

SECTION 2. That Business Planned Development No. 98, as amended, enacted on June 22, 1973, printed on page 5822 and the Plan of Development printed on pages 5824 thru 5829 of the Journal of the Proceedings of said date, shall remain in full force and effect.

SECTION 3. This ordinance shall take effect and be in full force from and after its passage.

—
Reclassification of Area Shown on Map No. 1-K.

PO 275

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, B4-1 Restricted Service District, C1-1 and C1-2 Restricted Commercial District, and M1-1 and M1-4 Restricted Manufacturing District, symbols and indications as shown on Map No. 1-K in the area bounded by

the alley next north of and parallel to W. Race Avenue; a line 50 feet east of N. Kilpatrick Avenue; W. Race Avenue; a line 170 feet east of N. Kilpatrick Avenue; the north line of the alley next south of and parallel to W. Race Avenue; a line 579 feet east of N. Kilpatrick Avenue; the south line of the alley next south of and parallel to W. Race Avenue, or the line thereof if extended where no alley exists; a line 618.34 feet east of N. Kilpatrick Avenue; the north line of W. Kinzie Street, or the line thereof if extended where no street exists; a line 603.34 feet east of N. Kilpatrick Avenue; the south line of W. Kinzie Street, or the line thereof if extended where no street exists; a line 579 feet east of N. Kilpatrick Avenue; a line 23 feet south of the south line of W. Kinzie Street, or the line thereof if extended where no street exists; a line 229.76 feet east of N. Kilpatrick Avenue; the south line of W. Kinzie Street or the line thereof if extended where no street exists; N. Cicero Avenue; the alley next south of and parallel to W. Race Avenue; and N. Kilpatrick Avenue,

to the designation of a Manufacturing Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part of and to no others.

[Planned Development printed on pages 8330 thru 8334 of this Journal]

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

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Reclassification of Area Shown on Map No. 4-1.

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 R4 General Residence District symbols and indications as shown on Map No. 4-1 in the area bounded by

W. 15th Place; a line 330 feet west of and parallel to S. Rockwell Street; W. 16th Street; then a line 453.61 feet west of and parallel to S. Rockwell Street; the alley north of and parallel to W. 16th Street; then a line 477.80 feet west of and parallel to S. Rockwell Street; W. 16th Street; and S. Washtenaw Avenue,

to those of an M1-2 Restricted Manufacturing 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.

A2059

PLAN OF DEVELOPMENT . NO. 275
STATEMENT

- (1) The area delineated herein as "Manufacturing Planned Development" is owned or controlled by the Department of Planning of the City of Chicago and designated as Cicero-Kinzie Commercial District Development Project.
- (2) Under agreements of the Cicero-Kinzie Commercial District Redevelopment Plan and as approved by the City Council on May 7, 1980, the City of Chicago will sell to American Home Products Corporation Disposition Parcel No. 1 for Manufacturing and Manufacturing Related Uses. American Home Products Corporation will comply with all regulations and Land Use controls of the above Plan.
- (3) Use of the land will consist of Manufacturing and Related Land Uses and off street parking, in accordance with the Cicero-Kinzie Commercial District Development Plan.
- (4) Any dedication or vacation of streets or alleys, or adjustment of the right-of-way, or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of the Department of Planning, and approval by the City Council.
- (5) Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
- (6) Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, 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 advertising signs permitted within such paved areas.
- (7) Identification and business identification signs may be permitted within the area delineated herein as Manufacturing Planned Development, subject to review and approval of the Commissioner of the Department of Planning.
- (8) The following information sets forth data concerning the property included in said development and data concerning a Generalized Land Use Plan (Site Plan), illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance. Said development will be in strict accord with the Plan of Development.
- (9) The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" adopted by the Commissioner of Planning.

APPLICANT: Department of Planning, City of Chicago

DATE: October, 1981

SECTION 2. That Business Planned Development No. 98, as amended, enacted on June 22, 1973, printed on page 5822 and the Plan of Development printed on pages 5824 thru 5829 of the Journal of the Proceedings of said date, shall remain in full force and effect.

SECTION 3. This ordinance shall take effect and be in full force from and after its passage.

Reclassification of Area Shown on Map No. 1-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 R3 General Residence District, B4-1 Restricted Service District, C1-1 and C1-2 Restricted Commercial District, and M1-1 and M1-4 Restricted Manufacturing District, symbols and indications as shown on Map No. 1-K in the area bounded by

the alley next north of and parallel to W. Race Avenue; a line 50 feet east of N. Kilpatrick Avenue; W. Race Avenue; a line 170 feet east of N. Kilpatrick Avenue; the north line of the alley next south of and parallel to W. Race Avenue; a line 579 feet east of N. Kilpatrick Avenue; the south line of the alley next south of and parallel to W. Race Avenue, or the line thereof if extended where no alley exists; a line 618.34 feet east of N. Kilpatrick Avenue; the north line of W. Kinzie Street, or the line thereof if extended where no street exists; a line 603.34 feet east of N. Kilpatrick Avenue; the south line of W. Kinzie Street, or the line thereof if extended where no street exists; a line 579 feet east of N. Kilpatrick Avenue; a line 23 feet south of the south line of W. Kinzie Street, or the line thereof if extended where no street exists; a line 229.76 feet east of N. Kilpatrick Avenue; the south line of W. Kinzie Street or the line thereof if extended where no street exists; N. Cicero Avenue; the alley next south of and parallel to W. Race Avenue; and N. Kilpatrick Avenue.

to the designation of a Manufacturing Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part of and to no others.

[Planned Development printed on pages 8330 thru 8334 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. 4-L.

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 R4 General Residence District symbols and indications as shown on Map No. 4-L in the area bounded by

W. 15th Place; a line 330 feet west of and parallel to S. Rockwell Street; W. 16th Street; then a line 453.61 feet west of and parallel to S. Rockwell Street; the alley north of and parallel to W. 16th Street; then a line 477.80 feet west of and parallel to S. Rockwell Street; W. 16th Street; and S. Washtenaw Avenue,

to those of an M1-2 Restricted Manufacturing District, and a corresponding use district is hereby established in the area above described.

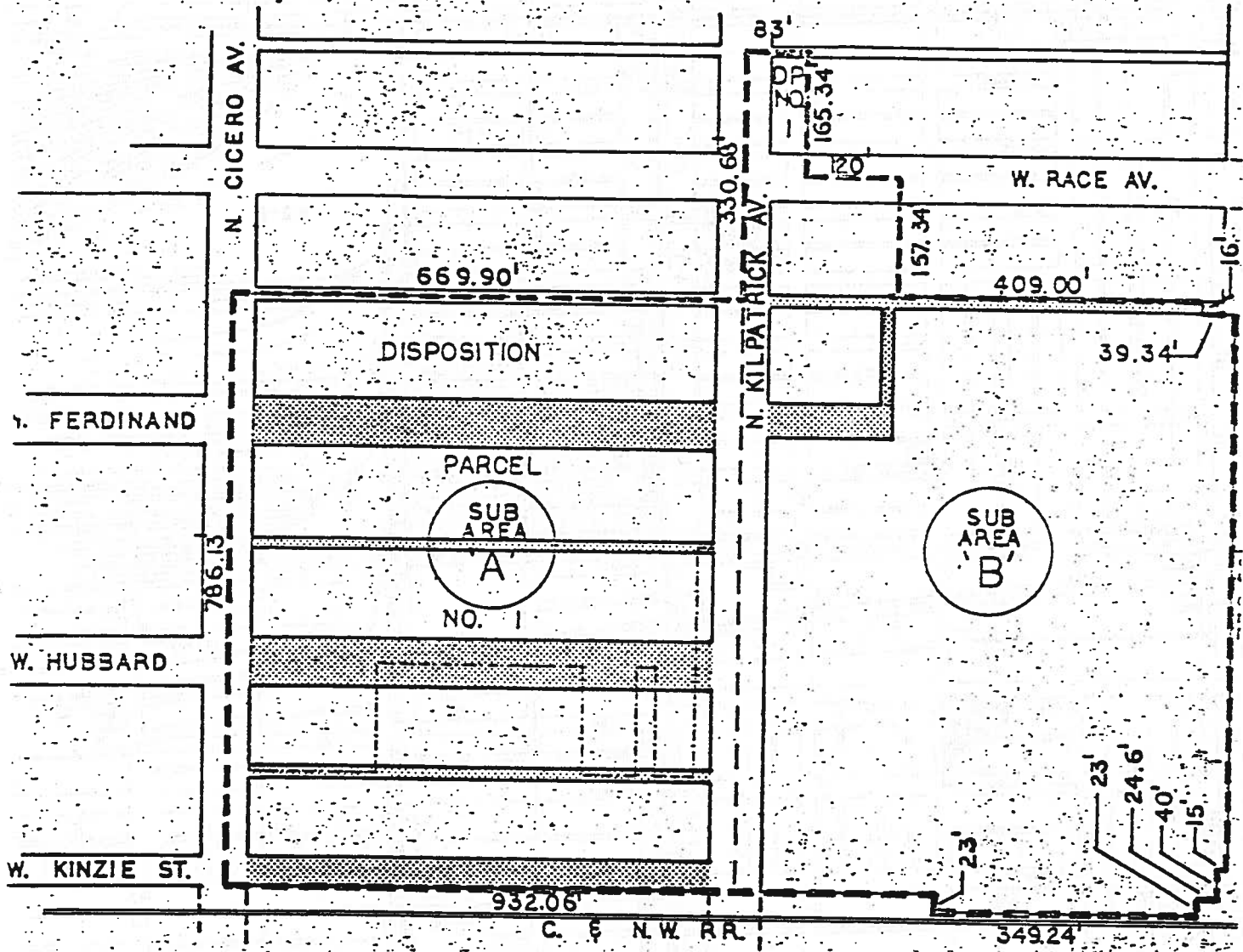
SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

December 11, 1981

UNFINISHED BUSINESS

8331

MANUFACTURING PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENTS



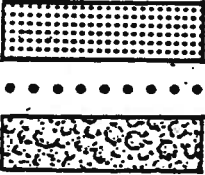
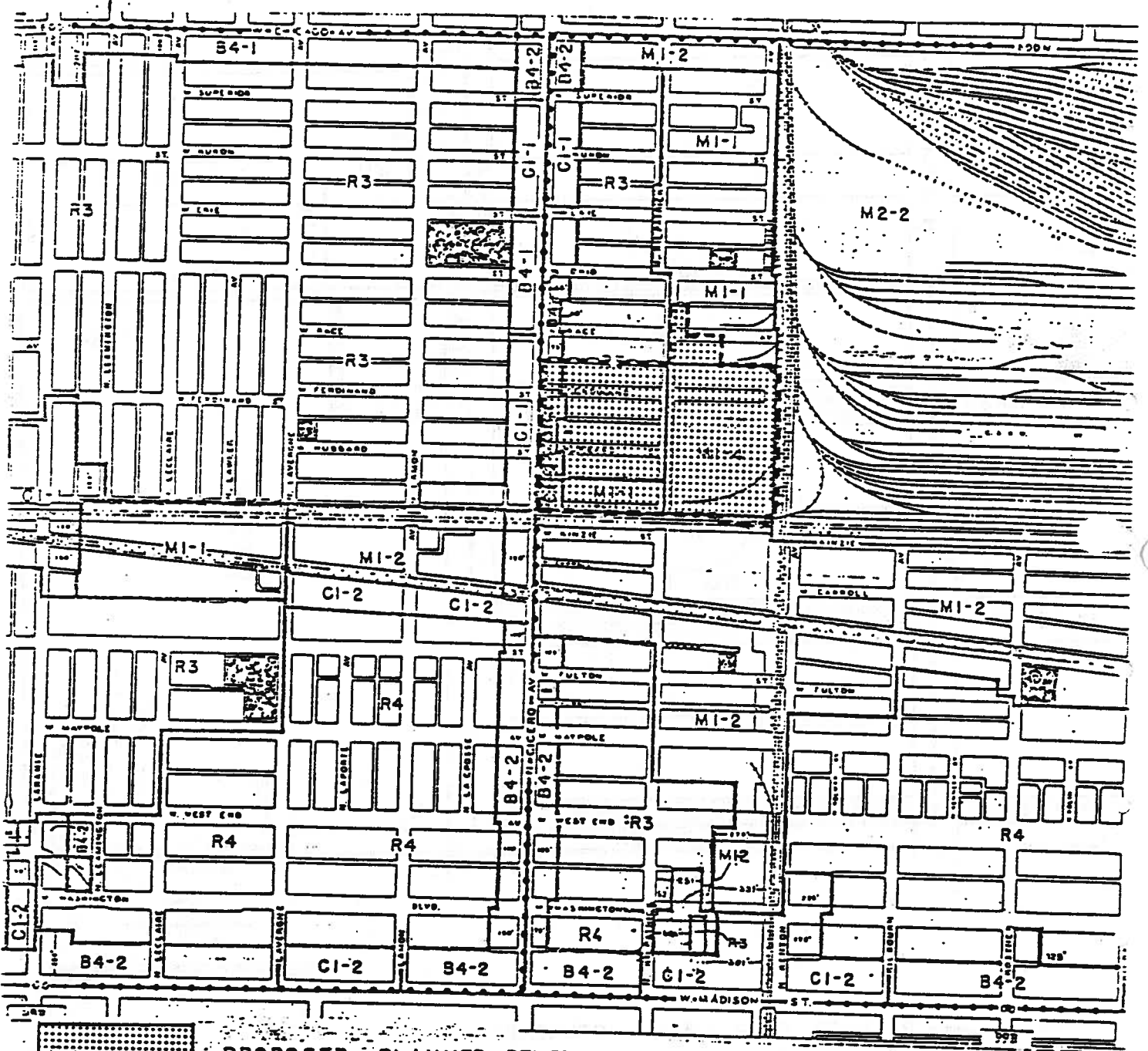
- PLANNED DEVELOPMENT BOUNDARY
- STREETS AND ALLEYS TO BE VACATED
- DISPOSITION PARCEL NO. 1, CICERO-KINZIE COMMERCIAL DISTRICT DEVELOPMENT PROJECT

APPLICANT: DEPARTMENT OF PLANNING, CITY OF CHICAGO

DATE: OCTOBER 1981

MANUFACTURING PLANNED DEVELOPMENT

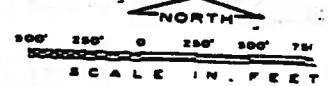
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



PROPOSED PLANNED DEVELOPMENT

PREFERENTIAL STREETS

PUBLIC AND QUASI-PUBLIC LAND USE



APPLICANT: DEPARTMENT OF PLANNING, CITY OF CHICAGO

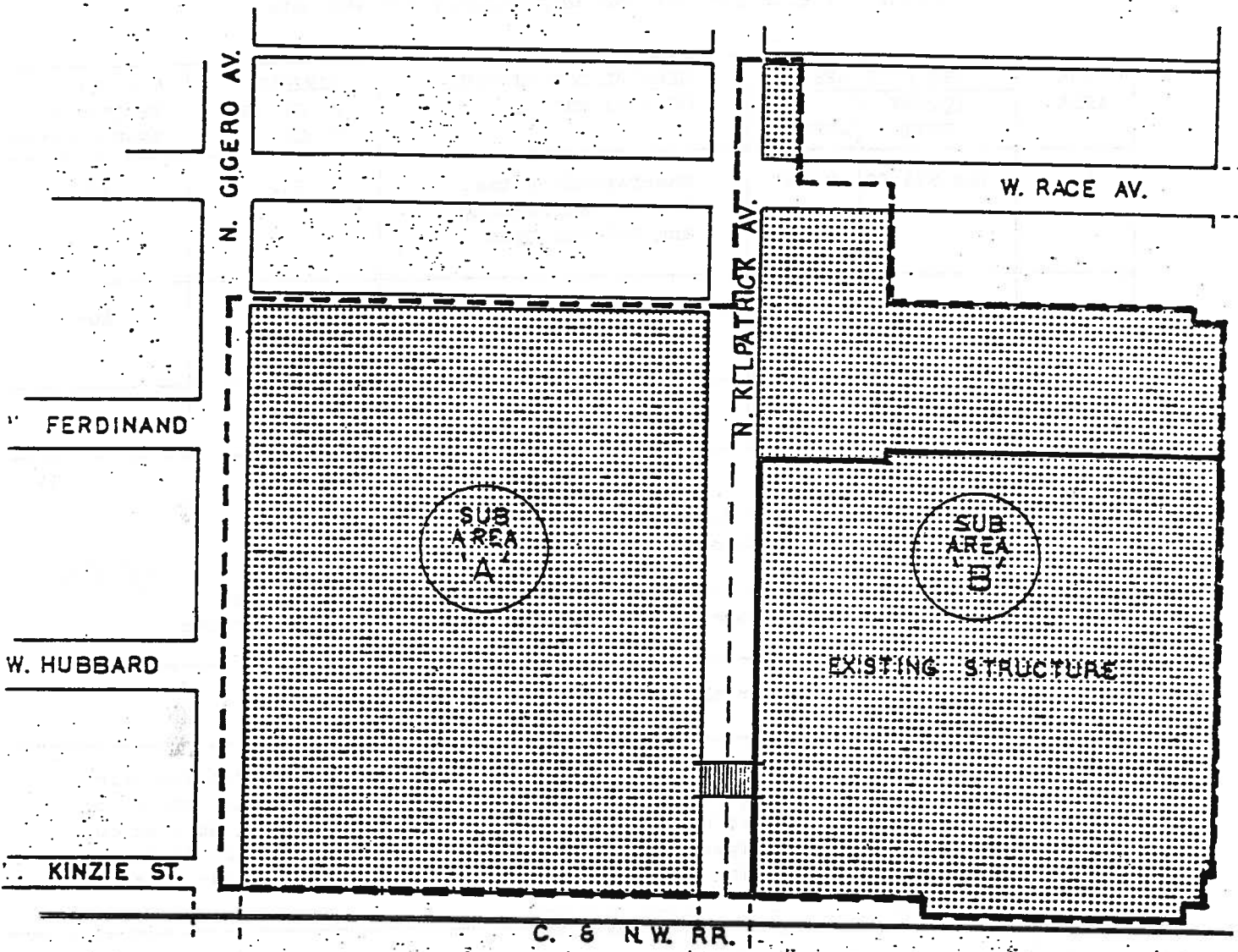
DATE: OCTOBER 1981

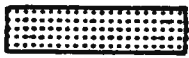

December 11, 1981

UNFINISHED BUSINESS

8333

MANUFACTURING PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



- PLANNED DEVELOPMENT BOUNDARY
-  MANUFACTURING AND RELATED LAND USES
-  PROPOSED STREET OVERPASS

APPLICANT: DEPARTMENT OF PLANNING, CITY OF CHICAGO
 DATE: OCTOBER 1981

MANUFACTURING PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

SUB AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENT OF LAND COVERAGE
	SQUARE FEET	ACRES			
A	469,576.80	10.78*	Manufacturing Use Off-Street Parking and Related Uses	2.2	40%
B	511,465.62	11.74*	Manufacturing and Related Uses	5.0	80%
TOTAL	981,042.42	22.52*		3.66	

22.52* Acres Net Site Area + 2.33 Acres Public Streets and Alley Area = 24.85 Acres Gross Site Area.

*Note - Net Site Area Acreage figures include 3.14 acres in Sub Area 'A', and 0.46 acres in Sub Area 'B' of Streets and Alleys to be Vacated.

Maximum permitted F.A.R. for the total Net Site Area: 3.66

Off-street parking shall be in accordance with an M-1-1 Restricted Manufacturing Zoning District of the Chicago Zoning Ordinance, requiring one parking space for each four (4) employees (based on the maximum number of employees on duty at one time), plus one (1) parking space for each vehicle used in the conduct of the enterprise. Parking spaces for the handicapped shall amount to two per cent (2%) of parking spaces.

Off-street parking shall be designed and maintained in accordance with the regulations set forth in an M-1-1 Restricted Zoning District of the Chicago Zoning Ordinance.

Off-street loading berths shall be provided in accordance with the regulations set forth in an M-1-1 Restricted Manufacturing Zoning District of the Chicago Zoning Ordinance.

Peripheral set back of 20 feet shall be required along all streets, and a 30 feet set back along the north alley of the site, adjacent to the Residential District. Regulation of the Chicago Zoning Ordinance pertaining to Residential District Boundaries along a Restricted Manufacturing District shall be enforced.

Applicant: Department of Planning, City of Chicago

Date: October, 1981