

APPROVAL OF JOURNAL OF PROCEEDINGS.

JOURNAL (November 14, 1975).

The City Clerk submitted the printed Official Journal of the Proceedings of the regular meeting held on Friday, November 14, 1975, at 10:00 A.M., signed by him as such City Clerk.

Alderman Vrdolyak moved to *Correct* said printed Official Journal as follows:

Page 1458—right-hand column—by inserting the following in the twenty-first line from the top of the page:

"Clarence and Rita Reich—to classify as a B2-2 Restricted Retail District instead of a B1-2 Local Retail District the area shown on Map No. 15-G bounded by

N. Ridge Avenue; N. Glenwood Avenue; W. Edgewater Avenue; a line 72 feet northwesterly of N. Glenwood Avenue, as measured along N. Ridge Avenue and perpendicular thereto."

The motion to *Correct* *Prevailed*.

Alderman Vrdolyak moved to *Approve* said Official Journal *as corrected* and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

UNFINISHED BUSINESS.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning, deferred and published in the Journal of the Proceedings of November 14, 1975, recommending that the City Council pass five proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur* in the committee's recommendations and each of the five proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Burnett, Kennel, Evans, Lathrop, Sawyer, Wilinski, Cousins, Adorni, Vrdolyak, Bilandic, Kwak, Madaryk, Burke, Barden, Shannon, Hines, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydko, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Iaskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Precinski, Natarus, Oberman, Sampson, Fibelski, Cohen, Schuller, Block, Saperstein, Stone -49.

Nays—None.

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 2-K.

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 C2-2 General Commercial District symbols and indications as shown on Map No. 2-K in the area bounded by

W. Harrison Street; S. Keeler Avenue; a line 55 feet south of the alley next south of and parallel to W. Harrison Street; S. Tripp Avenue; a line 75 feet south of the alley next south of and parallel to W. Harrison Street, or the line thereof

if extended where no alley exists; the alley next west of and parallel to S. Tripp Avenue; a line 55 feet south of the alley next south of and parallel to W. Harrison Street, or the line thereof if extended where no alley exists; and S. Kildare Avenue.

to those of an R4 General Residence 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 No. 12-E.

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 C2-3 General Commercial District symbols and indications as shown on Map No. 12-E in the area bounded by

a line 231 feet north of and parallel to E. 49th Street; S. Cottage Grove Avenue; a line 99 feet north of and parallel to E. 49th Street; and a line 125 feet west of and parallel to S. Cottage Grove Avenue.

to those of an R5 General Residence 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 No. 18-D.

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 C2-2 General Commercial District; B4-2 Restricted Service District; and R3 General Residence District symbols and indications as shown on Map No. 18-D in the area bounded by

E. 75th Street; S. Stony Island Avenue; E. 75th Place; and S. Blackstone Avenue,

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 hereof and to no others.

[Plan of Development printed on pages 1594-1598 of this Journal]

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

Reclassification of Area Shown on Map No. 20-D.

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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 20-D in the area bounded by

a line 150 feet south of and parallel to E. 83rd Street; S. Ellis Avenue; a line 250 feet south of and parallel to E. 83rd Street; and the alley next west of and parallel to S. Ellis Avenue,

to those of an R4 General Residence 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 No. 28-E.

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 R3 General Residence District symbols and indications as shown on Map No. 28-E in the area bounded by

E. 111th Street; a line 150 feet east of and parallel to S. St. Lawrence Avenue; a line 74 feet 11¾ inches south of and parallel to E. 111th Street; a line 111 feet east of and parallel to S. St. Lawrence Avenue; a line 54 feet south of and parallel to E. 111th Street and S. St. Lawrence Avenue,

to those of a B2-1 Restricted Retail 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.

Failed to Pass—PROPOSED ORDINANCES FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY PARTICULAR AREAS (Adverse Committee Recommendation).

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of November

14, 1975, recommending that the City Council *Do Not Pass* three proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur In* the committee's recommendations. The question in reference to each proposed ordinance thereupon became: "*Shall the proposed ordinance Pass, notwithstanding the Committee's adverse recommendation?*", and the several questions being so put, each of the said proposed ordinances *Failed to Pass*, by yeas and nays as follows:

Yeas—None.

Nays—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Burke, Barden, Shannon, Hines, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Cohen, Schuler, Block, Saperstein, Stone—49.

Said proposed ordinances which *Failed to Pass* proposed to amend the Chicago Zoning Ordinance to reclassify particular areas, and are summarized as follows:

Reclassification of Area Shown on Map No. 3-H.

An ordinance to classify as a C1-1 Restricted Commercial District instead of a B4-2 Restricted Service District, the area bounded by

W. Division Street; a line 120 feet east of and parallel to N. Damen Avenue; the alley next south of and parallel to W. Division Street and N. Damen Avenue (Map No. 3-H).

Reclassification of Area Shown on Map No. 9-G.

An ordinance to classify as a C1-1 Restricted Commercial District instead of a B4-2 Restricted Service District, the area bounded by

a line 121.5 feet north of and parallel to W. Addison Street; N. Southport Avenue; W. Addison Street; and the alley next west of and parallel to N. Southport Avenue (Map No. 9-G).

Reclassification of Area Shown on Map No. 11-H.

An ordinance to classify as an R2 General Residence District instead of an M1-2 Restricted Manufacturing District, the area bounded by

a line 250 feet south of W. Montrose Avenue; N. Ravenswood Avenue; a line 250 feet north of W. Cullom Avenue and the alley next west of and parallel to N. Ravenswood Avenue (Map No. 11-H).

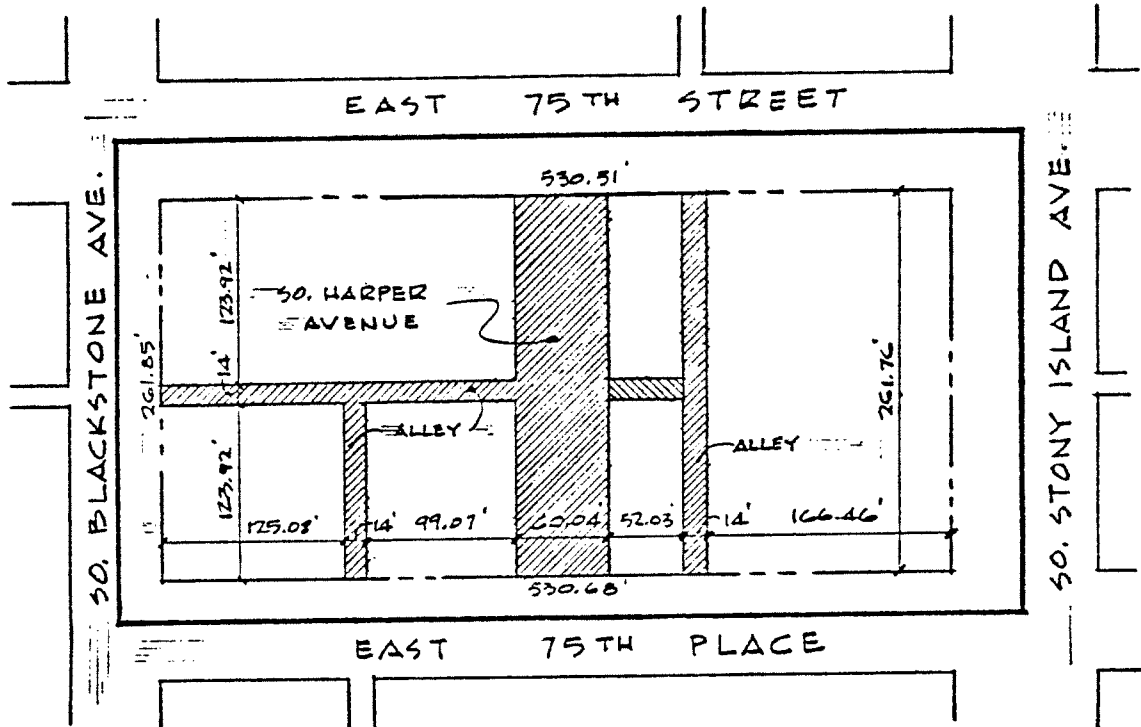
BUSINESS PLANNED DEVELOPMENT # 135
PLAN OF DEVELOPMENT




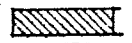
STATEMENTS

1. The area delineated herein as "Business Planned Development" is controlled by Jewel Companies, Inc. pursuant to options to purchase said area; said options having been executed ~~in~~ ON 12/23/74;3/5/75;12/24/74;7/16/74;2/25/75;7/12/74; 3/12/75;7/16/74;7/9/74;7/10/74;7/10/74
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning. Ingress and egress to such off-street facilities shall be only from E. 75th Street, S. Stony Island Avenue, and E. 75th Place.
3. All applicable official reviews, approvals or permits are required to be obtained by the Jewel Companies, Inc., or its successors, assignees or grantees.
4. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Jewel Companies, Inc., or its successors, assignees or grantees.
5. Any service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 24 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. The following uses shall be permitted within the area delineated herein as Business Planned Development: supermarket, general merchandise uses, retail and service type business uses, parking and related uses (exclusive of any principal activity of outdoor storage and auto service station uses).
7. Identification signs may be permitted within the area delineated herein as Business Planned Development, subject to the review and approval of the Department of Buildings and the Department of Development and Planning.
8. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Business Planned Development, and illustrates that the development of such area shall be in general compliance with the B5 General Service District classification and with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Development and Planning.

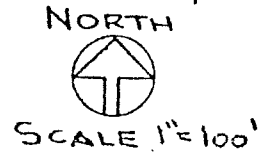
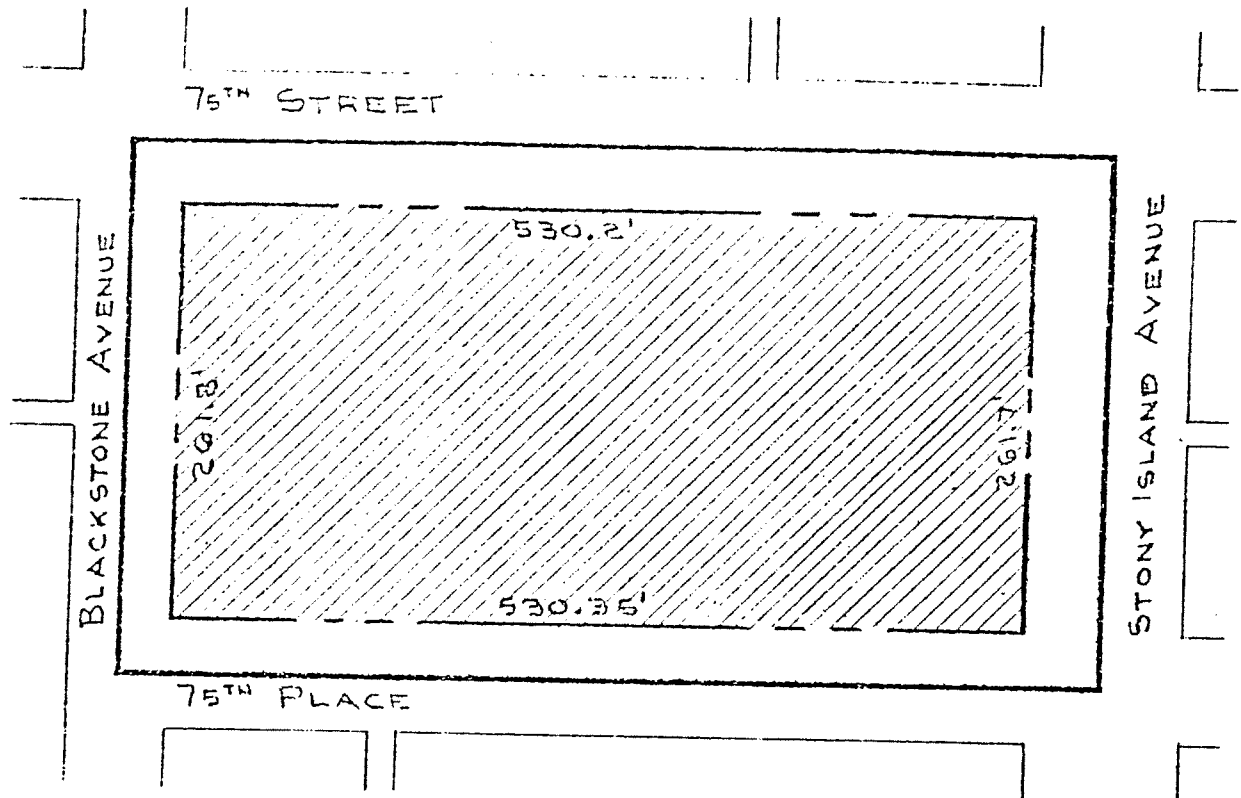
APPLICANT: Jewel Companies, Inc.




BUSINESS PLANNED DEVELOPMENT PROPERTY LINE MAP & RIGHT-OF-WAY ADJUSTMENTS



- LEGEND:**
-  PROPERTY LINE
 -  PLANNED DEVELOPMENT BOUNDARY
 -  PROPOSED VACATION OF PUBLIC RIGHT-OF-WAY
 -  PUBLIC RIGHT-OF-WAY HERETOFORE VACATED BY CITY COUNCIL - APRIL 11, 1921





- LEGEND :
-  PROPERTY LINE
 -  PLANNED DEVELOPMENT BOUNDARY
 -  SUPERMARKET, GENERAL MERCHANDISE USES, RETAIL & SERVICE TYPE BUSINESS USES, PARKING & RELATED USES. *

* NOTE:
PLANNED DEVELOPMENT USE
& BULK REGULATIONS DATA.

APPLICANT: JEWEL COMPANIES INC.

BUSINESS PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA
AS AMENDED SEPTEMBER 11, 1975

Net Site Area	General Description of Land Use	F.A.R.	% of Land Coverage	Min. No. of Parking Spaces
Sq. Ft. Acres				
138,958 3.19	Supermarket, general merchandise uses, retail and service type business uses, parking and related uses *	0.5	45	140

* (exclusive of any principal activity of outdoor storage and auto service station uses)

Gross Site Area = Net Site Area: 3.19 acres + Area in Public Right-of-Way: 1.87 acres
= 5.06 acres

Number of off-street loading spaces: in accord with a B5-1 zoning classification

Periphery setbacks at property lines:

north - 0'
east - 240'
south - 0'
west - 20' **

** For the purpose of this Planned Development, the off-street loading area is located between the physical structure of such development and the west property line. Said loading area shall be effectively screened from the existing residential area along S. Blackstone Avenue.

APPLICANT: Jewel Companies, Inc.

Date: