

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. 7-G in the area bounded by

a line 72.3 feet north of and parallel to West Barry Avenue; North Sheffield Avenue; West Barry Avenue; and the alley next west of the parallel to North Sheffield 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 Nos. 10-J and 12-J.

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

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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. 10-J and all the M2-2 General Manufacturing District symbols and indications shown on Map No. 12-J in the area bounded by

Parcel 1: the alley next north of and parallel to West 47th Street; South Homan Avenue; West 47th Street; South Trumbull Avenue; Parcel 2: West 47th Street; a line 1,160 feet west of and parallel to South Kedzie Avenue; West 47th Place; and a line 1,466 feet west of and parallel to South Kedzie Avenue,

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

[Commerical Planned Development printed on pages 19933 through 19937 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. 11-H.

Be It Ordained by the City Council of the City 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. 11-H in area bounded by

a line 249.0 feet, south of and parallel to West Lawrence Avenue; a line 162.6 feet east

(Continued on page 19938)

9/11/85

REPORTS OF COMMITTEES

9876

19933

COMMERCIAL PLANNED DEVELOPMENT

PLAN OF DEVELOPMENT

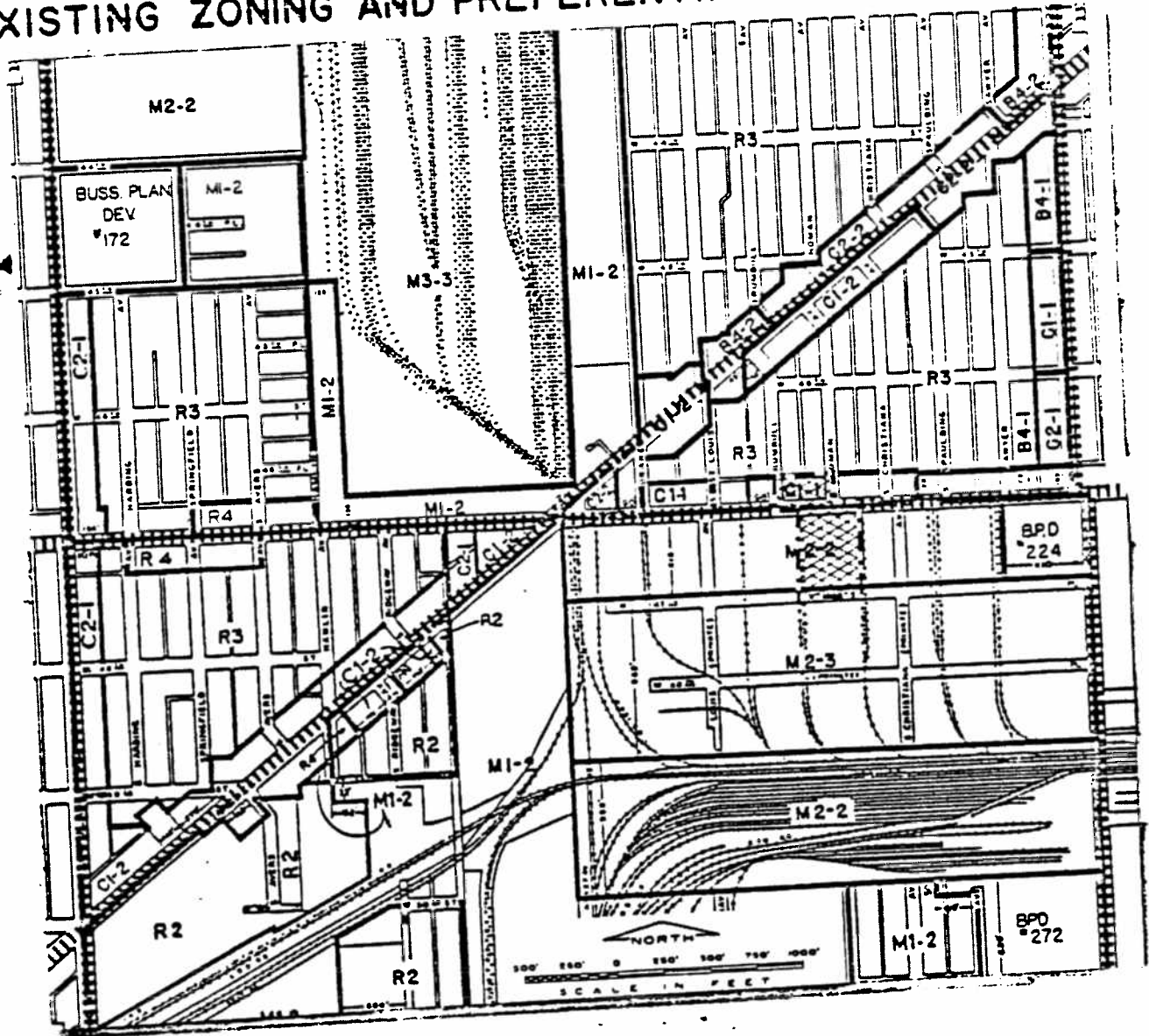
STATEMENTS

1. The area delineated hereon as a "Commercial Planned Development" is owned or controlled by the Englander Co., Inc.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
3. No dedication of streets or alleys or adjustment of the rights of way or consolidation or resubdivision of parcels shall be required.
4. All applicable official reviews, approvals or permits are required to be obtained by the Englander Co., Inc. or its successors, assignees or grantees.
5. 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 permitted within such paved areas.
Fire lanes 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.
6. The following uses shall be permitted within this Commercial Planned Development. All uses permitted in the C2-1 General Commercial District and M2-2 General Manufacturing District and off-street parking as authorized by this Plan of Development.
7. The following information sets forth data concerning the property included in said 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.
8. Identification signs will be permitted in compliance with Section 9.9-3 of Chapter 1948 of the Municipal Code of Chicago.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development", as adopted by the Commissioner of Planning.




APPLICANT: Harold Aronson

DATE: 6-26-85

COMMERCIAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

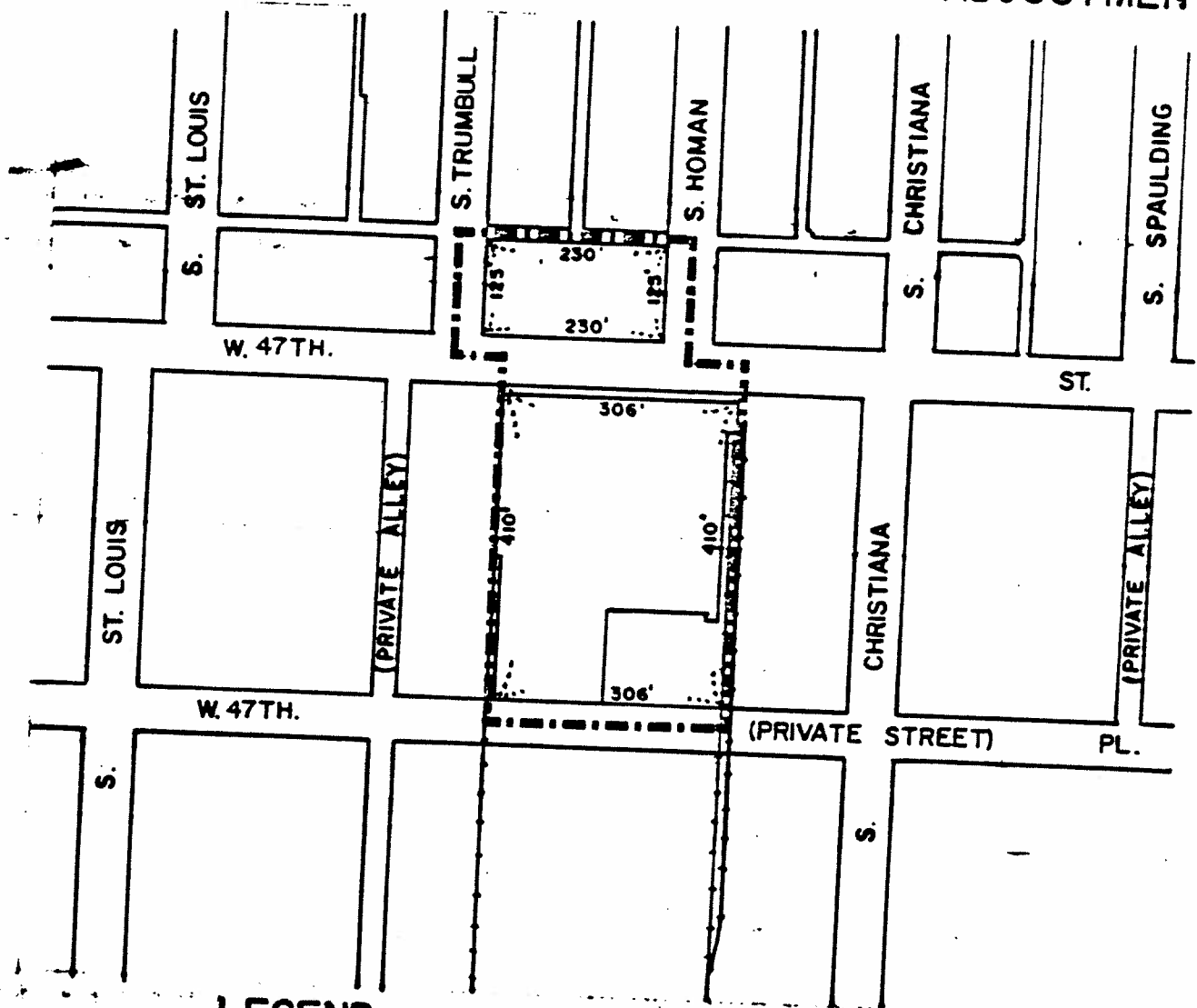


LEGEND

-  COMMERCIAL PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET SYSTEM

APPLICANT: HAROLD ARONSON
 DATE: JUNE 26, 1985

COMMERCIAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



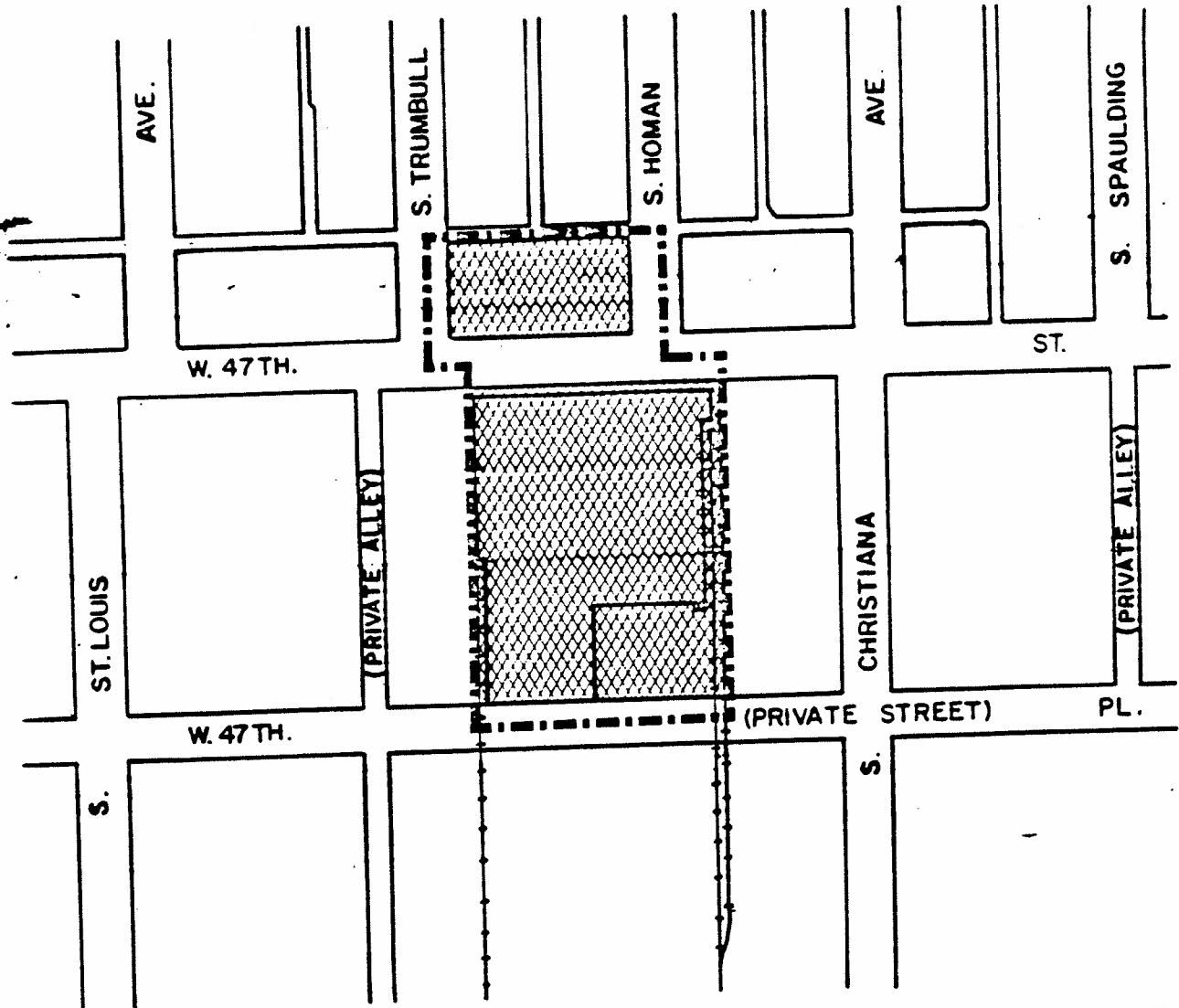
LEGEND

----- PLANNED DEVELOPMENT BOUNDARY





APPLICANT: HAROLD ARONSON
DATE: JUNE 26, 1985

COMMERCIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  RETAIL, COMMERCIAL-MANUFACTURING USES, WITH RELATED OFF-STREET PARKING AND LOADING



APPLICANT: HAROLD ARONSON
 DATE: JUNE 26, 1985

COMMERCIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS & DATA

<u>NET SITE AREA</u>	<u>GENERAL DESCRIPTION OF LAND USE</u>	<u>MAXIMUM F.A.R.</u>	<u>MAXIMUM % OF LAND COVERED</u>
154,710 Sq. Ft. 3.55 Acres	Retail, Commercial, Warehousing & Manufacturing Uses, Off-Street Parking & Loading	1.64	82%

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA = 1.64

MINIMUM NUMBER OF PARKING SPACES = 92

MINIMUM NUMBER OF OFF-STREET LOADING SPACES REQUIRED = 3

MINIMUM PERIPHERY SETBACKS - NORTH PROPERTY LINE = 0'
 SOUTH " " = 0'
 WEST " " = 0'
 EAST " " = 0'

MAXIMUM PERCENTAGE OF LAND COVERED = 82%

APPLICANT: Harold Aronson
 DATE: June 26, 1985

(Continued from page 19932)

of and parallel to North Wolcott Avenue; a line 330.22 feet south of and parallel to West Lawrence Avenue; and North Wolcott Avenue,

to those of a B5-2 General 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. 11-K.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4-1 Restricted Service District symbols and indications as shown on Map No. 11-K in area bounded by

West Montrose Avenue; a line 163.25 feet east of and parallel to North Kostner Avenue; a line 146.76 feet south of a parallel to West Montrose Avenue; and North Kostner Avenue,

to those of a C1-1 Restricted 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-C.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-4 Restricted Service District symbols and indications as shown on Map No. 16-C in area bounded by

a line 130 feet south of East 67th Street; to a line 197 feet south of East 67th Street,

to those of a B1-1 General 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.