



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 2, 2018

Ms. Jessica L. Miller
Stafford Owens
One Cumberland Avenue
P.O. Box 2947
Plattsburg, New York 12901

Re: 5160 S. Pulaski Road, Suites 103 and 104

Dear Ms. Miller:

The property located at 5160 S. Pulaski Road is zoned Planned Development Number 359 ("PD 359"). According to the information you submitted it appears Suites 103 and 104 are located in Sub area B of PD 359. Pursuant to Statement No. 6 of the PD Ordinance, in Sub area B, the following uses are permitted: general merchandise uses, retail drug stores, grocery stores, department stores, restaurants and service type business uses, parking and related uses (exclusive of any principal activity or permanent outdoor storage and auto service station uses).

A blood plasma donation center is classified as a medical service use, as defined in Section 17-17-0104-T of the Chicago Zoning Ordinance, and is a permitted use in Sub area B of PD 359. (Please note that Sub area A permits all uses permitted under the B5 General Service District and the C3 Commercial Manufacturing District, and while both have since been converted to a B3 and C1 District, a medical service use is also permitted in Sub area A). For information about business licenses, please contact the Department of Business Affairs and Consumer Protection at (312) 744-6249. Finally, we are not aware of any zoning violations on the property.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

Reclassification of Area Shown on Map 11-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 11-K in area bounded by

the westerly line of the Chicago, Milwaukee and St. Paul Railroad; a line 160.0 feet north of West Montrose Avenue; and North Cicero Avenue (triangular shaped lot),

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 12-K.

PD 359

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 C4 Motor Freight Terminal District symbols and indications as shown on Map No. 12-K in the area bounded by

a line 1560.34 feet north of West 54th Street; South Pulaski Road; a line 813.34 feet north of West 54th Street; a line 618.73 feet west of South Pulaski Road; and a line from a point 1381.67 feet north of West 54th Street and 618.73 feet west of South Pulaski Road, to a point 1560.34 feet north of West 54th Street and 265.99 feet west of South Pulaski Road,

to the designation of Commercial-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.

[Commercial-Business Planned Development printed
on pages 19130 through 19135 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 13-K.

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

No. 359COMMERCIAL-BUSINESS PLANNED DEVELOPMENTPLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as a "Commercial-Business Planned Development" is owned by American Bank and Trust Company, Trust Numbers 61834 and 62083, pursuant to real estate purchases from Lee Way Motor Freight, Inc. and Cantic Terminals, Ltd., consummated November 1984, and shall be controlled by Courtesy Lumber and Supply Co., Inc., an Illinois corporation.
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 South Pulaski Road.
3. All applicable official reviews, approvals or permits are required to be obtained by the purchasers or their 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 purchasers or their 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 the City 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 the City of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved area.
6. The following uses shall be permitted within the area delineated herein as Commercial-Business Planned Development:
Sub-area A: All uses permitted under the B5 General Service District and the C3 Commercial Manufacturing District including the unenclosed storage of lumber and building materials.
Sub-area B: General merchandise uses, retail drug stores, grocery stores, department stores, restaurants and service

APPLICANT: COURTESY LUMBER AND SUPPLY CO.
DATE: APRIL 9 , 1985

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map 13- K in the area bounded by

a line 475 feet north of West Argyle Street; North Pulaski Road; the alley next north of and parallel to West Argyle Street, or the line thereof if extended where no alley exists, and North Karlov Avenue, or the line thereof if extended where no avenue exists,

to the designation of an Institutional Planned Development which is already 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.

[Institutional Planned Development printed on pages 19136 through 19141 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 16-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 B2-1 Restricted Retail District symbols and indications as shown on Map 16- L in the area bounded by

a line 373.57 feet north of and parallel to West 64th Street; South Cicero Avenue; a line 273.57 feet north of and parallel to West 64th Street; and public alley next west of and parallel to South Cicero Avenue,

to those of a B4-1 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.

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY
PARTICULAR AREA SHOWN ON MAP 13-I.

The Committee on Zoning submitted the following report:

(Continued on page 19142)

COMMERCIAL-BUSINESS PLANNED DEVELOPMENT

USE AND BULK REGULATIONS AND DATA

SUB-AREA "A" (PLAT OF SURVEY PARCELS NO.1 AND 3)

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	F. A. R.	% OF LAND COVERAG
SQ. FT.	ACRES			
298,831	6.17	All uses permitted under the B5 General Service District and the C3 Commercial Manufacturing District, including the unenclosed storage of lumber and building materials.	0.41	39.0 %

Gross Site Area = Net Site Area 6.17 Acres + Area in Public Right-of-Way 0.52 Acres = 6.69 Acres

Number of off-street loading spaces : Per requirements of C4 Motor Freight Terminal District

Minimum Number of Parking Spaces : 210 cars

Periphery Setbacks at Property Lines : Along North 0' Along East 250'
Along South 33' Along West 53'

SUB-AREA "B" (PLAT OF SURVEY PARCEL NO.2)

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	F. A. R.	% OF LAND COVERAG
SQ. FT.	ACRES			
161,986	3.72	General merchandise uses, retail drug stores, grocery stores, department stores, restaurants and service type business uses, parking and related uses (exclusive of any principal activity of permanent outdoor storage and auto service station uses).	0.38	38 %

Gross Site Area = Net Site Area 3.72 Acres + Area in Public Right-of-Way 0.34 Acres = 4.06 Acres

Number of off-street loading spaces : Per requirements of C4 Motor Freight Terminal District

Minimum Number of Parking Spaces : 125 cars

Periphery Setbacks at Property Lines : Along North 30' Along East 30'
Along South 0' Along West 53'

APPLICANT : COURTESY LUMBER AND SUPPLY CO.

DATE :

INSTITUTIONAL PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as "Institutional Planned Development" is owned by The Salvation Army, an Illinois not-for-profit corporation.

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 off-street parking and loading facilities shall be from North Pulaski Road.

3. All applicable official reviews, approvals or permits are required to be obtained by The Salvation Army, 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 The Salvation Army 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 shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.

Fire lane access for emergency purposes shall be from North Karlov Avenue.

- type business uses, parking and related uses (exclusive of any principal activity of permanent outdoor storage and auto service station uses).
7. Identification signs may be permitted within the area delineated herein as Commercial-Business Planned Development, subject to the review and approval of the Department of Inspectional Services 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 Commercial-Business Planned Development, and illustrates that the development of such area shall be in general compliance with this Plan of Development.
 9. The Plan of Development hereto attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.

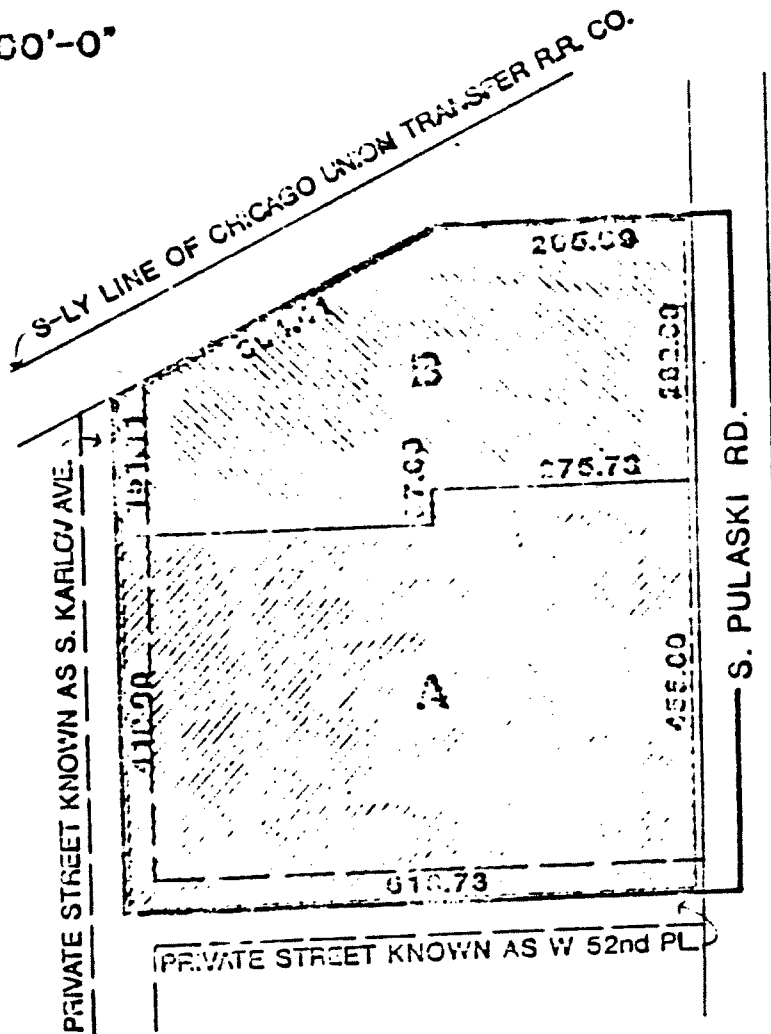
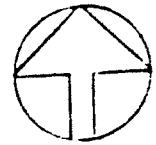
APPLICANT: COURTESY LUMBER AND SUPPLY CO.
DATE: APRIL 9 , 1985

COMMERCIAL-BUSINESS PLANNED DEVELOPMENT

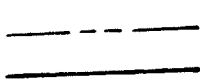
GENERALIZED LAND USE PLAN

SCALE : 1" = 200'-0"

NORTH



LEGEND :



PROPERTY LINE
PLANNED DEVELOPMENT



SUB-AREA "A" All uses permitted under the B5 General Service District and C3 Commercial Manufacturing District, including the unenclosed storage of lumber and building materials.



SUB-AREA "B" General merchandise uses, retail drug stores, grocery stores, department stores, restaurants and service type business uses, parking and related uses (exclusive of any principal activity of permanent outdoor storage and auto service station uses).

APPLICANT : COURTESY LUMBER AND SUPPLY CO.

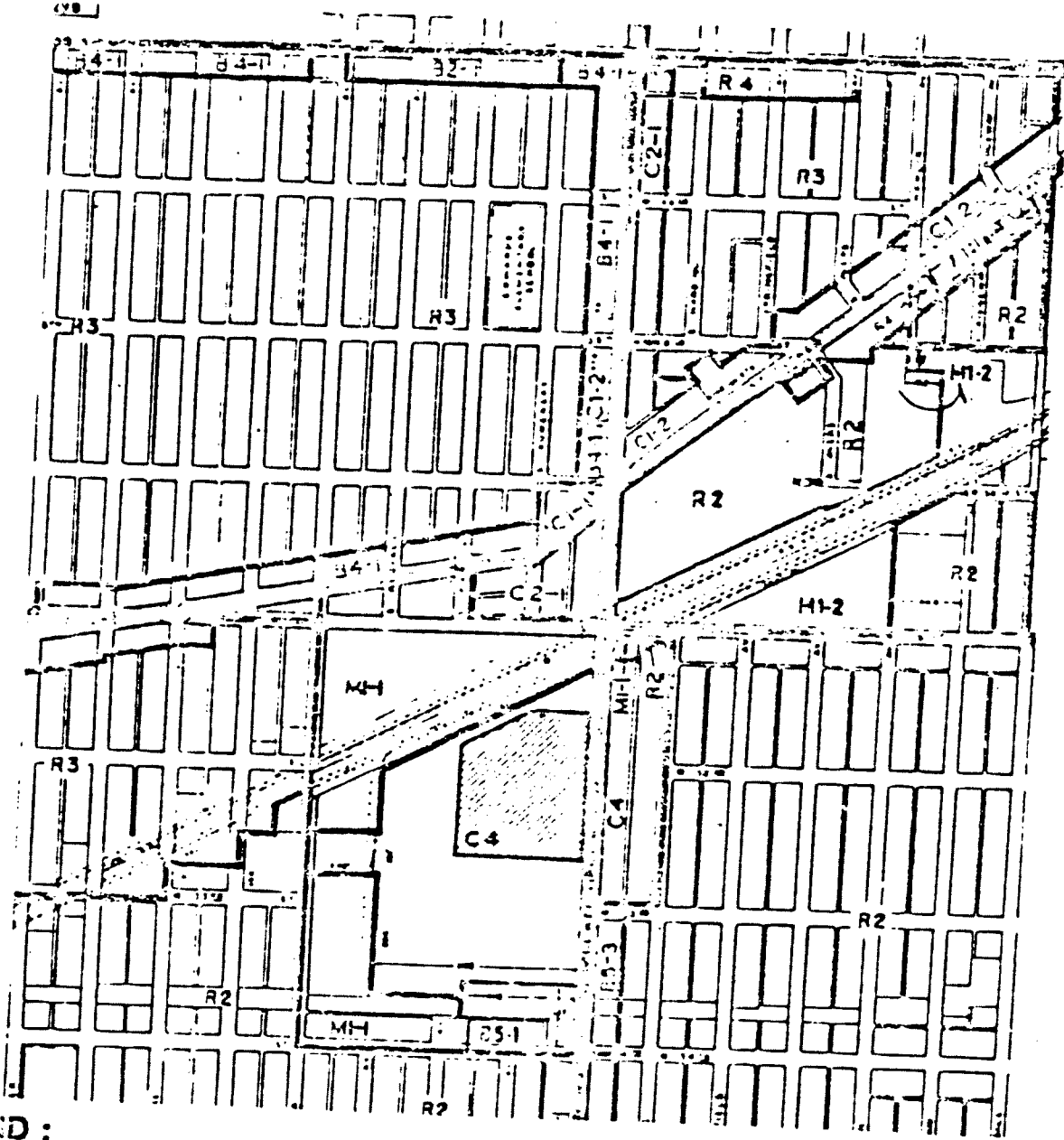
DATE :

EXISTING AND PREFERRED COMMERCIAL-BUSINESS PLANNED DEVELOPMENT

SCALE : 1" = 800'-0"

STREET SYSTEM

NORTH



LEGEND :



PLANNED DEVELOPMENT



PREFERENTIAL STREETS

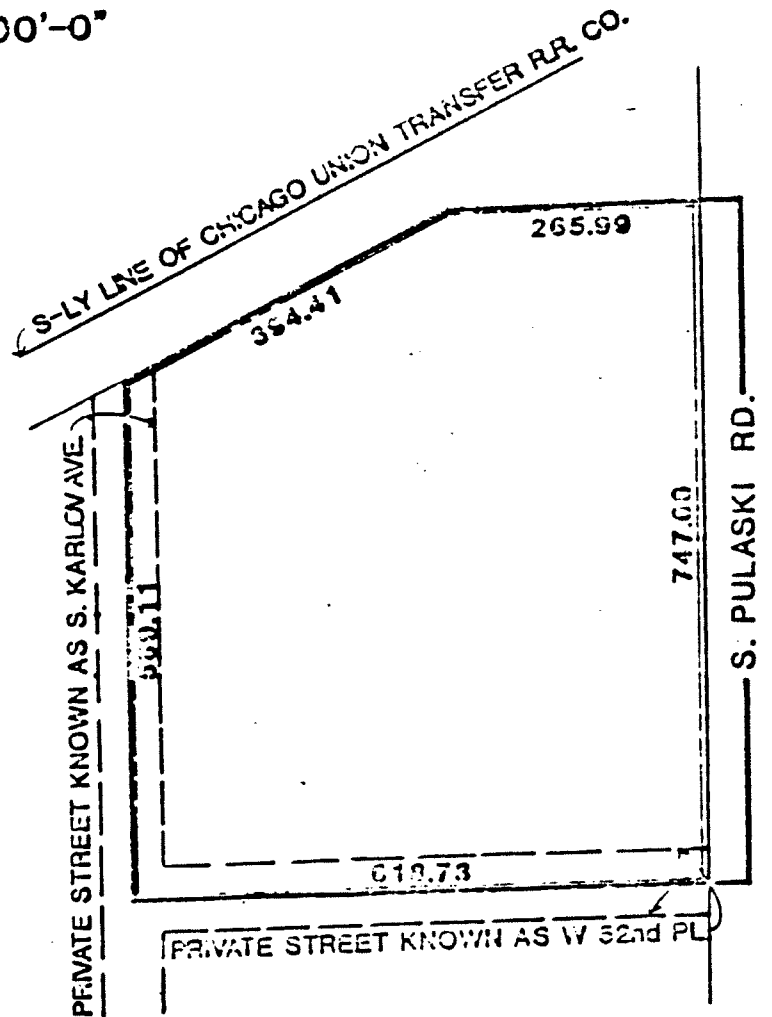
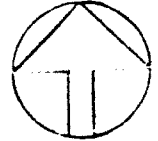
APPLICANT : COURTESY LUMBER AND SUPPLY CO.
DATE :

COMMERCIAL-BUSINESS PLANNED DEVELOPMENT

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT

SCALE : 1" = 200'-0"

NORTH



LEGEND :

-  PROPERTY LINE
-  PLANNED DEVELOPMENT

APPLICANT : COURTESY LUMBER AND SUPPLY CO.

DATE :