

*Reclassification of Area Shown on Map No. 17-N
(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 B4-2 Restricted Service District symbols and indications as shown on Map No. 17-N in area bounded by

a line 527.89 feet south of and parallel to West Imlay Street at North Milwaukee Avenue; North Milwaukee Avenue; a line 603.73 feet south of and parallel to West Imlay Street at North Milwaukee Avenue; a line 125 feet west of North Milwaukee Avenue and perpendicular to the north line of West Devon Avenue; West Devon Avenue; the alley next west of and parallel to North Milwaukee Avenue; a line from a point 86.18 feet north of West Devon Avenue along the east line of the alley next west of and parallel to North Milwaukee Avenue, to a point 119 feet east of the east line of the alley next west of and parallel to North Milwaukee Avenue and 477.89 feet south of West Imlay Street; and a line from a point 119 feet east of the east line of the alley next west of and parallel to North Milwaukee Avenue and 477.89 feet south of West Imlay Street, to a point 65 feet west of North Milwaukee Avenue and 527.89 feet south of West Imlay Street,

to those of an B4 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-F.

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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. 18-F in the area bounded by

a line 510 feet north of West 79th Street; a line from a point 192 feet west of South Perry Avenue and 510 feet north of West 79th Street, to a point 158 feet west of South Perry Avenue and 476 feet north of West 79th Street; a line 476 feet north of West 79th Street; a line 138 feet west of South Perry Avenue; a line 332 feet north of West 79th Street; a line 159 feet west of South Perry Avenue; a line 157 feet north of West 79th Street; a line 138 feet west of South Perry Avenue; West 79th Street; and a line 608 feet west of South Perry 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 thereof and to no others.

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[Plan of Development printed on pages 10758 thru
10764 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-B.

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 B4-2 Restricted Service District symbols and indications as shown on Map No. 20-B in area bounded by

the alley north of East 83rd Street; South Kingston Avenue; East 83rd Street; and South Essex Avenue,

to those of an R2 Single Family 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. 22-B.

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. 22-B in the area bounded by

a line 280 feet south of and parallel to East 91st Street; the alley next east of South Brandon Avenue; a line 405 feet south of and parallel to East 91st Street; and South Brandon 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.

[Plan of Development printed on pages 10765 thru 10772 of
this Journal.]

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

(Continued on page 10773)

MUNICIPALITY LAW LIBRARY

BUSINESS PLANNED DEVELOPMENT No. 338

PLAN OF DEVELOPMENT

1. The area delineated herein as a "Business Planned Development" is controlled by Seymour Taxman, General Partner of the applicant, Perry Associates, an Illinois Limited Partnership, pursuant to a contract to purchase.
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 Planning. Ingress and egress to such off-street facilities shall be from West 79th Street.
3. All applicable official review, approvals or permits are required to be obtained by the applicant, 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 applicant 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, if required, 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: General merchandise uses, retail and service type business uses, parking and related uses (exclusive of any principal activity of permanent outdoor storage, taverns and auto service station uses).
7. Identification signs may be permitted within the area delineated herein as Business Planned Development subject to review and approval of the Department of Buildings and the Department of Planning.

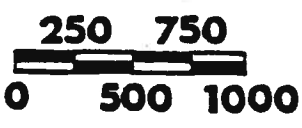
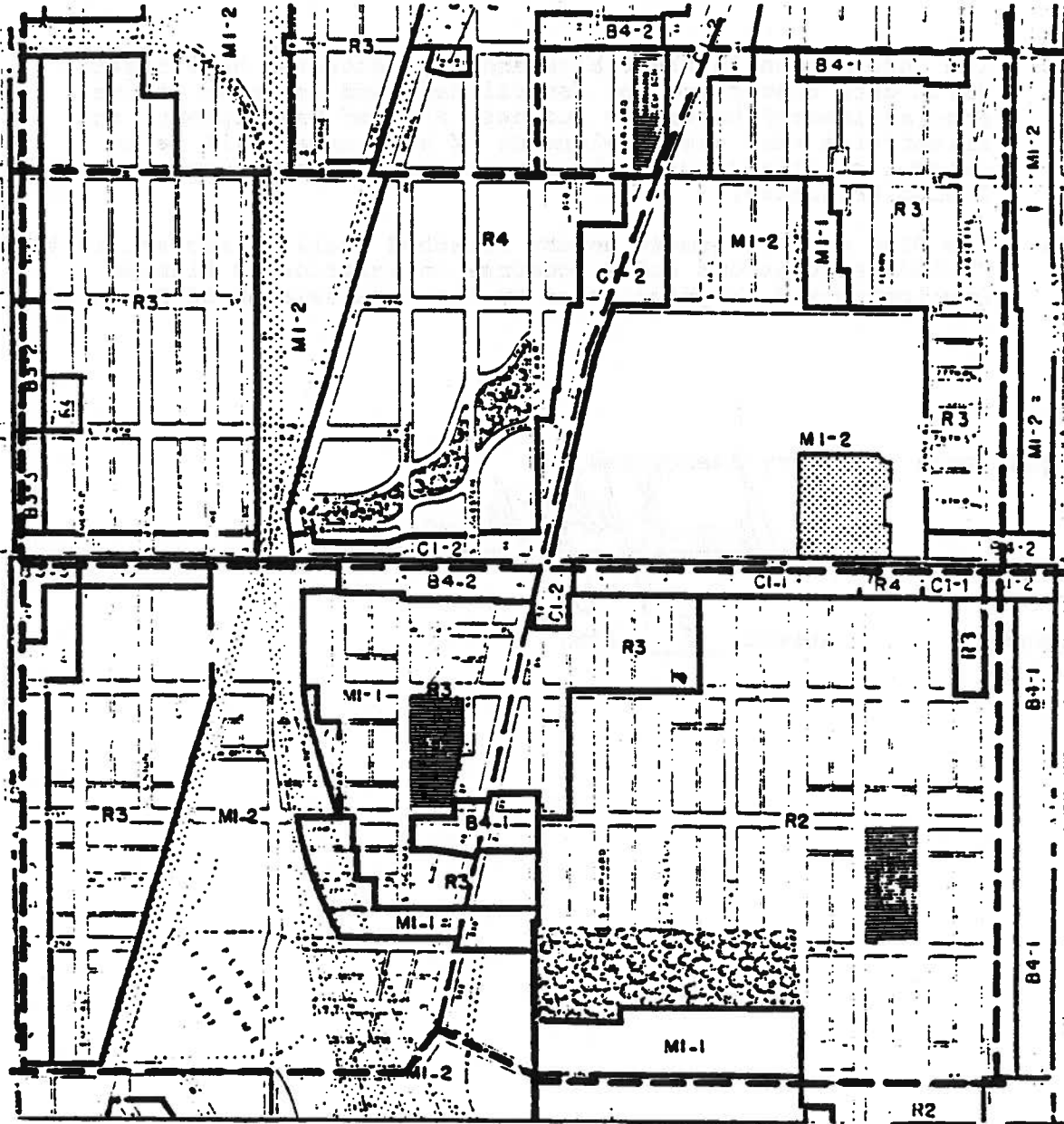
- 8. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Business Planned Development, and illustrates that the development of such area shall be in general compliance with the intent and purpose of the Chicago 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 Planning.

Applicant: Perry Associates






By: 

Date: August 8, 1984

BUSINESS PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET MAP

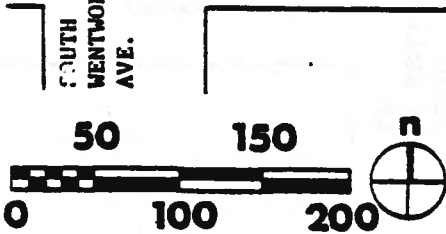
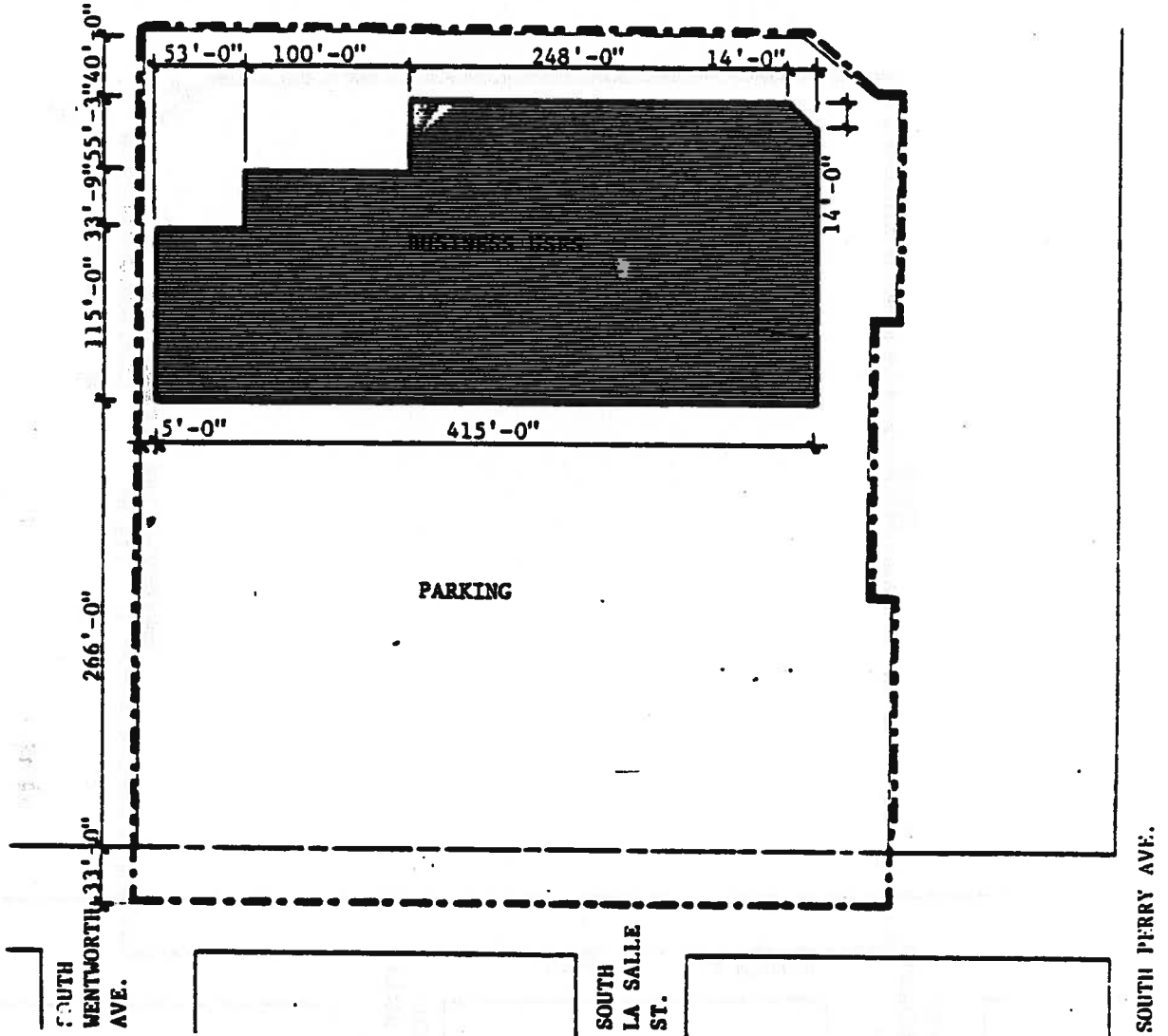






APPLICANT:
DATE:

-  PROPOSED PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREETS
-  EDUCATIONAL FACILITIES
-  PARKS

BUSINESS PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN

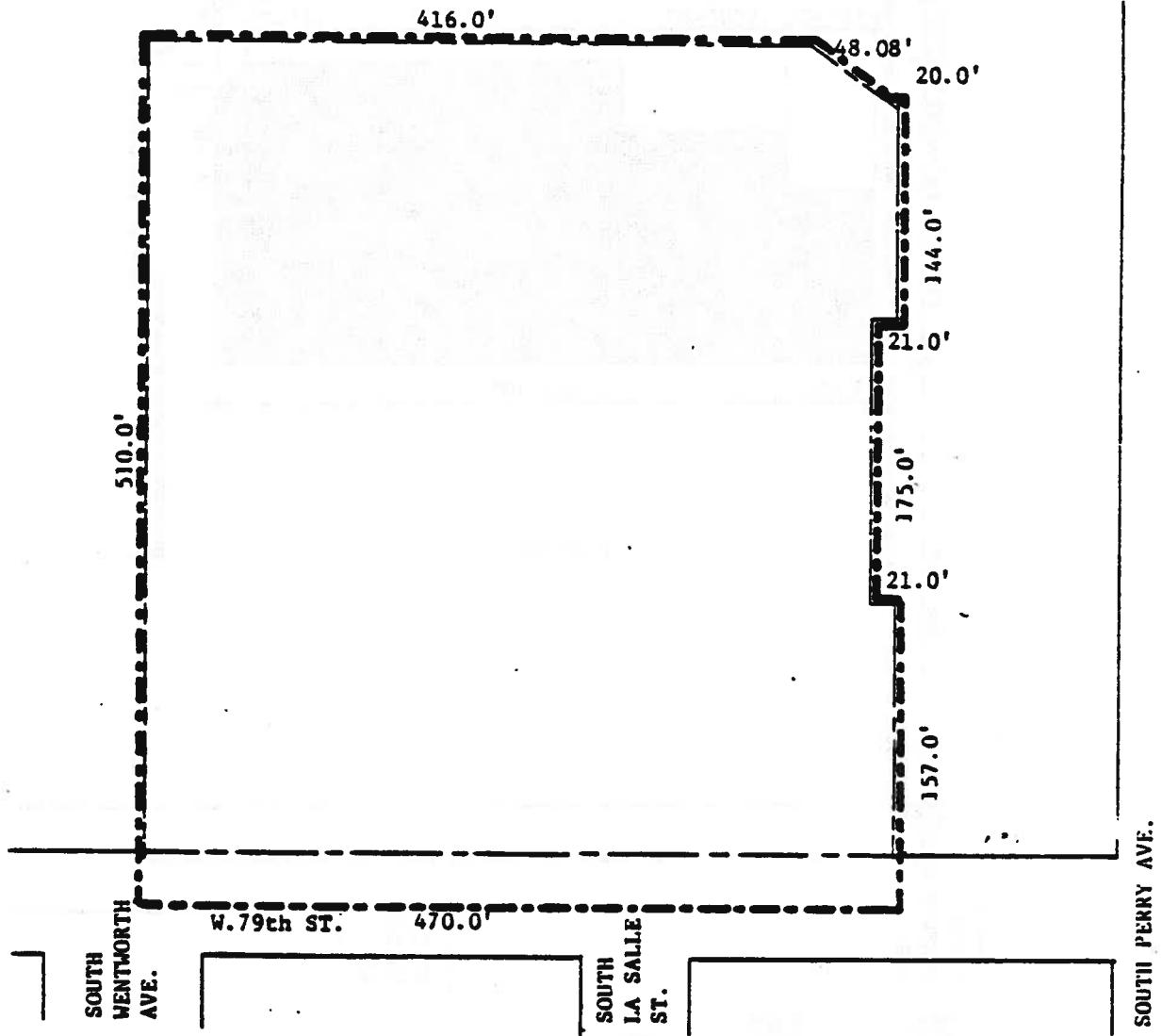




-  PLANNED DEVELOPMENT BOUNDARY
-  PROPERTY LINE
-  BUSINESS USES
-  PARKING

APPLICANT:
DATE:

BUSINESS PLANNED DEVELOPMENT

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS

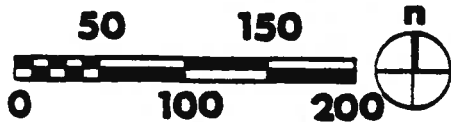
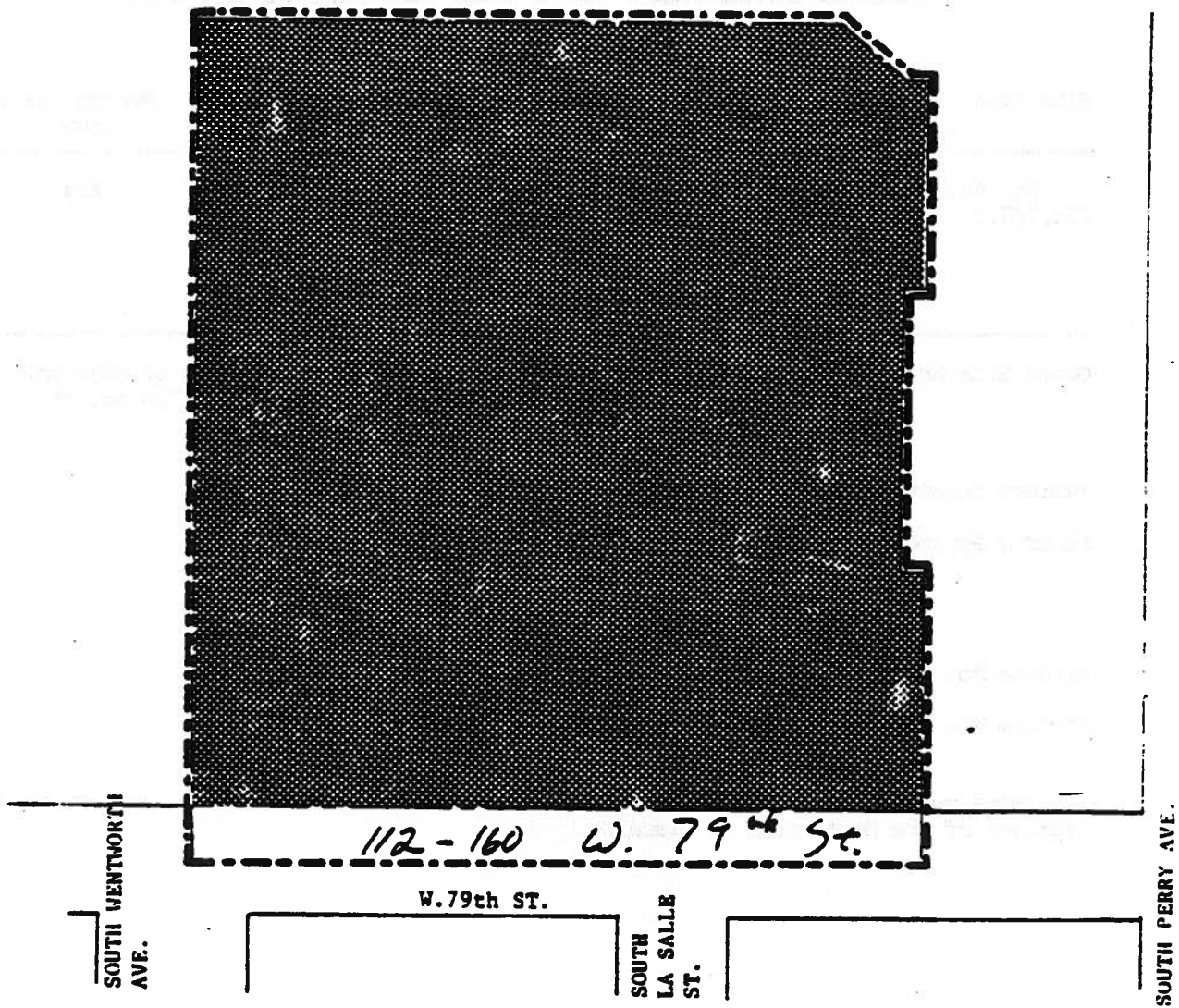


 PLANNED DEVELOPMENT BOUNDARY
 PROPERTY LINE

APPLICANT:
DATE:

BUSINESS PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



- PLANNED DEVELOPMENT BOUNDARY
- _____ PROPERTY LINE
- █ GENERAL MERCHANDISE, SUPER MARKET USES, RETAIL & SERVICE TYPE BUSINESS USES, PARKING & RELATED USES

APPLICANT:
DATE:

BUSINESS - PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS AND DATA

Site Area		General Description	F.A.R.	Percentage Land Cover
Sq. Ft. 234,767.5	Acres 5.39	Grocery, Drug Store, General Retail as permitted in the B4 Restricted Service District	0.5	40%

Gross Site Area: Net site area 234,767.5 sq. ft. (5.39 Ac.) + area of adjacent public streets 15,510 sq. ft. (0.36 Ac.) = 250,277.5 sq. ft. (5.745 Ac.)

Maximum permitted F.A.R. for total site	0.5
Minimum Periphery Set Backs	North 30' West 3' South 100' (79th Street) East 20'
Minimum No. of parking spaces	300
Minimum No. of Loading Berth Business	Four

Set backs may be adjusted when necessary because of technical reasons, subject to the approval of the Department of Planning.

APPLICANT: Perry Associates, an Illinois Limited Partnership

DATE: