

(Continued from page 570)

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 Business Planned Development No. 307 and C4 Motor Freight Terminal District symbols and indications as shown on Map No. 8-G and on Map No. 6-G in the area bounded by

South Archer Avenue; the westerly line of the south fork of the South Branch of the Chicago River; a line 425.80 feet north of and parallel to West 33rd Street; a line 507 feet east of and parallel to South Ashland Avenue; West 33rd Street; a line 221 feet east of and parallel to South Ashland Avenue; a line 425.80 feet north of and parallel to West 33rd Street; and South Ashland 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.

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

Plan of Development attached to this ordinance reads as follows:

Business Planned Development No. 307,
AS AMENDED

Statements.

1. The property is owned or controlled by Trident Developments Inc. Legal title to the subject property is held by LaSalle National Bank, trustee under trust number 110462 under trust agreement dated November 1, 1985. The sole beneficiary of said trust is Dodi Development Inc., a Delaware corporation with offices at 450 East Devon, Suite 250, Hamilton Lakes, Itasca, Illinois, 60143. The owner has designated Trident Developments, Inc., a Delaware corporation with offices located at 450 East Devon, Suite 250, Hamilton Lakes, Itasca, Illinois, 60143 as its authorized agent for the purpose of this application.
2. All applicant official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees.
3. Any dedication or vacation of streets and 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.
4. The following uses shall be permitted within the area delineated herein as Business Planned Development: grocery stores, retail drug stores, general merchandise uses, restaurants, retail and service type business uses, parking and related uses (exclusive of any principal activity of permanent outdoor storage and service station uses).

5. Accessory buildings or structures may be constructed in the Business Planned Development either prior to, subsequent to or concurrently with any one or more principal buildings, subject to the approval of the Department of Planning.
6. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Department of Planning. Access to the accessory structures shall be from the same location serving the general parking for the Planned Development.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Bureau of Traffic Engineering and Operations 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 to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
8. Business establishments shall be unrestricted in respect to maximum gross floor areas, subject only to aggregate maximum floor area ratio. The maximum floor area ratio shall be 0.25.
9. Identification signs may be permitted within the area delineated herein as Business Planned Development, subject to the review and approval of the Department of Inspectional Services and the Department of Planning.
10. The height restriction of any building or any appurtenance attached hereto shall be subject to:
 - a. height limitations as certified on Form F.A.A.-117, or successor forms involving the same subject matter and approved by the Federal Aviation Administration; and
 - b. airport zoning regulations as established by the Department of Planning, Department of Aviation, and the Department of Law, as approved by the City Council.
11. 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 stipulates the land use and development controls applicable to the site.

Attached hereto and incorporated herein by reference are:

- A. Existing zoning and preferential street system map;
- B. Property line map and right-of-way adjustments;

Periphery Setbacks At Property Lines

West Property Line along S. Ashland Avenue	50 feet
North Property Line along S. Archer Avenue	50 feet
East Property Line along S. fork of S. Branch of Chicago River	50 feet
All other Property Lines	0 feet

APPLICANT: Trident Developments, Inc.
 ADDRESS: 3107--3181 S. Ashland Avenue, Chicago, Ill. 60608
 DATE: November 6, 1986

[Business Planned Development Zoning Maps printed on
 pages 579 through 581 of this Journal.]

Reclassification Of Area Shown On Map No. 7-G.

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 M2-2 General Manufacturing District symbols and indications as shown on Map No. 7-G in the area bounded by

a line 206.57 feet south of West Diversey Parkway; the alley next west of North Janssen Avenue; the alley next south of West Diversey Parkway; the alley next east of North Janssen Avenue; a line 281.75 feet south of West Diversey Parkway; North Southport Avenue; a line 628.69 feet south of West Diversey Parkway; a line 262.33 feet west of North Southport Avenue; a line 363.98 feet south of West Diversey Parkway; and North Greenview Avenue,

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

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

Plan of Development attached to this ordinance reads as follows:

Residential Planned Development.

(Continued on page 582)

- C. Generalized Land Use Plan; and
 - D. Planned Development Use and Bulk Regulations and Data Chart.
12. 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 Planning.

APPLICANT: Trident Developments, Inc.
 ADDRESS: 3107--3181 S. Ashland Avenue, Chicago, Ill. 60608
 DATE: November 6, 1986

Business Planned Development Number _____

Use And Bulk Regulations And Data.

<u>Net Site Area</u>		General Description of Land Use	F.A.R.	% Of Land Coverage
Sq. Ft.	Acres			
773.682	17.76	Grocery stores, retail drug stores, general merchandise uses, restaurants, retail and service type business uses, parking and related uses*	0.25	25

*exclusively of any principal activity of permanent outdoor storage and service station uses.

Gross Site Area

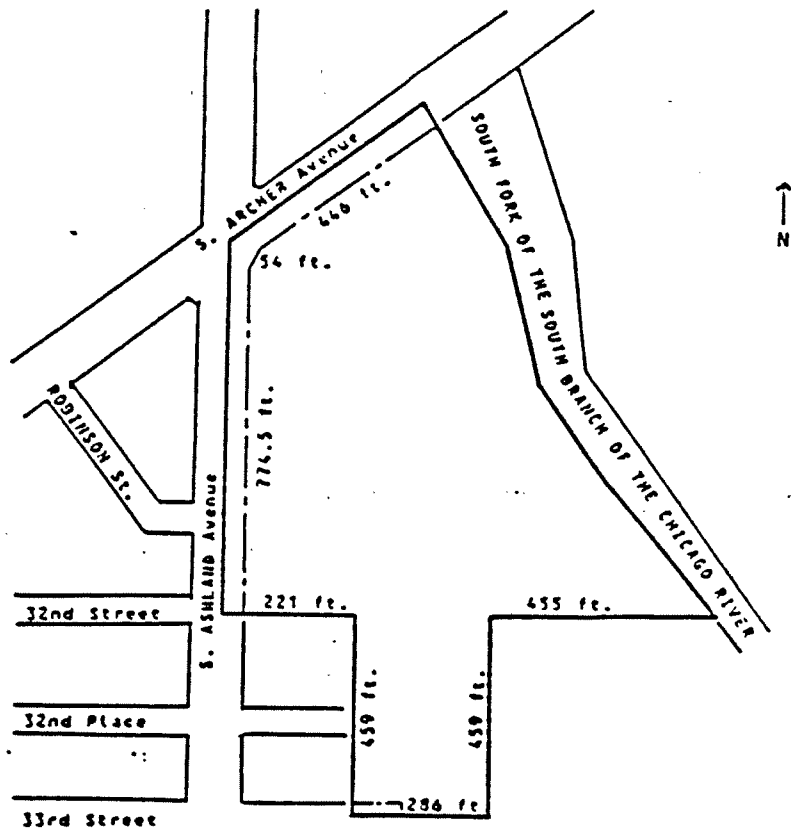
Net Site Area of 17.76 acres plus Public-Right-of-Way of 1.39 acres = 19.15 acres.

Number Of Off-Street Loading Spaces

Per requirements of B5 General Service Districts.

Minimum Number Of Parking Spaces

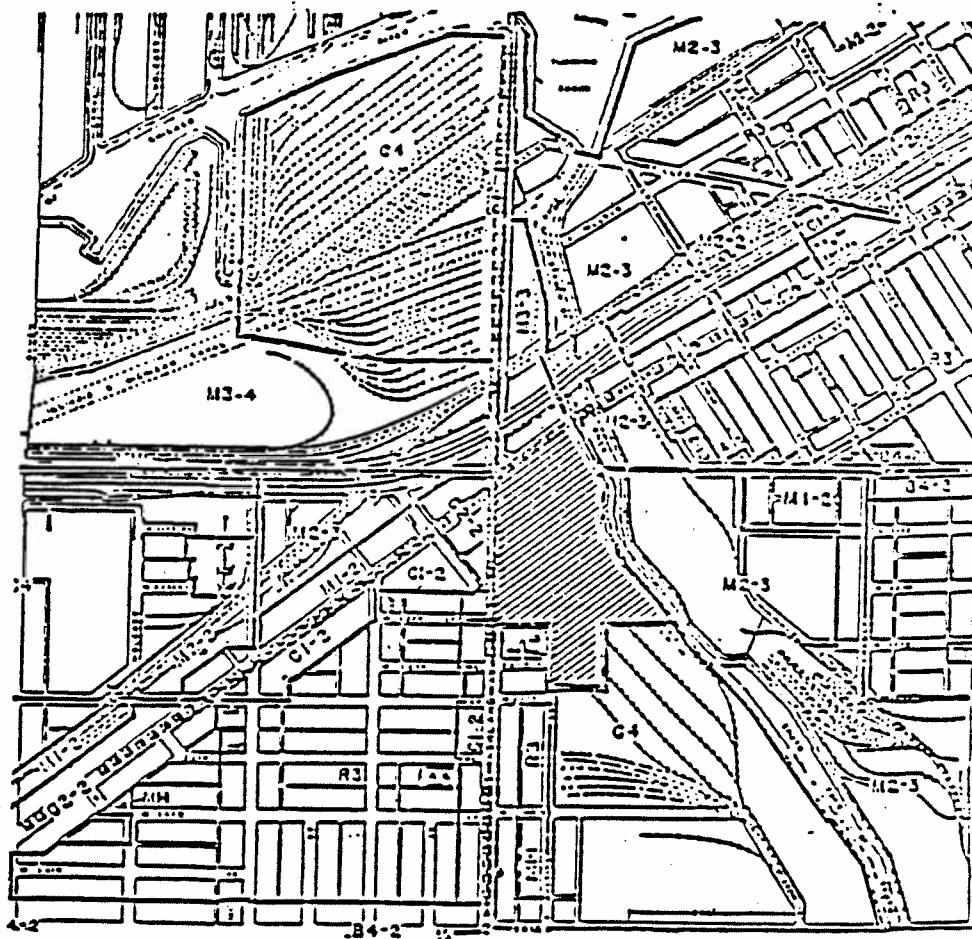
BUSINESS PLANNED DEVELOPMENT NO. _____
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS

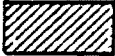




LEGEND: ——— Planned Development Boundary
 - - - - - Property Line other than Planned Development Boundary

APPLICANT: Trident Developments, Inc.
 ADDRESS: 3107-3181 S. Ashland Avenue, Chicago, Ill. 60608
 DATE: November 6, 1986

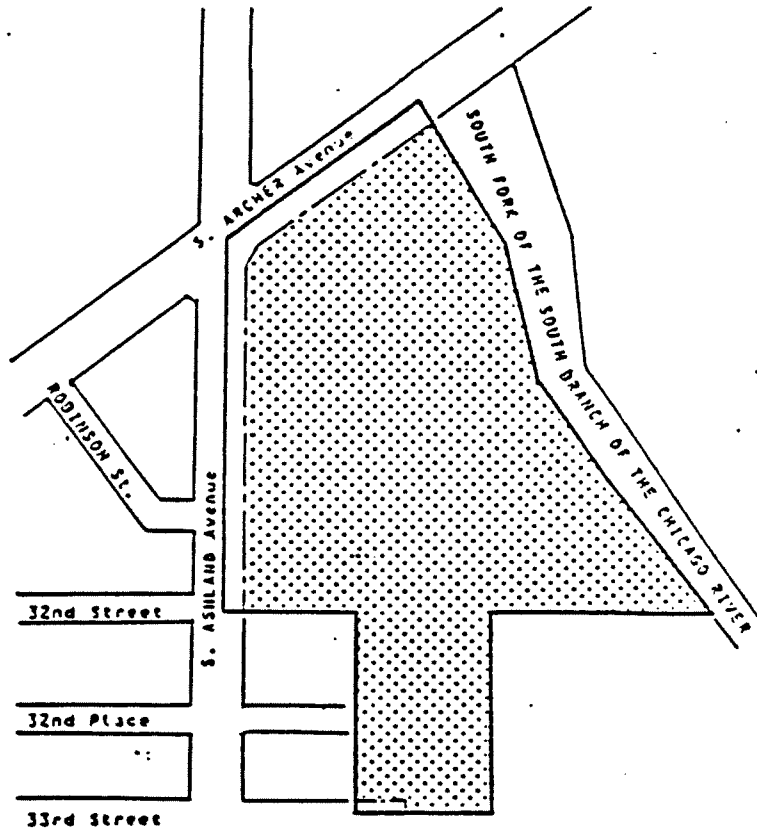
BUSINESS PLANNED DEVELOPMENT NO. _____
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM




LEGEND:  PLANNED DEVELOPMENT
 PREFERENTIAL STREETS
 ZONING DISTRICT BOUNDARY

APPLICANT: Trident Developments, Inc.
ADDRESS: 3107-3181 S. Ashland Avenue, Chicago, Ill. 60608
DATE: November 6, 1986

BUSINESS PLANNED DEVELOPMENT NO. _____
GENERALIZED LAND USE PLAN



Legends:  Grocery stores, retail drug stores, general merchandise uses, restaurants, retail and service type business uses, parking and related uses*
*exclusive of any principal activity of permanent outdoor storage and service station uses.

APPLICANT: Trident Developments, Inc.
ADDRESS: 3107-3181 S. Ashland Avenue, Chicago, Ill. 60608
DATE: November 6, 1986

(Continued from page 578)

Statements.

1. The area delineated herein as "Residential Planned Development" is owned and controlled by Atlantis Properties, Ltd., an Illinois corporation. The proposed development of that area satisfies the established criteria for approval as a Planned Development under Chicago Zoning Ordinance Section 11.11-1 (e).
2. Off-street parking shall be provided in compliance with this Plan of Development.
3. Any dedication or vacation of streets, or resubdivision of parcels shall require a separate submittal on behalf of the Applicant, its successors, assignees or grantees and approval by the City Council.
4. All applicable official review, approvals or permits are required to be obtained by the Applicant, its successors, assignees or grantees.
5. Service drives, if any, 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 Bureau of Traffic Engineering and Operations 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 permitted within such paved area.
6. Residential and accessory use and off-street parking, including three handicapped spaces, shall be permitted within the planned development.
7. The following information sets forth data concerning the property included in said development. A Generalized Land Use Plan is also included illustrating the development of said property.
8. Identification signs may be permitted within the area delineated as Residential Planned Development subject to the review and approval of the Department of Inspectional Services and the Department of Planning.
9. This Plan of Development is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein.
10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as adopted by the Department of Planning.

APPLICANT:

Atlantis Properties, Ltd.

(Continued from page 2390)

Reclassification of Area Shown on Map No. 6-G.

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 symbols and indications as shown on Map No. 6-G in the area bounded by

a line 572 feet southeast of S. Archer Avenue; the alley next northeast of and parallel to S. Quinn Street; a line 596 feet southeast of S. Archer Avenue; and S. Quinn Street,

to those of an R3 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. 7-F.

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 B3-4 General Retail District symbols and indications as shown on Map No. 7-F in the area bounded by

the public alley north of and parallel to W. Diversey Parkway; the alley next east of N. Broadway; W. Diversey Parkway; N. Broadway; a line 125 feet north of and parallel to W. Diversey Parkway; and a line 186.14 feet west of the alley next east of N. Broadway,

to those of a Residential-Business Planned Development District and a corresponding use district is hereby established in the area above described.

[Planned Development printed on pages 2401 thru 2407
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. 7-G.

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 B4-3 Restricted Service District symbols and indications as shown on Map No. 7-G in area bounded by

the alley next north of and parallel to W. Fullerton Avenue; a line 140.08 feet east of and parallel to N. Sheffield Avenue; W. Fullerton Avenue; and N. Sheffield Avenue,

to those of a B4-4 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 Nos. 8-G and 6-G.

Be It Ordained by the City Council of the City of Chicago:

(Continued on page 2408)

PD 307

(Continued from page 2400)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C4 Motor Freight Terminal District symbols and indications as shown on Map No. 8-G and on Map No. 6-G in the area bounded by

S. Archer Avenue; westerly line of south fork of south branch of Chicago River; a line 425.80 feet north of and parallel to W. 33rd Street; and S. Ashland Avenue,

to the designation of a B5-1 General Service District which is hereby established in the area above described.

Be It Further Ordained by the City Council of the City of Chicago:

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B5-1 General Service District symbols and indications hereinabove established 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.

[Planned Development printed on pages 2409 thru 2414 of this Journal.]

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

—
Reclassification of Area Shown on Map No. 10-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 10-L in area bounded by

the alley north of and parallel to W. 47th Street; the alley next east of and parallel to S. LaCrosse Avenue; W. 47th Street; and S. LaCrosse Avenue,

to those of a C2-1 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. 11-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 B3-3 General Retail District, B4-2 Restricted Service District and B5-3 General Service District symbols and indications as shown on Map No. 11-H in the area bounded by

the alley next north of and parallel to W. Irving Park Road; the alley next west of N. Lincoln Avenue; W. Cuyler Avenue; N. Lincoln Avenue; W. Irving Park Road; and N. Oakley 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.

9522
P.D. No. 307

BUSINESS PLANNED DEVELOPMENT**STATEMENTS**

1. The area delineated herein as a "Business Planned Development" is owned by Chicago Title and Trust Company, as Trustee under Trust Number 1081955, and control has been designated to the applicant, DOMINICK'S FINER FOODS, INC., a Delaware corporation, in accordance with the terms of a certain real estate purchase agreement dated July 23, 1982, a copy of which agreement has been submitted as part of this application.
2. All applicant official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees.
3. Any dedication or vacation of streets and 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.
4. The following uses shall be permitted within the area delineated herein as Business Planned Development: grocery stores, retail drug stores, general merchandise uses, restaurants, retail and service type business uses, parking and related uses (exclusive of any principal activity of permanent outdoor storage and service station uses).
5. Accessory buildings or structures may be constructed in the Business Planned Development either prior to, subsequent to or concurrently with any one or more principal buildings, subject to the approval of the Department of Planning.
6. 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 Planning. Access to the accessory structures shall be from the same location serving the general parking for the Planned Development.
7. 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 to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.

APPLICANT: DOMINICK'S FINER FOODS, INC.

DATE: October 5, 1982

8. Business establishments shall be unrestricted in respect to maximum gross floor areas, subject only to aggregate maximum floor area ratio. The maximum floor area ratio shall be 0.22.
9. Identification signs may be permitted within the area delineated herein as Business Planned Development, subject to the review and approval of the Department of Inspectional Services and the Department of Planning.
10. The height restriction of any building or any appurtenance attached hereto shall be subject to:
 - a. height limitations as certified on Form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and
 - b. airport zoning regulations as established by the Department of Planning, City and Community Development, Department of Aviation, and Department of Law, as approved by the City Council.
11. 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 stipulates the land use and development controls applicable to the site.

Attached hereto and incorporated herein by reference are:

 - A. Property line map and right-of-way adjustments;
 - B. Existing zoning and preferential street system map;
 - C. Generalized Land Use Plan; and
 - D. Planned Development Use and Bulk Regulations and Data Chart.
12. 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 Planning.

APPLICANT: DOMINICK'S FINER FOODS, INC.

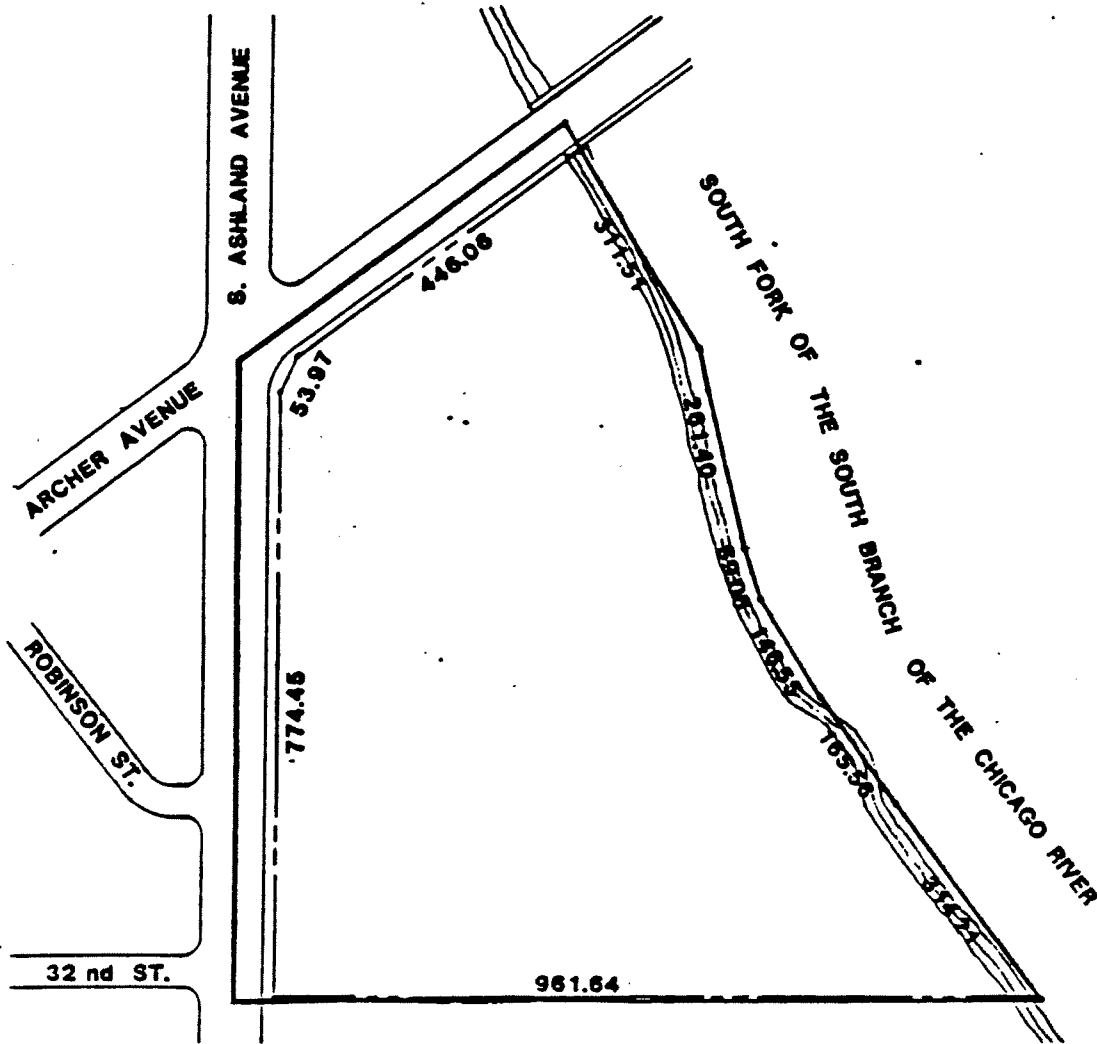
DATE: October 5, 1982

BUSINESS PLANNED DEVELOPMENT

PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENTS



SCALE 1" = 200'



LEGEND :

- PROPERTY LINE
- PLANNED DEVELOPMENT

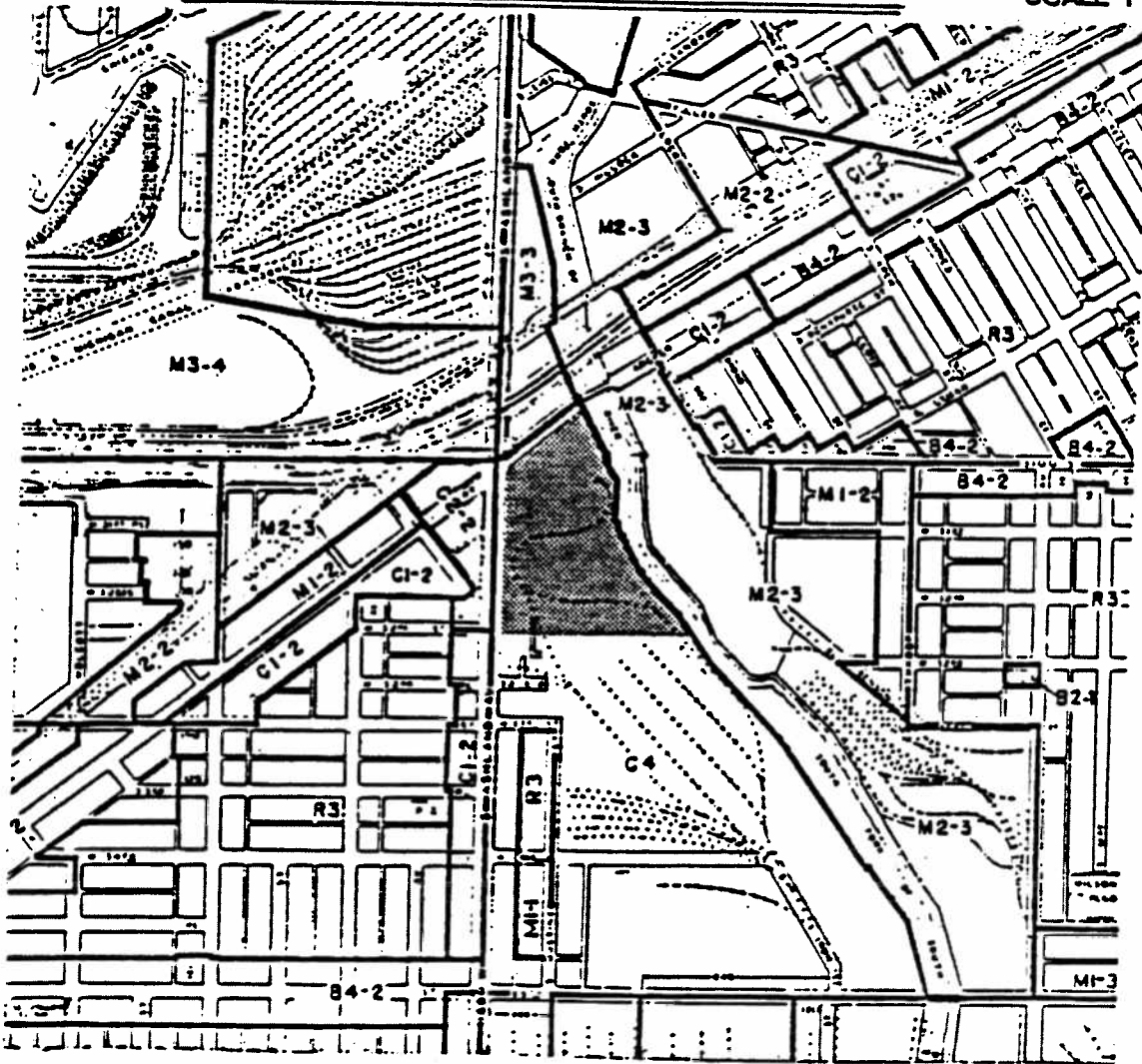
APPLICANT : DOMINICKS FINER FOODS, INC.

DATE : October 5, 1982

EXISTING & PREFERENTIAL STREET SYSTEM



SCALE 1" : 800'



LEGEND :

-  PREFERENTIAL STREETS
-  PLANNED DEVELOPMENT

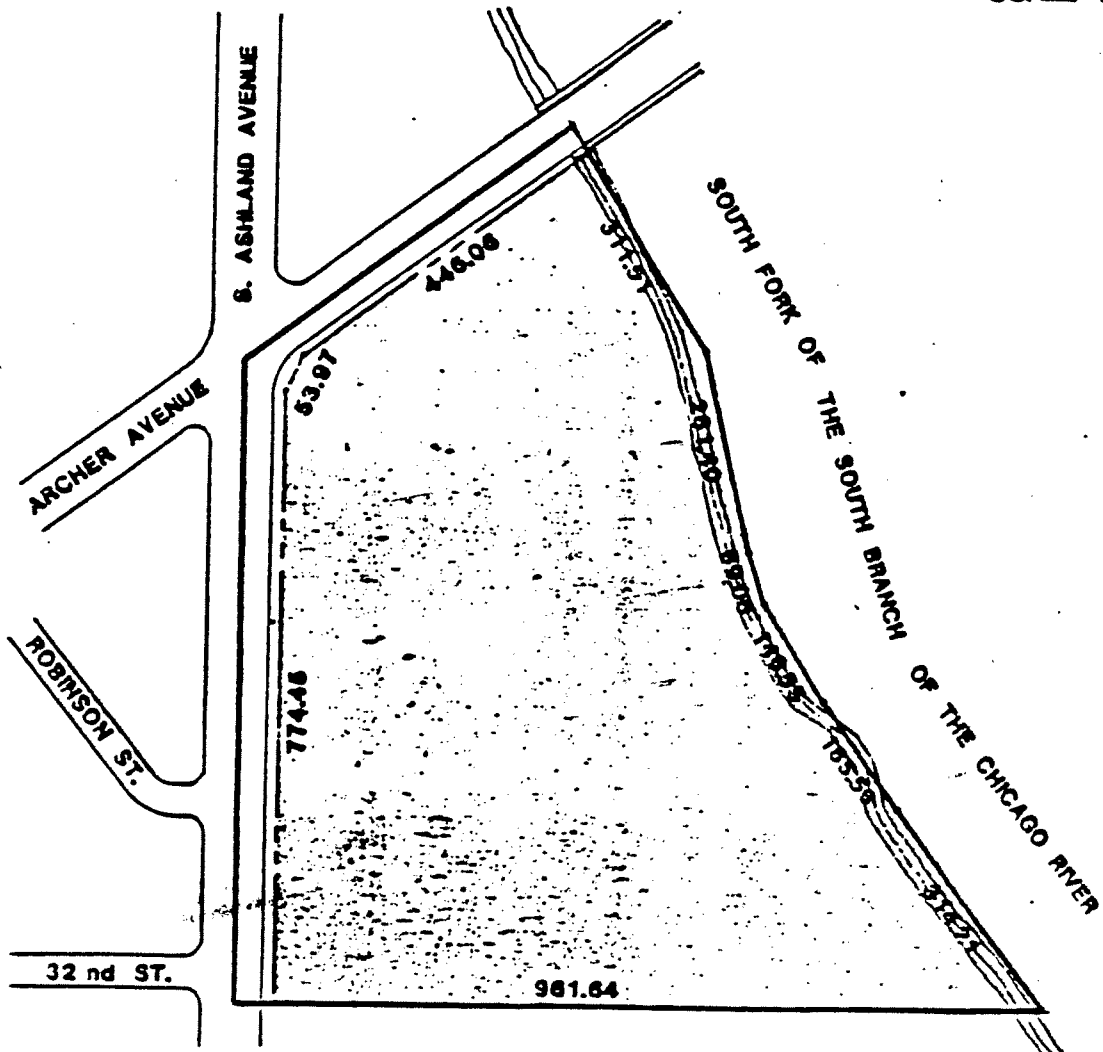
APPLICANT : DOMINICKS FNER FOODS, INC.

DATE : October 5, 1982

GENERALIZED LAND USE PLAN



SCALE 1" = 200'



LEGEND :

-  PROPERTY LINE
-  PLANNED DEVELOPMENT
-  GENERAL MERCHANDISE, SUPER MARKE
USES, RETAIL & SERVICE TYPE BUSINES
USES, PARKING & RELATED USES.

APPLICANT : DOMINICKS FINER FOODS, INC.

DATE : October 5, 1982

BUSINESS PLANNED DEVELOPMENT

USE AND BULK REGULATIONS AND DATA

<u>NET SITE AREA</u>		<u>GENERAL DESCRIPTION OF LAND USE</u>	<u>FAR</u>	<u>% OF LAND COVERAGE</u>
Sq.Ft.	Acres			
642,466	14.75	Grocery stores, retail drug stores, general merchandise uses, restaurants, retail and service type business uses, parking and related uses*	0.22	22

*exclusive of any principal activity of permanent outdoor storage and service station uses.

GROSS SITE AREA

Net Site Area of 14.75 acres plus Public Right-Of-Way Area of 1.39 acres = 16.14 acres.

NUMBER OF OFF-STREET LOADING SPACES

Per requirements of B5 General Service Districts.

MINIMUM NUMBER OF PARKING SPACES

660

PERIPHERY SETBACKS AT PROPERTY LINES

West Property Line along S. Ashland Avenue.....50 feet
North Property Line along S. Archer Avenue.....50 feet
East Property Line along S. Fork of S. Branch of Chicago River...50 feet
South Property Line.....35 feet

APPLICANT: Dominick's Finer Foods, Inc.

DATE: October 5, 1982