

Reclassification of Area Shown on Map No. 17-H.

PO 388

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-H in the area bounded by:

an east-west line 373.48 feet south of the intersection of North Damen Avenue and North Ridge Boulevard; North Ridge Boulevard; an east-west line 1100 feet south of the intersection of North Damen Avenue and North Ridge Boulevard; and North Damen 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.

[Business Planned Development printed on pages
30521 through 30526 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. 24-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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 24-G in area bounded by

West 95th Street; North Halsted Street; a line 178.80 feet south of and parallel to West 95th Street; and the alley next west of and parallel to North Halsted Street,

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.

5/30/86

UNFINISHED BUSINESS

9965
30521

BUSINESS PLANNED DEVELOPMENT NO. 388

STATEMENTS

1. The total area delineated herein as a "Business Planned Development" is owned by the following: Dominick's Finer Foods, Inc., a Delaware corporation, 555 N. Northwest Avenue, Northlake, Illinois 60164; Midwest Bank and Trust Company, TUF# 83-034049, Harlem & North Avenues, Elmwood Park, Illinois 60635; the beneficiary of that trust is Duk Y. Kim, 6666 N. Ridge Boulevard, Chicago, Illinois 60626; Shah Rizvi, 6718 N. Ridge Boulevard, Chicago, Illinois 60626; and, William G. Freudenberg, Jr., and Nancy Freudenberg, as joint tenants, 6618 N. Ridge Boulevard, Chicago, Illinois 60626.

Control over all of said property has been designated to the applicant, DOMINICK'S FINER FOODS, INC., in accordance with the terms of certain real estate purchase agreements, copies of which have 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 rights-of-way or consolidation or re-sub-division 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: a grocery store (super-market) including the sale of package liquor, retail drugs and other goods and services customarily located in such facilities.
5. Off-street parking and off-street leading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Public Works and the approval of the Department of Planning.
6. Any service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Public Works and in compliance with the Municipal Code of Chicago, to provide ingress and egress for

APPLICANT: Dominick's Finer Foods, Inc.

ADDRESS : 6616-6730 N. Ridge Blvd., 16615-6731 N. Damen Ave.

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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.

7. 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 0.40.
8. 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.
9. 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.
10. 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.
11. 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.

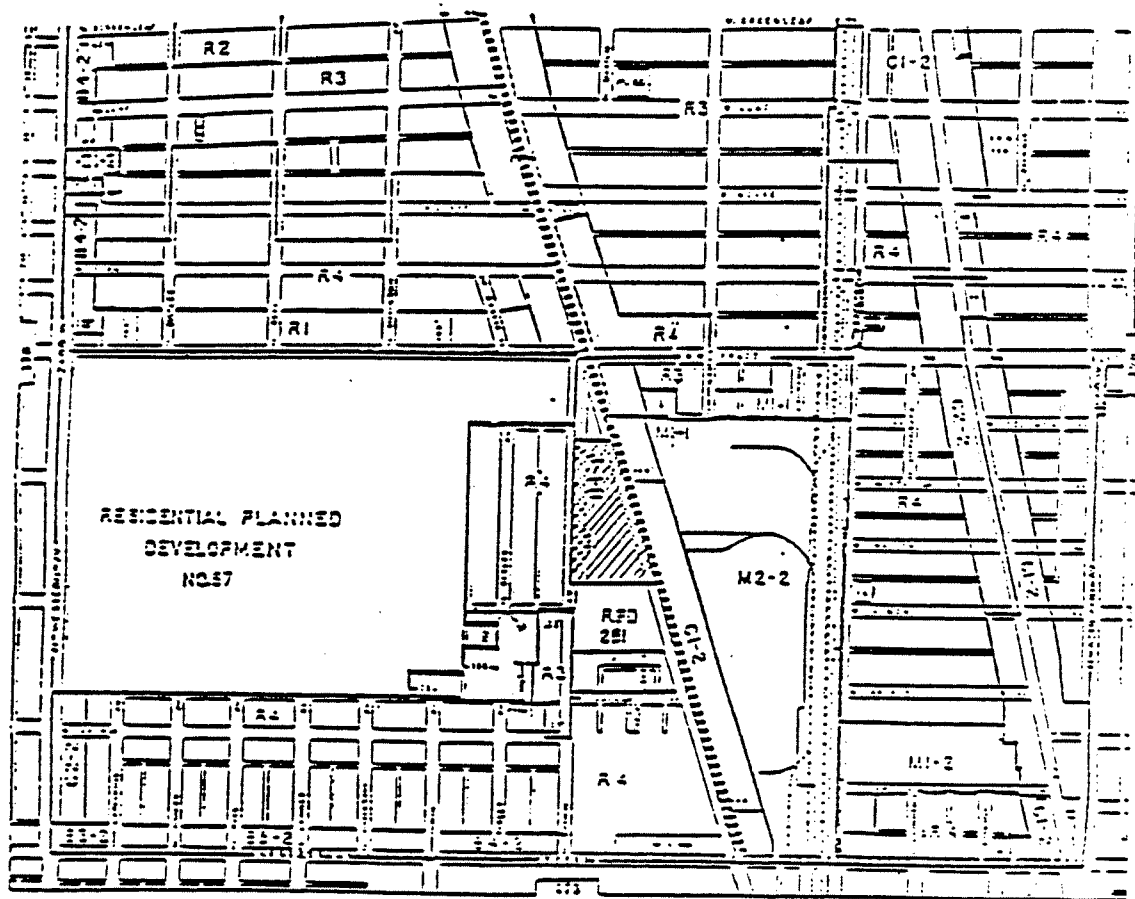
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BUSINESS PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

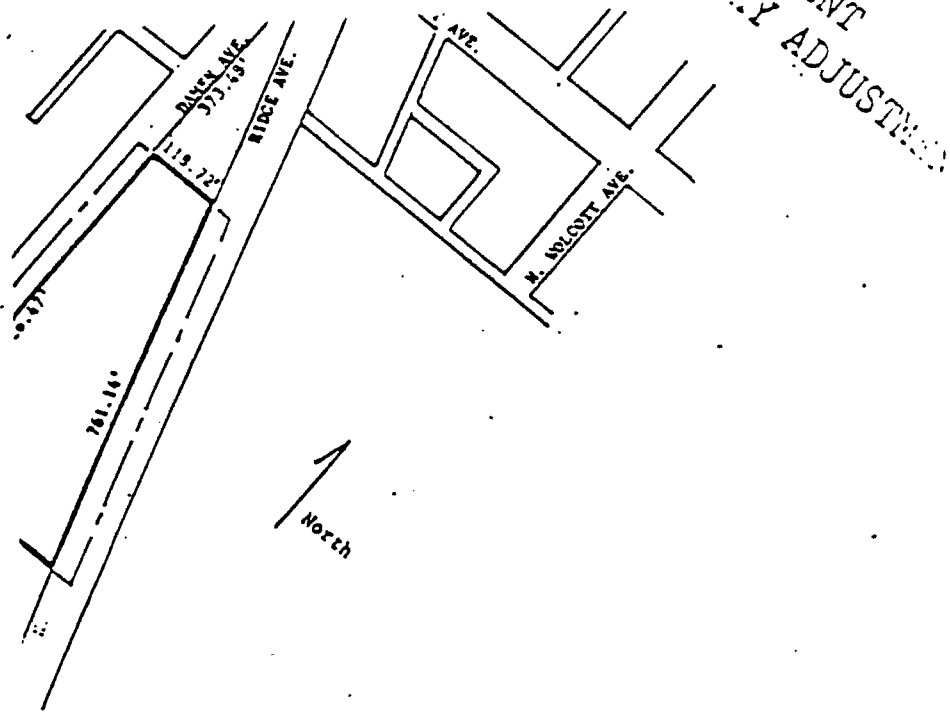


Business Planned Development

----- Preferential Street

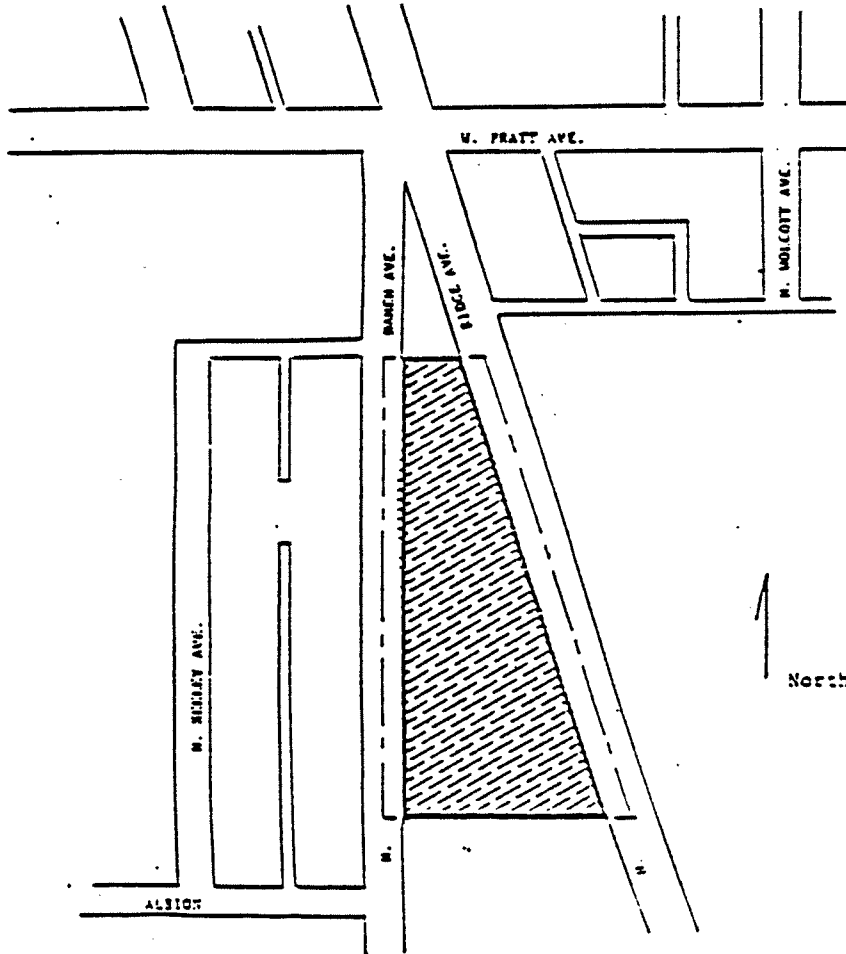
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BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



----- Planned Development Boundary



a grocery store (supermarket) including the sale of package liquor, retail drugs and other goods and services customarily located in such facilities.

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BUSINESS PLANNED DEVELOPMENT NO. _____

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			
169,731 3.90	A grocery store (supermarket) including the sale of package liquor, retail drugs, and other goods and services customarily located in such facilities	0.4	40%

GROSS SITE AREA

Net Site Area of 3.90 acres plus Public Right-of-Way area of 1.25 acres = 5.15 acres.

NUMBER OF OFF-STREET LOADING SPACES

Per requirements of B5 General Service Districts.

MINIMUM NUMBER OF PARKING SPACES

201

PERIPHERY SETBACKS AT PROPERTY LINES

West Property Line along North Damen.....	0 feet
North Property Line.....	0 feet
East Property Line along North Ridge Avenue.....	0 feet
South Property Line.....	0 feet

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