

Reclassification of Area Shown on Map No. 14-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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 14-I in area bounded by

W. 61st Street; S. Western Avenue; a line 99.87 feet south of and parallel to W. 61st Street; and the alley next west of and parallel to S. Western 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-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 C1-1 Restricted Commercial District symbols and indications as shown on Map No. 15-N in area bounded by

Northwest Highway; a line 270 feet northwesterly of the center line of N. Newark Avenue; N. Newark Avenue; a line 211.35 feet southeasterly of and parallel to the center line of N. Newark Avenue; a line 105.41 feet southwest of and parallel to Northwest Highway; N. Newark Avenue; a line 306.40 feet northwesterly of N. Newark Avenue; and Northwest Highway,

to those of an M1-1 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.

Reclassification of Area Shown on Map No. 15-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 R2 Single-Family Residence and B4-1 Restricted Service Districts symbols and indications as shown on Map No. 15-N in the area bounded by

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W. Devon Avenue; N. Milwaukee Avenue; N. Nagle Avenue; W. Palatine Avenue; and the alley next east of and parallel to N. Neenah Avenue or the line thereof, if extended, where no alley exists,

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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 thereof and to no others.

[Business Planned Development printed on pages
8842 thru 8849 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. 15-P.

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. 44 symbols and indications as shown on Map No. 15-P in the area bounded by

W. Higgins Road; a line from a point 1810.18 feet east of the center line of N. East River Road along the south line of W. Higgins Road to a point 276.21 feet south of W. Higgins Road and 1730.82 feet east of the center line of N. East River Road; a line 1730.82 feet east of the center line of N. East River Road; the north line of the right-of-way of the John Fitzgerald Kennedy Expressway; and a line 655 feet east of the center line of N. East River Road,

to the designation of Business Planned Development No. 44, as amended, 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 8850
thru 8855 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. 16-N.

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

(Continued on page 8856)

BUSINESS PLANNED DEVELOPMENT No. 329
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as "Business Planned Development" (No. _____) is owned or controlled by Northwest National Bank of Chicago, as Trustee under Trust No. 6913, dated February 3, 1983. Paul and Joseph Butera are the sole beneficiaries of said trust and are in ownership and control as represented in the disclosure documents filed with the Chairman of the Zoning Committee of the City Council of the City of Chicago.

2. This Plan of Development, consisting of twelve (12) statements; an existing zoning map; a boundary and property line map including any proposed vacations or dedications of streets, alleys, or other public properties; a generalized land use map; and a table of use and bulk regulations and related controls, is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein. This Plan of Development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a planned development.

3. The Applicant or its successors, assignees or grantees, or such other person or party as may then own or control the area delineated herein shall obtain any and all official reviews, approvals, licenses and permits required in connection with this Plan of Development.

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4. The following uses shall be permitted within the area delineated herein as Business Planned Development (No. _____): Grocery stores, retail drug stores, business offices and related uses, general merchandise uses, restaurants and taverns including live entertainment and dancing, establishments of the "drive-in" type, offering goods and services to customers waiting in parked automobiles, savings and loan uses, package liquor sales, auto accessory stores, parking and related uses (exclusive of any principal activity of permanent outdoor storage and automobile service station uses), and earth station receiving dishes, subject to such limits, maximum and minimum, as are set forth in the table of use and bulk regulations and related controls made a part of this Plan of Development.

5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development and shall be subject to the review and approval of the Commissioner of Planning. Ingress and egress shall be subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning.

6. 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.

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7. Any dedication or vacation of streets, alleys, easements, grants of privilege or any adjustments or rights of way require a separate submittal by the applicant and approval by the City Council.

8. 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.

9. 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 0.50.

10. Business and business identification signs shall be permitted within the planned development subject to the review and approval of the Departments of Planning and Zoning. Temporary signs such as construction and marketing signs may be permitted subject to the aforesaid approvals.

11. The height restrictions of any building or appurtenance shall be subject to:

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(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 now in effect as established by the Departments of Planning, Aviation, and Law, and approved by the city council.

12. This Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as heretofore promulgated by the Commissioner of Planning.

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BUSINESS PLANNED DEVELOPMENT NO. _____
 PLAN OF 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>
<u>Sq.Ft.</u>	<u>Acres</u>			
250,678.17	5.75	Grocery stores, retail drug stores, general merchandise uses, restaurants, retail and service type business uses, parking and related uses*	0.50	40

*exclusive of any principal activity of permanent outdoor storage and service station uses (see statement No. 4 for greater detail).

GROSS SITE AREA

Net Site Area of 5.75 acres plus Public Right-of-Way Area of 1.07 acres = 6.82 acres

NUMBER OF OFF-STREET LOADING SPACES

Per requirements of B5 General Service Districts.

MINIMUM NUMBER OF PARKING SPACES

264

PERIPHERY SETBACKS AT PROPERTY LINES

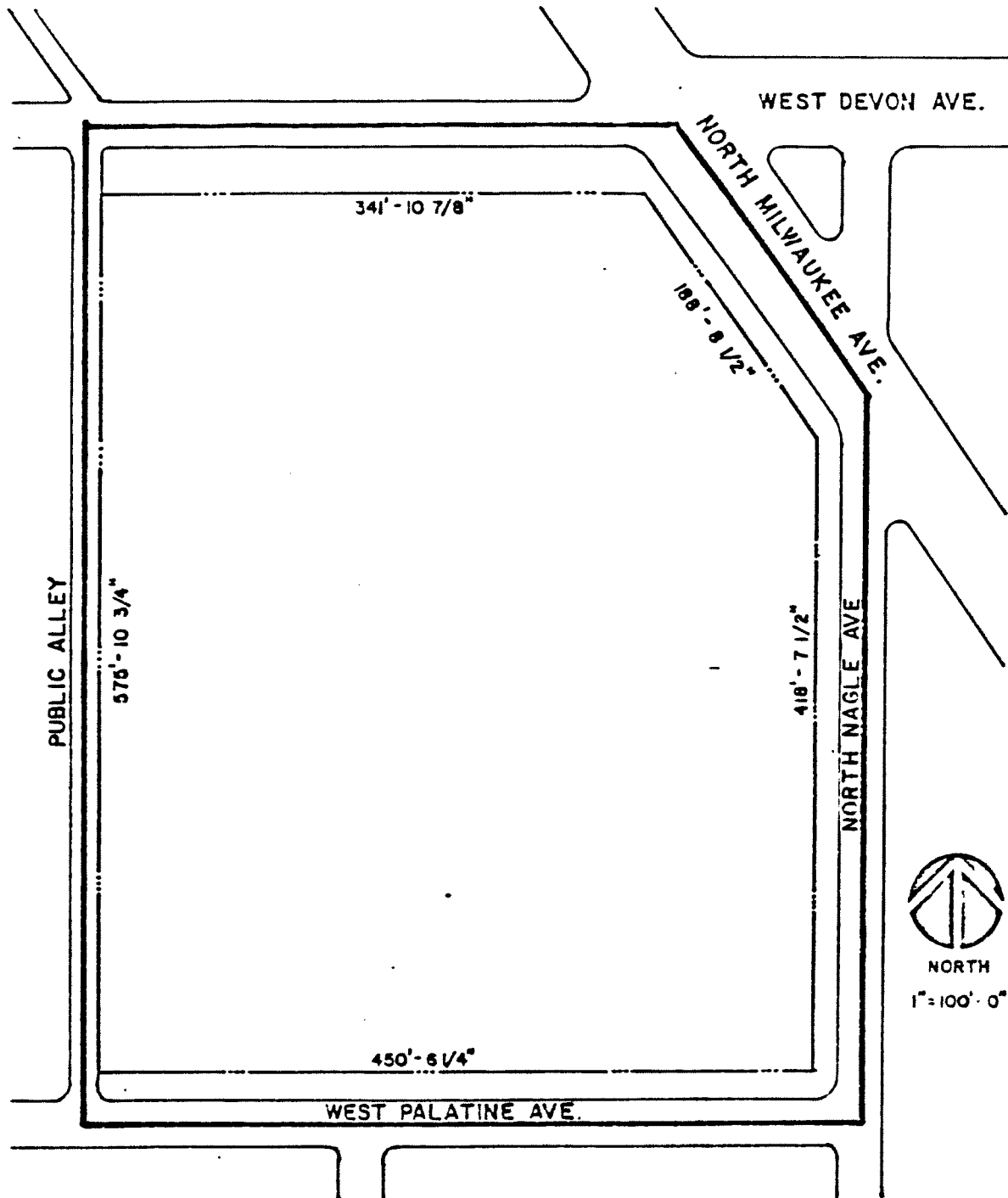
West Property Line	5 feet
North Property Line	0
East Property Line	0
South Property Line	35 feet

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BUSINESS PLANNED DEVELOPMENT

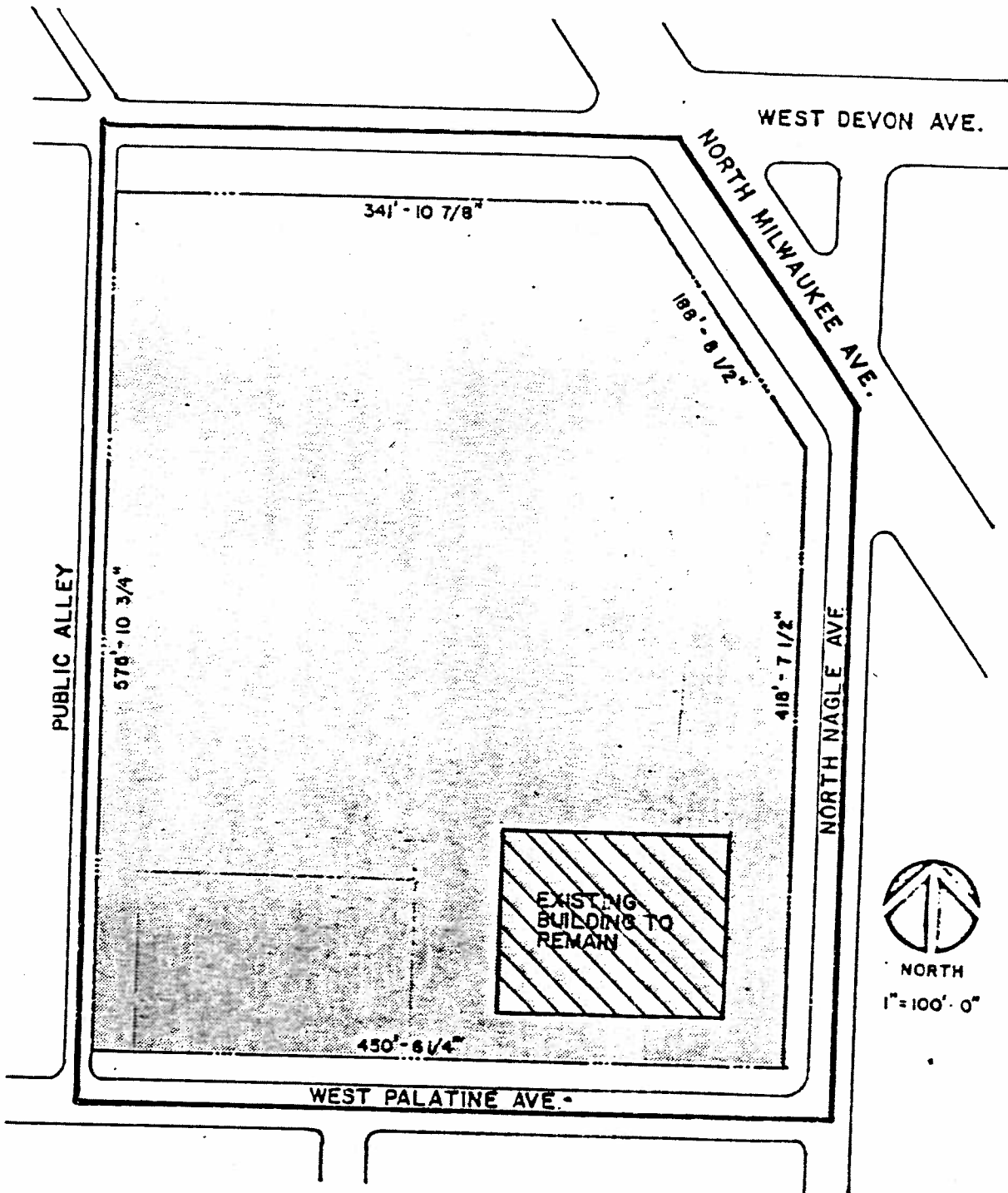
PROPERTY LINE MAP




_____ PROPERTY LINE
 _____ PLANNED DEVELOPMENT

APPLICANT : BUTERA FINER FOODS, INC.
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BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



..... PROPERTY LINE
 _____ PLANNED DEVELOPMENT


 GENERAL MERCHANDISE,
 SUPER MARKET USES, RETAIL
 & SERVICE TYPE BUSINESS
 TYPE USES, PARKING &
 RELATED USES.

APPLICANT : BUTERA FINER FOODS, INC.
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BUSINESS PLANNED DEVELOPMENT EXISTING & PREFERENTIAL STREET SYSTEM



 PREFERENTIAL STREETS
 PLANNED DEVELOPMENT

