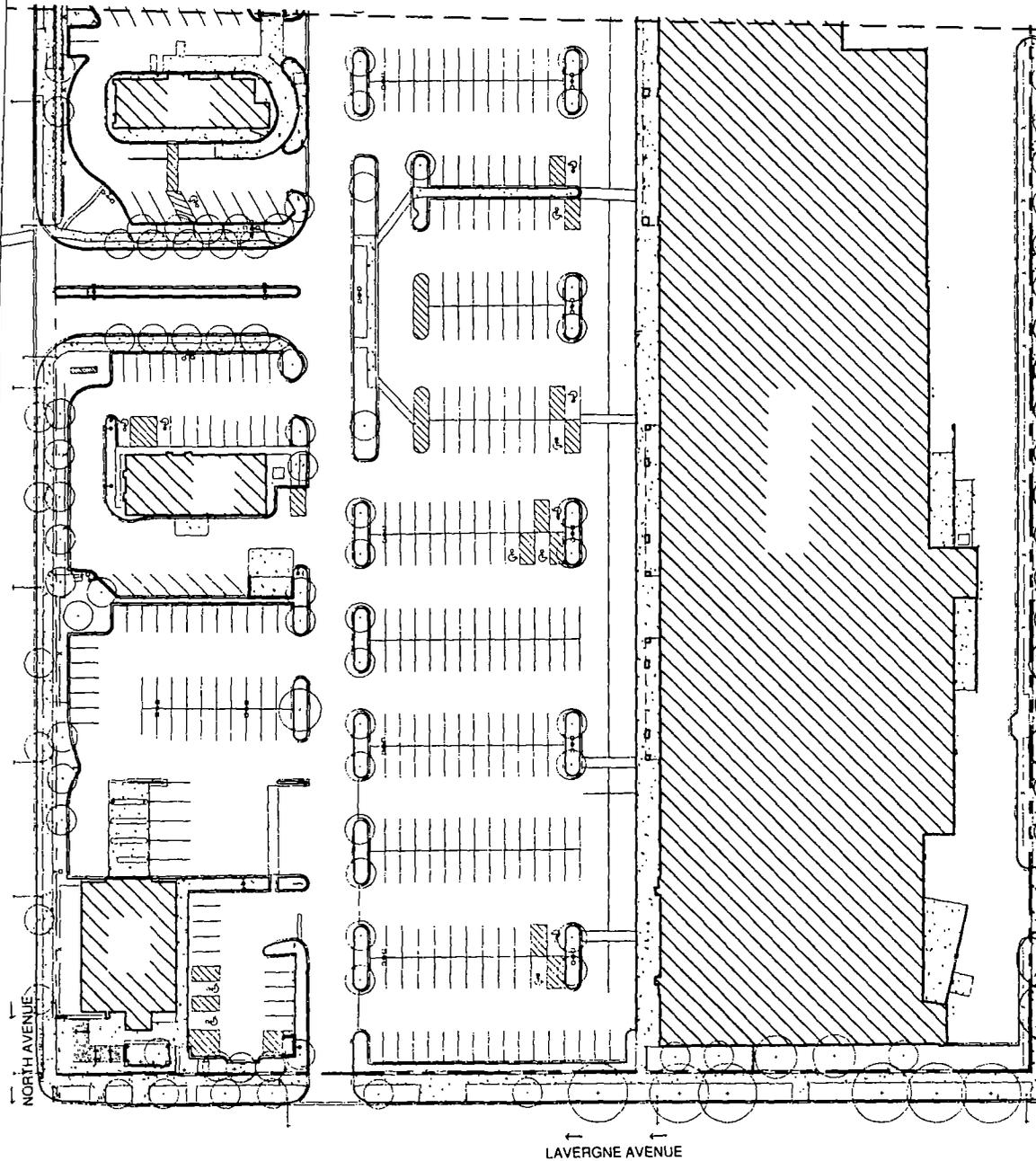
ARCHITECTS
 CONCRETE DEVELOPMENT GROUP LLC
 100 W. WASHINGTON ST., SUITE 1000
 CHICAGO, IL 60601
 TEL: 312.467.1000
 WWW.CONCRETEDEVELOPMENTGROUP.COM

FUEL CENTER
FOODLESS - #567
 4821 W. NORTH AVE.
 CHICAGO, ILLINOIS 60639

APPLICANT: RALPH'S GROCERY COMPANY
 ADDRESS: 4821 W. NORTH AVE
 CITY COUNCIL INTRO: FEB. 13TH 2013
 PLAN COMMISSION: JUN. 20TH 2013



| | | | | |
|--|---|---|---|--|
| <p>APPLICANT: RALPH'S GROCERY COMPANY ADDRESS: 4821 W. NORTH AVE CITY COUNCIL INTRO: FEB. 13TH 2013 PLAN COMMISSION: JUN. 20TH 2013</p> | <p>FUEL CENTER FOODA LESS - #567 4821 W. NORTH AVE. CHICAGO, ILLINOIS 60639</p> |  <p>FOOD 4 LESS THE FOOD STORE FRESH. FRESH. FRESH.</p> | <p>SHEET 1.5.13.00 11/24/13 ELEV-3</p> |  <p>COMMUNITY DESIGN DEVELOPMENT GROUP, LLC</p> |
|--|---|---|---|--|



Notes

1. Furnish and install 3" layer of double shredded hardwood bark mulch in all new planting beds.

Legend

- Existing Tree to Remain
- Proposed Shade Tree
- Existing Vegetation to Remain

Statements

Maintenance Statement by Owner

"The undersigned acknowledges that the landscape planning plan shown on the attached landscape plan for the property at North Avenue & Cicero Avenue, Chicago, Illinois has, to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained and replaced as required, by current and subsequent owners in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the Landscaping Standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance."

Owner / Applicant Signature _____ Date _____

Owner Statement

"Existing pathway and on-site interior trees are to be protected while project is under construction and will be replaced by current and subsequent owner if damaged."

Owner / Applicant Signature _____ Date _____

Installation Statement

Landscape installation, pending any delays in construction, shall be completed by July 15, 2013

Landscape Architect Statement

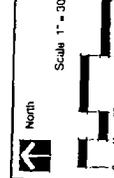
"The undersigned landscape architect registered in the State of Illinois, acknowledges that the landscape planning plan and construction details shown on the attached landscape plan for the property at North Avenue & Cicero Avenue, Chicago, Illinois has been designed, to the best of my knowledge, in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the Landscaping Standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance."

Landscape Architect Signature _____ Date _____



Signature _____

Expires August 31, 2013



SHEET

OVERALL - WEST

LI

Food 4 Less
 FUEL CENTER
 4821 W. NORTH AVE.
 CHICAGO, ILLINOIS 60639

Kroger
 FUEL CENTER
 4821 W. NORTH AVE.
 CHICAGO, ILLINOIS 60639

Food 4 Less
 FUEL CENTER
 4821 W. NORTH AVE.
 CHICAGO, ILLINOIS 60639

APPLICANT: RALPH'S GROCERY COMPANY
 ADDRESS: 4821 W. NORTH AVE
 CITY COUNCIL INTRO: FEB. 13TH 2013
 PLAN COMMISSION: JUN. 20TH 2013

BDG
Brusseau Design Group, LLC
 LANDSCAPE ARCHITECTS - CHICAGO, ILLINOIS
 130 S. WASHINGTON, CHICAGO, IL 60604

GPC
 CAROLINE HULLGROH
 CHICAGO, ILLINOIS

Statements

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"The undersigned acknowledges that the landscape plan shown on the attached landscape plan for the property at North Avenue & Cicero Avenue, Chicago, Illinois has to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained, and replaced as required, by current and subsequent owners in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance."

Owner / Applicant Signature _____ Date _____

Owner Statement

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Landscape Architect Signature _____ Date _____



Signature _____ Expires August 31, 2015

NOTES

1. Furnish and install 3" layer of double shredded hardwood bark mulch in all new planting beds

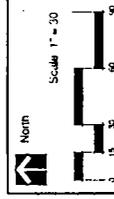
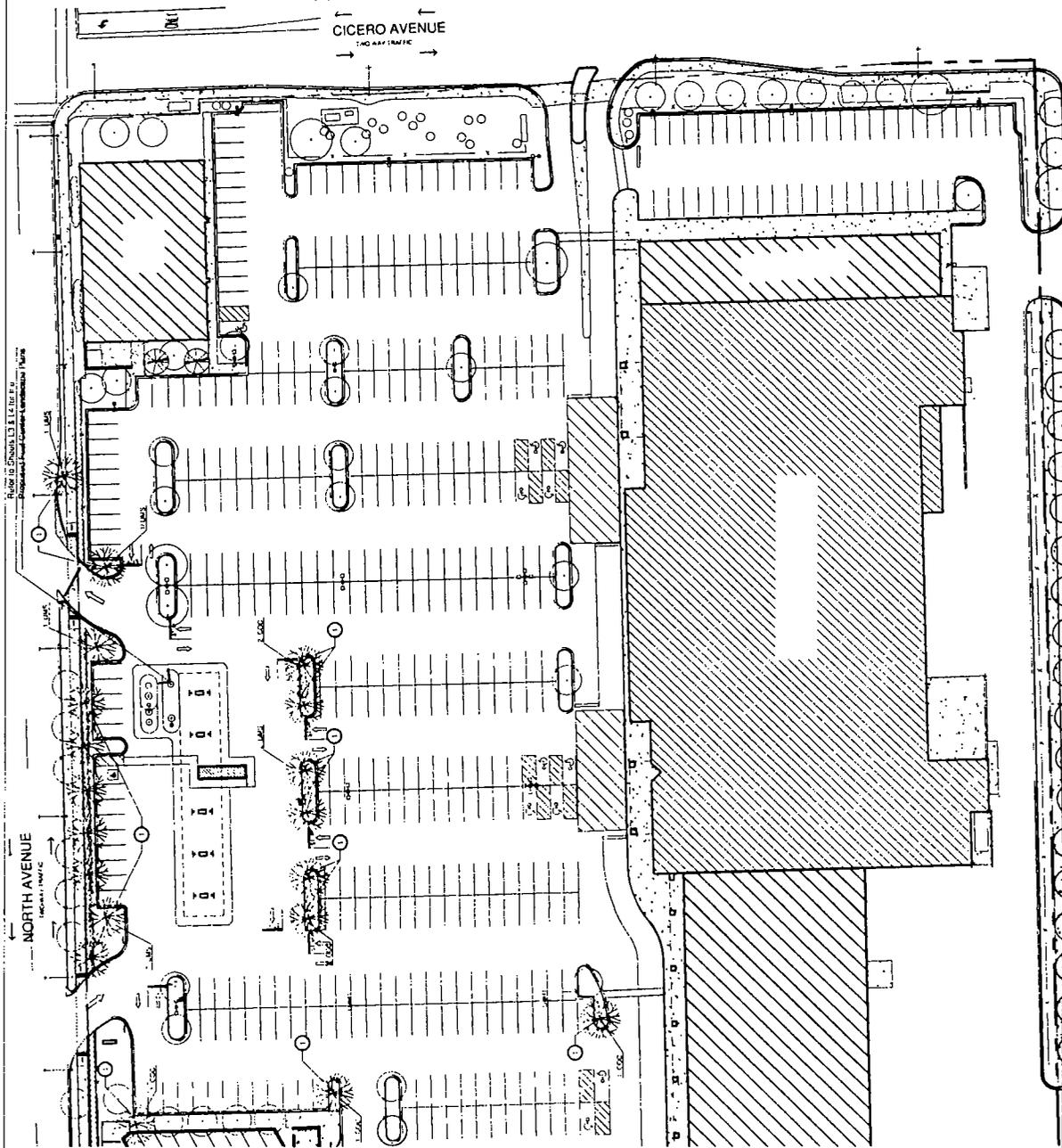
Legend

- Existing Tree to Remain
- Proposed Shade Tree
- Existing Vegetation to Remain

Plant List & Key

| Key | Botanical Name (Common Name) | Size | Quantity |
|-----|---|--------|----------|
| COC | Shade Trees <i>Celtis occidentalis</i> 'ChicagoLand' (2-1/2") (Coccoloba) | 2-1/2" | 7 |
| UMS | Ums <i>Ulmus 'Major'</i> 'Stewart' (Commandation Elm) | 2-1/2" | 12 |

The quantities listed above are for reference only. The Contractor is responsible for confirming all quantities based on the plant materials shown and identified on the Landscape Plan.



SHEET
OVERALL - EAST
L2

BIG
Brusseau Design Group, L.L.C.
LANDSCAPE ARCHITECTS • LAND PLANNING • PHOTOGRAPHY • DESIGN • CONSTRUCTION

Food 4 Less
FOOD 4 LESS
FRESH. LOCAL. AFFORDABLE.
FOOD 4 LESS STORES
FOOD 4 LESS STORES

Karger
KARGER
ARCHITECTS
ARCHITECTS

FUEL CENTER
FOOD4LESS - #567
4821 W NORTH AVE.
CHICAGO, ILLINOIS 60639

APPLICANT: RALPH'S GROCERY COMPANY
ADDRESS: 4821 W. NORTH AVE
CITY COUNCIL INTRO: FEB 13TH 2013
PLAN COMMISSION: JUN. 20TH 2013

Specifications

SECTION 22 00 - PLANTS

1.01 General

1.01 Description
A. The work shall consist of the excavation, installation, planting, care and maintenance of the landscape plants...

1.02 Submittals
A. When required in the plant notes or details, "submit" or "approve" by the Landscape Architect...

1.03 Product Delivery, Storage & Handling
A. The Contractor shall be responsible for the delivery, storage and handling of all plants...

1.04 Installation
A. All plants shall be installed in accordance with the manufacturer's instructions...

1.05 Maintenance, Clean-Up and Acceptance
A. Maintenance of plant materials will begin upon completion of the installation...

SECTION 22 00 - PLANTS, continued

3.01 Installation

A. Plant Material Layout and Location
1. Prior to any installation, the Contractor must submit a plant material layout to the Owner...

B. Planting Hole Excavation
1. The Contractor must excavate as necessary for the installation of plant materials...

C. Planting Seasons
1. Deciduous plants shall be installed during the dormant season, April 1st to June 1st and September 1st to October 1st...

D. Planting
1. All shade trees and ornamental trees over 10 feet tall shall be planted in a hole...

E. Pruning
1. All trees and shrubs shall be pruned to enhance the natural character of the plant...

SECTION 22 00 - PLANTS, continued

D. Mulching

1. All shade trees, ornamental trees and evergreen trees shall be mulched with a minimum of 2 inches...

2. All massed plantings will be mulched with a minimum of 2 inches of mulch...

E. Pre-Emergency Herbicide Application
1. Granular weed preventer will be applied after much installation in all planting beds...

F. Wrapping, Staking & Cuying
1. All shade and single stem ornamental trees shall be wrapped with bubble wrap...

SECTION 22 00 - PLANTS, continued

3.01 Installation

A. Planting Seasons
1. Deciduous plants shall be installed during the dormant season, April 1st to June 1st and September 1st to October 1st...

B. Planting
1. All shade trees and ornamental trees over 10 feet tall shall be planted in a hole...

C. Pruning
1. All trees and shrubs shall be pruned to enhance the natural character of the plant...

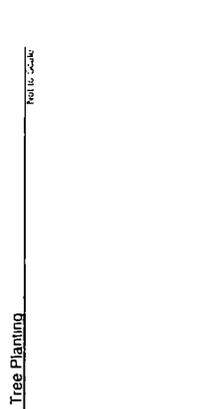
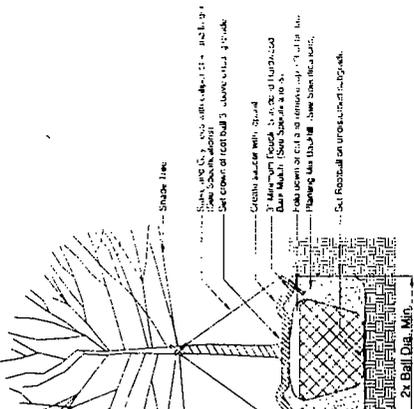
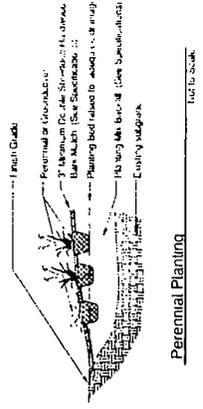
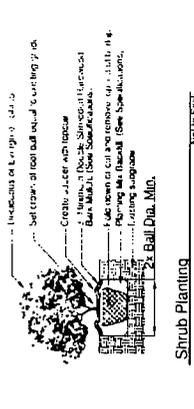
SECTION 22 00 - PLANTS, continued

3.01 Installation

A. Planting Seasons
1. Deciduous plants shall be installed during the dormant season, April 1st to June 1st and September 1st to October 1st...

B. Planting
1. All shade trees and ornamental trees over 10 feet tall shall be planted in a hole...

C. Pruning
1. All trees and shrubs shall be pruned to enhance the natural character of the plant...



Project information including client name (Ralph's Grocery Company), project name (Fuel Center), and location (Chicago, Illinois).

Project information including client name (Ralph's Grocery Company), project name (Fuel Center), and location (Chicago, Illinois).

Project information including client name (Ralph's Grocery Company), project name (Fuel Center), and location (Chicago, Illinois).

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