

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. 13-H.  
(as amended).*

*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. 13-H in area bounded by;

the alley next north of and parallel to West Farragut Avenue; a line 149.4 feet east of and parallel to North Ravenswood Avenue; West Farragut Avenue; and the alley next east of and parallel to North Ravenswood 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. 13-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 R2 Single-Family Residence District, Manufacturing Planned Development No. 29 and M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 13-K in the area bounded by:

West Foster Avenue; the east line of North Keating Avenue; the northwest line of West Winnemac Avenue; a line 628.89 feet south of West Foster Avenue; the west line of the right of way of the Chicago and Northwestern Railroad; a line 10 feet west of the east line of the Edens Expressway; North Elston Avenue; a line 25 feet northwest of West Winnemac Avenue; and the east line of the Edens Expressway,

to a 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.

[Business Planned Development printed on pages  
20597 through 20602 of this Journal.]

(Continued on page 20603)

PD 29

BUSINESS PLANNED DEVELOPMENT NO. 29

## PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as a "Business Planned Development" is, except for portions located in dedicated streets, presently owned by Skil Corporation and the County of Cook. Skil Corporation possesses and controls said County of Cook property by means of lease. The applicant, The May Department Stores Company, is the holder of an option granted by Skil Corporation. Notices should be directed to: The May Department Stores Company, 611 Olive Street, St. Louis, Missouri 63101 -- Attention: Senior Vice President for Real Estate.
2. The applicant or its successors, assignees or grantees shall obtain official City reviews, approvals or permits required in connection with this Planned Development. In the event legal title to any portion of the area delineated herein as a "Business Planned Development" is held in separate ownership at any time, this Business Planned Development ordinance shall continue unmodified in full force and effect, and each owner shall comply with this ordinance as it applies to its respective portion of the Business Planned Development.
3. The following uses shall be permitted within the area delineated herein as Business Planned Development: General merchandise uses; banks, financial institutions and restaurants (including establishments of the "drive-in" or "drive through" type in Sub-Area II); retail, office, and service type business and professional uses; tire, battery and automobile accessory facilities (herein defined as facilities engaged in the repair, maintenance, installation and sale of tires, batteries, mufflers and shock absorbers, and in vehicular tune-ups, oil changes and lubrication, brake work, and front end alignment and alignment component replacement provided that said activity takes place in an enclosed building); such other uses permitted by B5-1 General Service Districts (except for amusement establishments, second-hand stores and rummage shops, pawn shops, crematories and mausoleums, taverns and sale of automobile fuel); parking, loading, ingress and egress and uses accessory to the aforesaid uses.
4. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development. Ingress and egress to such off-street facilities shall be from one or more of the following: North Elston Avenue, Foster Avenue, North Keating Avenue, and Winnemac Avenue.
5. Any dedication or vacation of streets and alleys, or adjustments of rights-of-way shall require a separate sub-

mittal on behalf of the applicant, or its successors, assignees or grantees, and approval by the City Council.

6. 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, if required shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of sixteen (16) feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas. No fire lane shall be required along the Chicago and Northwestern Railroad right-of-way along the east side of this Business Planned Development.
7. Stationary business or identification signs are permitted within the area delineated herein as Business Planned Development. Not more than two (2) business identification pylon signs shall be permitted in Sub-area I, and the face area of such pylon signs may equal but shall not exceed a combined total of 1400 gross square feet, provided that the face area of any such individual pylon sign may not exceed 700 gross square feet. In the event of a conflict between the provisions of Section 8.9-3 and Section 8.9(6) as to permitted wall signs in Sub-area I, the provisions of Section 8.9-3 shall govern. Other signs may be permitted within the area delineated herein as Business Planned Development, subject to the review of the Department of 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 and use of such area shall, except as modified by this Business Planned Development Ordinance, be in general compliance with the B5 General Service District Classification.
9. This Plan of Development, consisting of ten (10) statements, and "Existing Zoning and Preferential Street Map", and a "Boundary and Property Line" map, a "Generalized Land Use Plan", and a "Plan of Development Use, Bulk Regulation and Data" table, stipulates the controls applicable to the area delineated in this plan as the "Business Planned Development", and no others shall apply.
10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures in Relation to Planned Developments", as heretofore promulgated by the Commissioner of Planning.

APPLICANT: The May Department Stores Company

DATE: June 11, 1985

REVISED: July 18, 1985

BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_

PLANNED DEVELOPMENT USE, BULK REGULATIONS &amp; DATA

SUB-AREA	Net Site Area		F.A.R.	% of Land Coverage	Min. No. of Off-Street	
	Sq. Ft.	Acres			Parking Spaces	Loading Spaces
I	263,098	6.04	0.37	37	217	3
II	78,712	1.81	1.40	30	In accordance with the B5-1 requirements of the Chicago Zoning Ordinance	
TOTAL	341,810	7.85	.58	36		

GROSS SITE AREA = Net Site Area + Area in Public Right-of-Way

GROSS SITE AREA = 7.85 acres + 2.69 acres = 10.54 acres

PERIPHERY SETBACKS AT PROPERTY LINES:

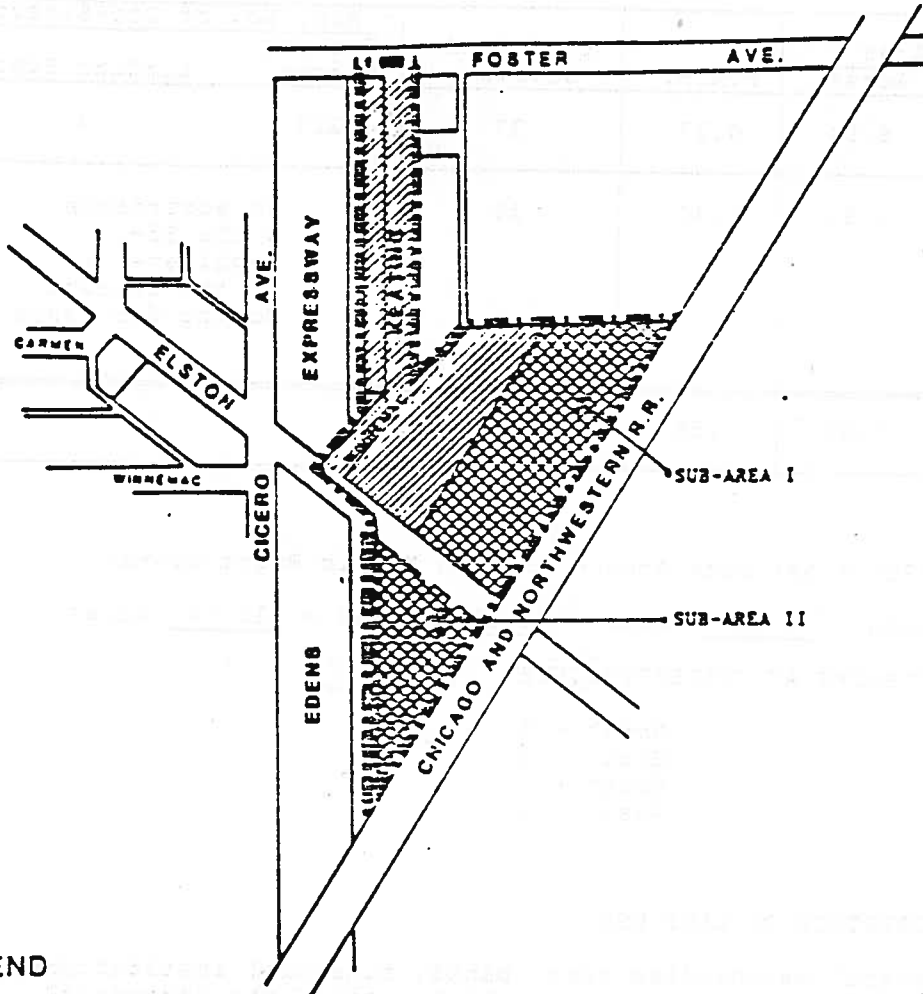
North - 5'  
 East - 5'  
 South - 5'  
 West - 5'

GENERAL DESCRIPTION OF LAND USE:

General merchandise uses; banks, financial institutions and restaurants (including establishments of the "drive-in" or "drive-through" type in Sub-area II); retail, office and service type business and professional uses; tire, battery and automobile accessory facilities; such other uses permitted in B5-1 General Service Districts (except for amusement establishments, second-hand stores and rummage shops, pawn shops, crematories and mausoleums, taverns and retail sale of automobile fuel); parking, loading, ingress and egress and uses accessory to the aforesaid uses.

APPLICANT: The May Department Stores CompanyDATE: June 11, 1985REVISED: July 18, 1985

# GENERALIZED LAND USE PLAN



## LEGEND



PLANNED DEVELOPMENT BOUNDARY



GENERAL MERCHANDISE USES; BANKS, FINANCIAL INSTITUTIONS AND RESTAURANTS (INCLUDING ESTABLISHMENTS OF THE "DRIVE-IN" OR "DRIVE-THROUGH" TYPE IN SUB-AREA II); RETAIL, OFFICE, AND SERVICE TYPE BUSINESS AND PROFESSIONAL USES; TIRE, BATTERY AND AUTOMOBILE ACCESSORY FACILITIES; SUCH OTHER USES PERMITTED IN B5-1 GENERAL SERVICE DISTRICTS (EXCEPT FOR AMUSEMENT ESTABLISHMENTS, SECOND-HAND STORES AND RUMMAGE SHOPS, PAWN SHOPS, CREMATORIES AND MAUSOLEUMS, TAVERNS AND SALE OF AUTOMOBILE FUEL); PARKING, LOADING, INGRESS AND EGRESS AND USES ACCESSORY TO THE AFORESAID USES.



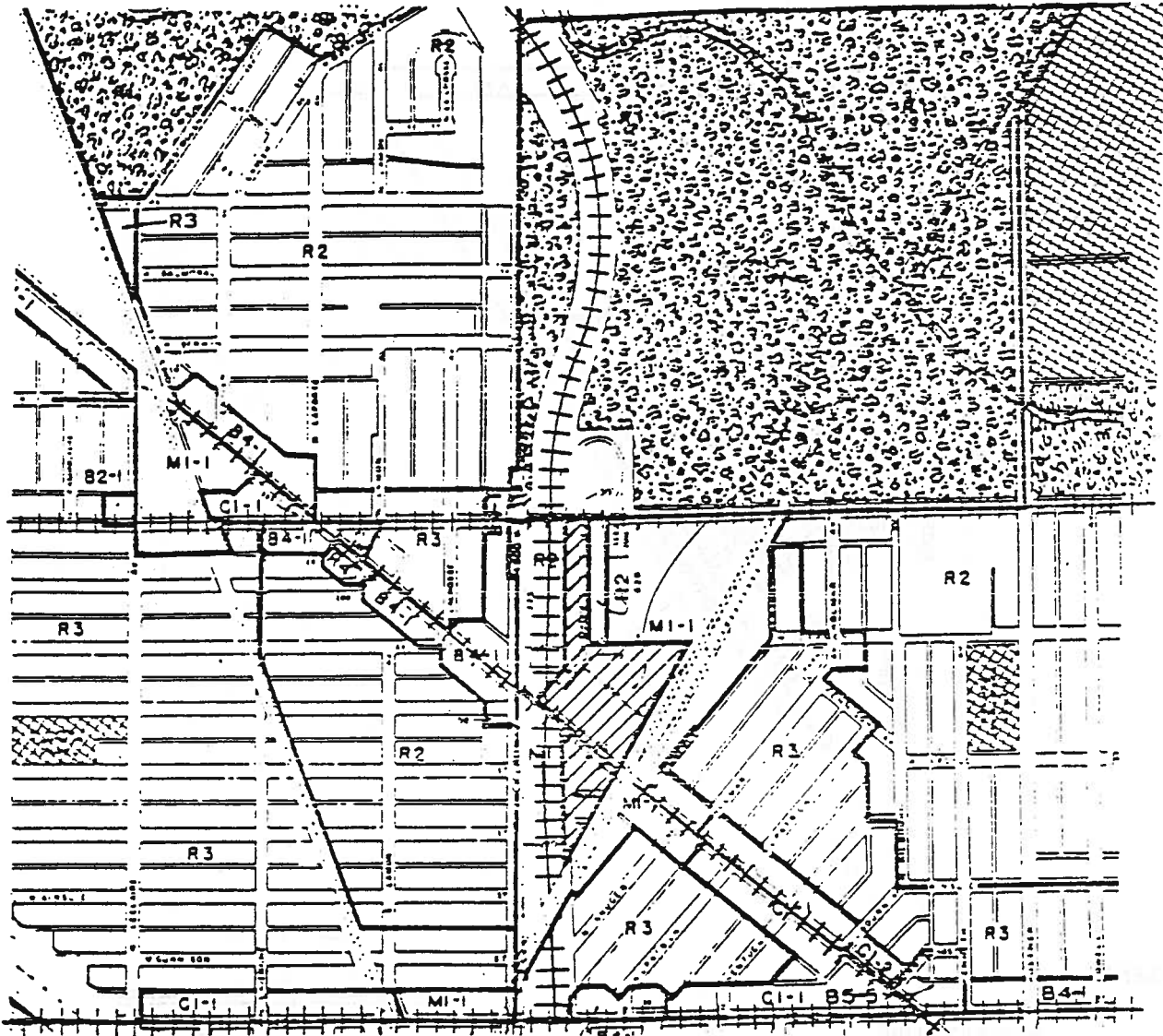
PARKING AND INGRESS AND EGRESS



DATE June 11, 1985

APPLICANT The May Department Stores Company

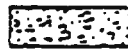
# EXISTING ZONING & PREFERENTIAL STREET MAP



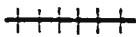
## LEGEND



PLANNED DEVELOPMENT



PARKS



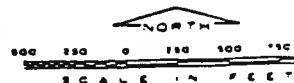
PREFERENTIAL STREETS



PUBLIC & QUASI PUB  
FACILITIES



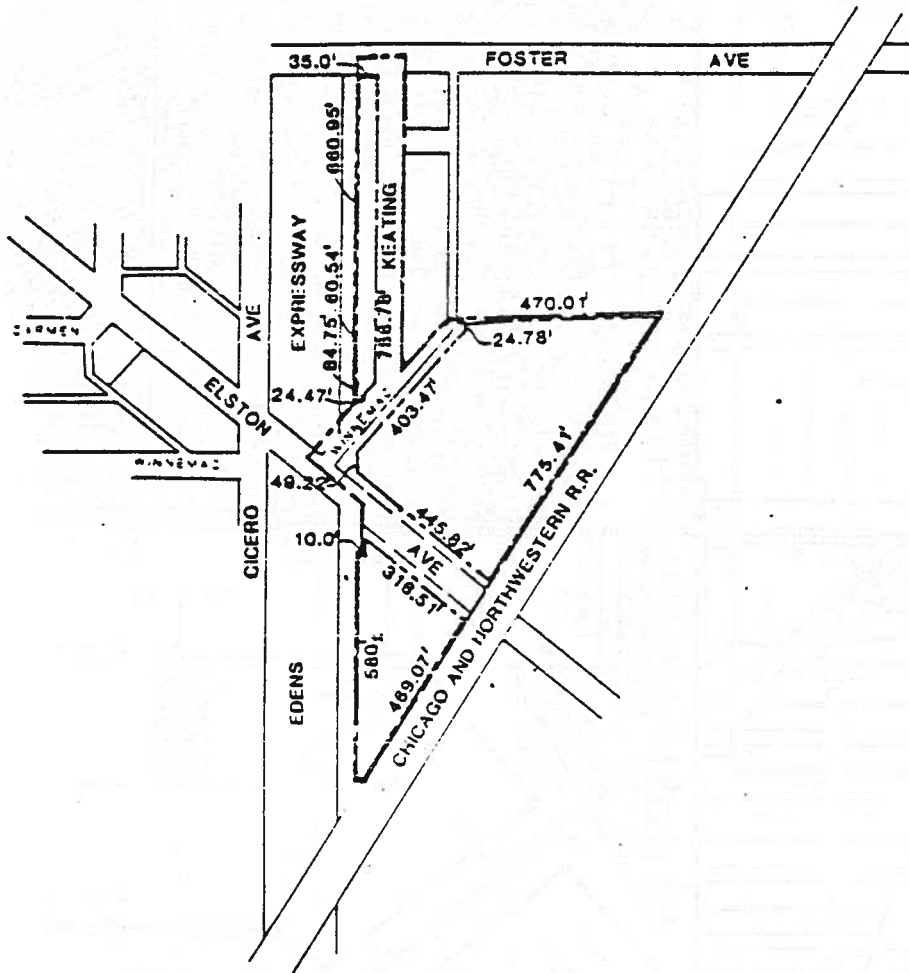
ZONING DISTRICT BOUNDRY



APPLICANT The May Department Stores Company

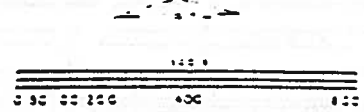
DATE June 11, 1985

# BOUNDARY AND PROPERTY LINE MAP



## LEGEND

- PROPERTY LINE
- PLANNED DEVELOPMENT



DATE June 11, 1985

APPLICANT The May Department Stores Company

*Reclassification of Area Shown on Map No. 13-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 R2 Single Family Residence District and M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 13-K in the area bounded by

a line 30 feet south of W. Foster Avenue; the east line of N. Keating Avenue; a line 132 feet south of W. Foster Avenue; the alley next east of and parallel to N. Keating Avenue; a line 198 feet south of W. Foster Avenue; the east line of N. Keating Avenue; the northwest line of W. Winnemac Avenue; a line 628.89 feet south of W. Foster Avenue; the west line of the right of way of the Chicago and North Western R.R.; a line 250 feet north of N. Elston Avenue; a line 357.7 feet southeast of W. Winnemac Avenue; the center line of N. Elston Avenue; the west right of way line of the Chicago and North Western R.R.; a line 220 feet east of N. Cicero Avenue; the center line of N. Elston Avenue; a line 25 feet northwest of W. Winnemac Avenue; a line 775 feet south of W. Foster Avenue; and a line 198 feet east of N. Cicero 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 are set forth in the Plan of Development herewith attached and made a part hereof and to no other.

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

[The Plan of Development attached to the foregoing ordinance is printed on pages 3005-3009.]

*Reclassification of Area Shown on Map No. 13-N.*

*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. 13-N in the area bounded by

W. Higgins Avenue; N. Neenah Avenue; the alley next south of and parallel to W. Higgins Avenue; and N. Nashville 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. 14-J.*

*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 C1-1 Restricted Commercial District symbols and indications as shown on Map No. 14-J in the area bounded by

W. 59th Street; a line 150 feet east of S. Lawndale Avenue; the alley next south of and parallel to W. 59th Street; and a line 25 feet west of S. Lawndale Avenue,

to those of a B4-2 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 No. 15-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 R2 Single Family Residence District symbols and indications as shown on Map No. 15-K in the area bounded by

W. Devon Avenue; the alley next west of and parallel to N. Pulaski Road, or the line thereof if extended where no alley exists; the alley next south of and parallel to W. Devon Avenue; and N. Keystone 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.

*Reclassification of Area Shown on Map No. 16-H.*

*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 R2 Single Family Residence District symbols and indications as shown on Map No. 16-H in the area bounded by

a line 345.25 feet north of W. Marquette Road; S. Claremont Avenue; W. Marquette Road; and the alley next west of and parallel to S. Claremont Avenue,

to those of a C2-2 General Commercial 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. 16-H.*

*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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 16-H in the area bounded by

W. 66th Street; S. Ashland Avenue; W. Marquette Road; and the alley next west of and parallel to S. Ashland Avenue,

to those of a C3-2 Commercial-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.

*Reclassification of Area Shown on Map No. 16-I.*

*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. 16-I in the area bounded by

a line 122.5 feet north of W. Marquette Road; the alley next east of and parallel to S. Talman Avenue; a line 73.5 feet north of W. Marquette Road; S. Rockwell Street; W. Marquette Road;

(Continued on page 3010)

Passed 7/18/64  
# 7143

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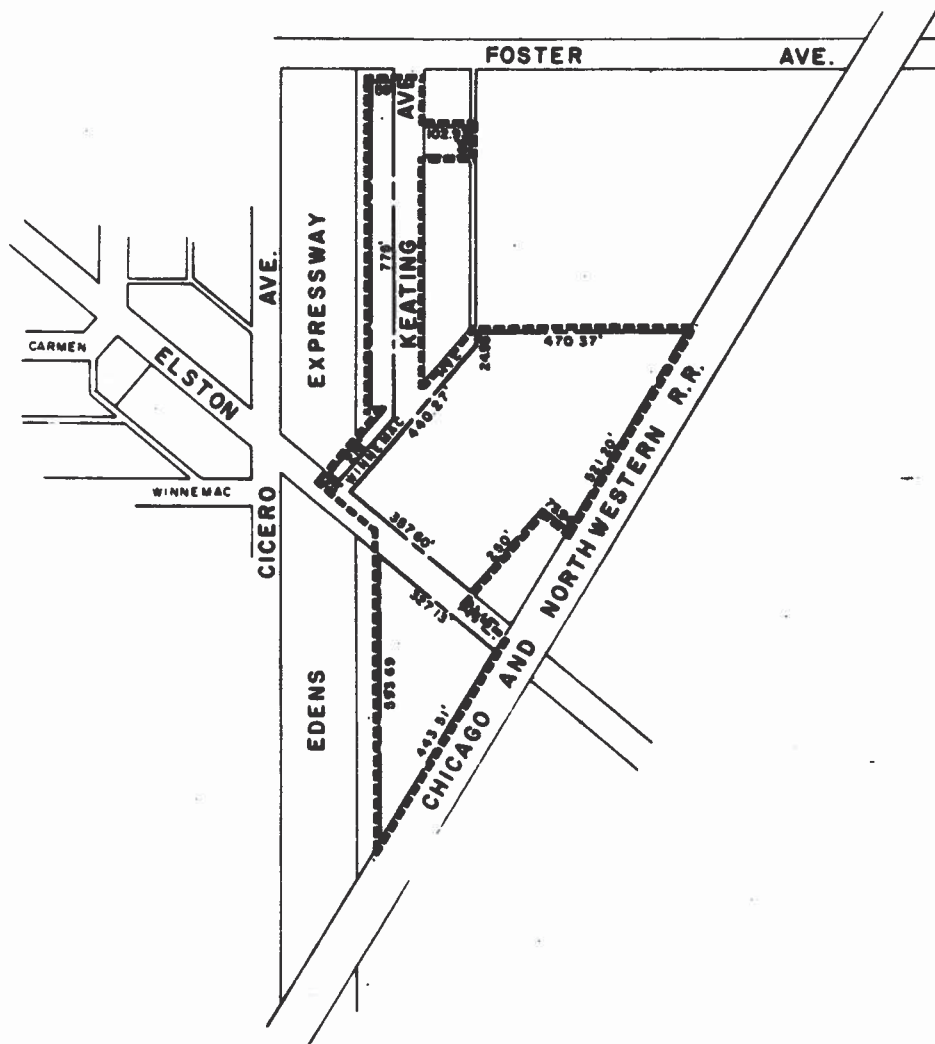
PLAN OF DEVELOPMENT  
MANUFACTURING PLANNED DEVELOPMENT # 29

STATEMENT

1. The area delineated herein as Manufacturing Planned Development is under the ownership and control of the Skil Corporation, a Delaware corporation.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets and alleys or adjustment of rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Skil Corporation and approval by the City Council.
4. Service drives or any other means of ingress or egress shall be adequately designed for motor vehicles including emergency vehicles. There shall be no parking within such paved areas.
5. Use of land consists of buildings utilized for offices and the manufacturing of portable tools and accessories.
6. The following information sets forth data concerning the property included in said Planned 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 as related to an M1 Restricted Manufacturing District classification with regulations hereby made applicable thereto.
7. 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 City Planning.

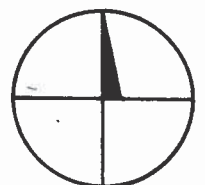
Applicant: SKIL CORP., Chicago, Illinois      Date: June 10, 1964

**MANUFACTURING PLANNED DEVELOPMENT**  
**PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENTS**



**LEGEND**

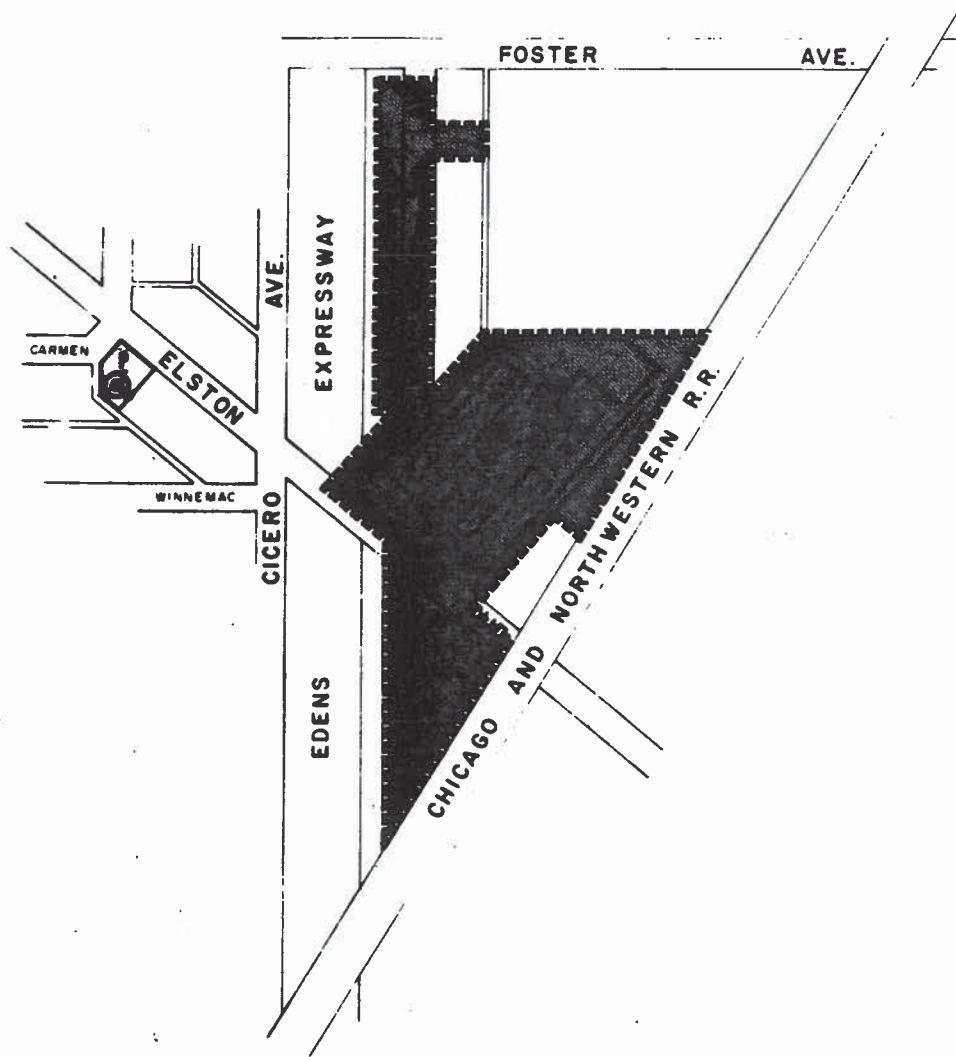
- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY



APPLICANT: SKIL CORPORATION, CHICAGO, ILL

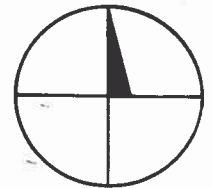
DATE: 6-10-64

**MANUFACTURING PLANNED DEVELOPMENT**  
**GENERALIZED LAND USE PLAN**



**LEGEND**

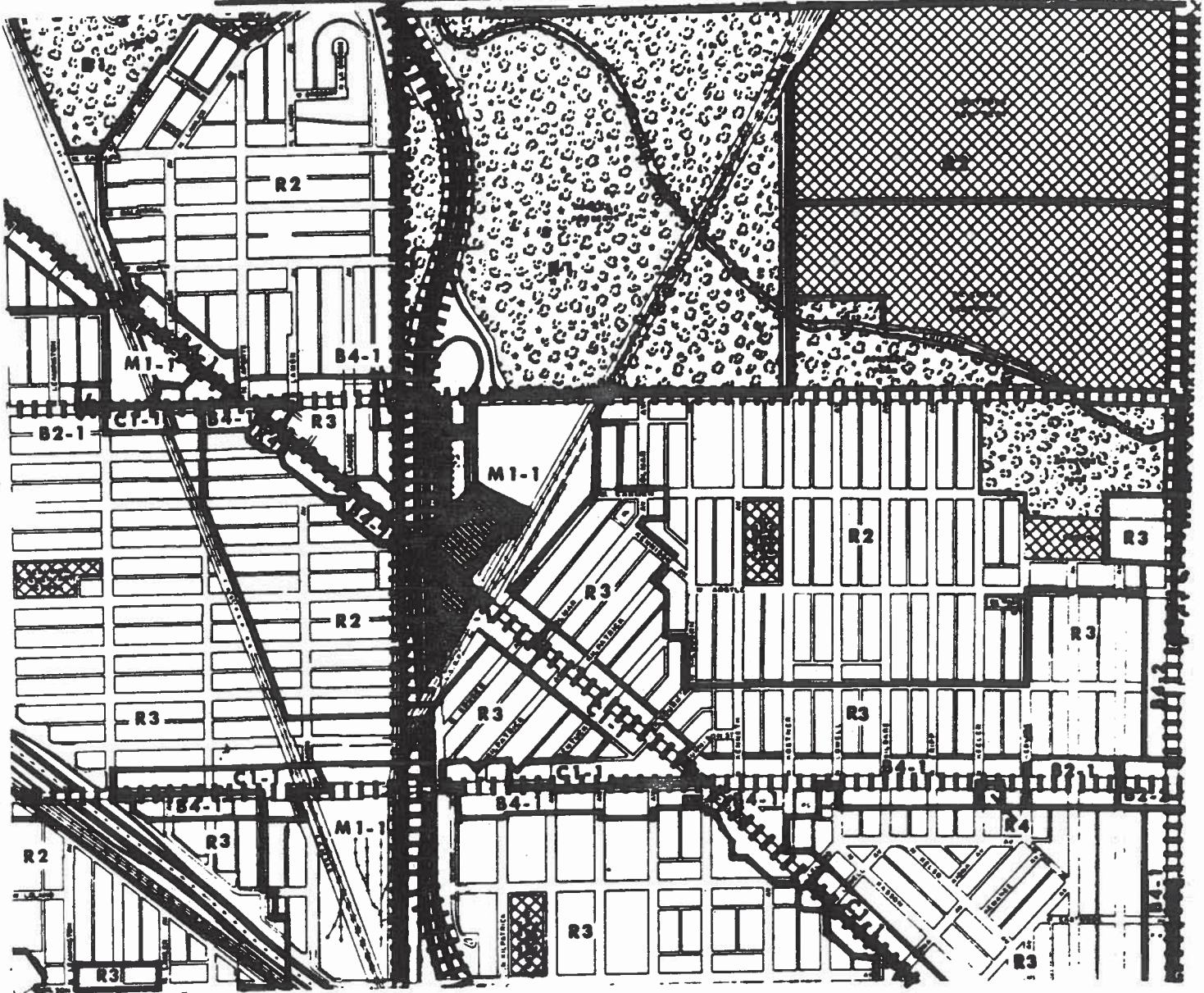
- PLANNED DEVELOPMENT BOUNDARY
- OFFICES AND MANUFACTURING USES
- P ⊙ AREA RESERVED FOR PARKING WITH NUMBER OF SPACES



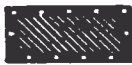




APPLICANT: SKIL CORPORATION, CHICAGO, ILL.

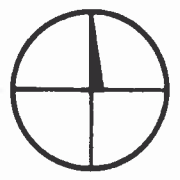
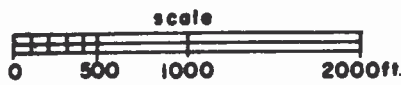
DATE: 6-10-64

MANUFACTURING PLANNED DEVELOPMENT  
EXISTING ZONING  
AND  
PREFERENTIAL STREET SYSTEM



**LEGEND**

-  **PROPOSED MANUFACTURING PLANNED DEVELOPMENT**
-  **PUBLIC & QUASI PUBLIC FACILITIES**
-  **PARKS**
-  **PREFERENTIAL STREETS**
-  **ZONING DISTRICT**



APPLICANT: SKIL CORPORATION, CHICAGO, ILL.      DATE 6-10-64

MANUFACTURING PLANNED DEVELOPMENT  
PLANNED DEVELOPMENT USE AND BULK REGULATIONS

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAX. F.A.R.	MAX. % OF LAND COVERED
SQ.FT.	ACRES			
320,051	7.35	Office, Manufacturing and Related Uses.	1.2	65%

The above noted regulations relate to the ultimate development within the Planned Development area. Interim Stages of Development may exceed these permitted standards, subject to the approval of the Department of City Planning.

GROSS SITE AREA = NET SITE AREA 7.35 +  
 AREA OF RIGHT-OF-WAY AND PUBLIC LAND            = 10.9 Acres.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA = 1.2.

MINIMUM NUMBER OF OFF-STREET PARKING SPACES PROVIDED WITHIN  
 THE BOUNDARIES OF THIS PLANNED DEVELOPMENT: 367 ; PLUS 40  
 PROVIDED ON LAND OWNED BY SKIL CORPORATION. ACTUAL NUMBER  
 OF PARKING SPACES 407.

Off-street parking requirements for proposed manufacturing uses shall be provided  
 as authorized by the Chicago Zoning Ordinance.

Manufacturing uses within the Planned Development area shall be governed by  
 performance standards as authorized under the M1 zoning district of the Chicago  
 Zoning Ordinance.

Applicant: SKIL CORP., Chicago, Illinois      Date: June 10, 1964