

17104

111284

JOURNAL--CITY COUNCIL--CHICAGO

1/13/2011

Reclassification Of Area Shown On Map No. 12-J.
(As Amended)
(Application No. 17104)
(Common Address: 4746 -- 4814 S. Kedzie Ave.)

BPD 401,99

[SO2011-645]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Planned Development 401 symbols and indications as shown on Map Number 12-J in the area bounded by:

the north line of West 47th Place; South Kedzie Avenue; West 48th Place, a line 377 feet west of South Kedzie Avenue; a line 75 feet south of West 48th Place; a line 342 feet west of South Kedzie Avenue; a line from a point 328 feet south of West 48th Place and 342 feet west of South Kedzie Avenue to a point 347.5 feet south of West 48th Place and 422 feet west of South Kedzie Avenue; a line 347.5 feet south of West 48th Place; a line from a point 465.75 feet west of South Kedzie Avenue and 347.5 feet south of West 48th Place to be connected by a 124.02 foot arch with a chord of 123.45 feet to a point 587 feet west of South Kedzie Avenue and 319.5 feet south of West 48th Place; a line from a point 587 feet west of South Kedzie Avenue and 319.5 feet south of West 48th Place to be connected by a 255.23 foot arch with a chord of 245.03 feet to a point 471 feet west of South Kedzie Avenue and 103.96 feet south of West 48th Place; a line 103.96 feet south of West 48th Place; and a line 472 feet west of South Kedzie Avenue,

to those of Planned Development 401, as amended, 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.

Plan of Development Statements referred to in this ordinance read as follows:

Planned Development No. 401, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Planned Development Number 401, as amended ("Planned Development") consists of a net site area of approximately 244,434 square feet of real property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"), and is owned or controlled by the applicant, Cash America Inc. of Illinois ("Applicant") for purposes of this Planned Development. This Planned Development consists of two subareas: Subarea A and Subarea B.

2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assigns or grantees and approval by the City Council.
3. The requirements, obligations and conditions applicable within this Planned Development shall be binding upon the owner of each individual subarea, its successors and assigns and if different than the Applicant, the owners of all the property within that subarea, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors of the subarea. Furthermore pursuant to the requirements of the Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any application for amendment, modifications or changes (administrative, legislative, or otherwise) to this Planned Developments are made, shall be under single ownership or under single designated control. Single designated control for the purpose of this paragraph shall mean any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners or a covenant binding property owners may designate an authorized party for any future amendment, modification or change.
4. This plan of development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; and West, North, East, and South Building Elevations -- Subarea A, all dated October 21, 2010 prepared by IPSA Corporation which are all incorporated herein. Full-size sets of the Site Plan, Landscape Plan, and Building Elevations are on file with the Department of Zoning and Land Use Planning. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted within the areas delineated herein:
 - Subarea A: All permitted uses identified in the C1-1 Neighborhood Commercial District, Pawn Shop uses, and accessory uses.
 - Subarea B: All permitted uses identified in the C1-1 Neighborhood Commercial District.
6. Identification and on-premises business signs shall be permitted within the Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning. Temporary signs, such as construction and marketing signs shall be

permitted within the Planned Development subject to review and approval of the Department of Zoning and Land Use Planning. Off-premises signs shall not be permitted within the Planned Development.

7. Off-street parking and loading facilities shall be in compliance with this Planned Development, subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Planning.
8. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Planning. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago.
9. For purposes of height measurement, the definitions in the City of Chicago Zoning Ordinance shall apply. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("FAR") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of FAR calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
11. Any new site improvements on the property, including on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits shall be designed, installed, and maintained in substantial conformance with the Site Plan, Landscape Plans, Building Elevations, and the Bulk Regulations and Data Table attached hereto and made a part hereof. Where no new work is proposed, existing conditions may be maintained.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the Property. Therefore, at the time when building permits are sought for the construction new site improvements, the plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

17104

- 13. The terms, conditions and exhibits of this Planned Development ordinance may be modified, administratively, by the Commissioner of the Department of Zoning and Land Use Planning upon the written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Zoning and Land Use Planning, that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this Planned Development. Any such modification of the requirements of this Planned Development by the Commissioner of the Department of Zoning and Land Use Planning shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
- 14. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. All new construction within the Planned Development shall be designed, constructed, and maintained in conformance with the Chicago Sustainable Development Policy in effect at the time of construction.
- 15. The Applicant will Comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
- 16. Upon Part II Review, a Part II Review Fee shall be assessed by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance. The fee as determined by the staff at the time is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Subarea Map; Site Plan; Landscape Plan; Proposed South Elevation -- Subarea A; Proposed South Elevation -- Subarea A; and Proposed North Elevation -- Subarea A referred to in this these Plan of Development statements printed on pages 111289 through 111295 of this *Journal*.]

Bulk Regulation and Data Table referred to in these Plan of Development Statements reads as follows:

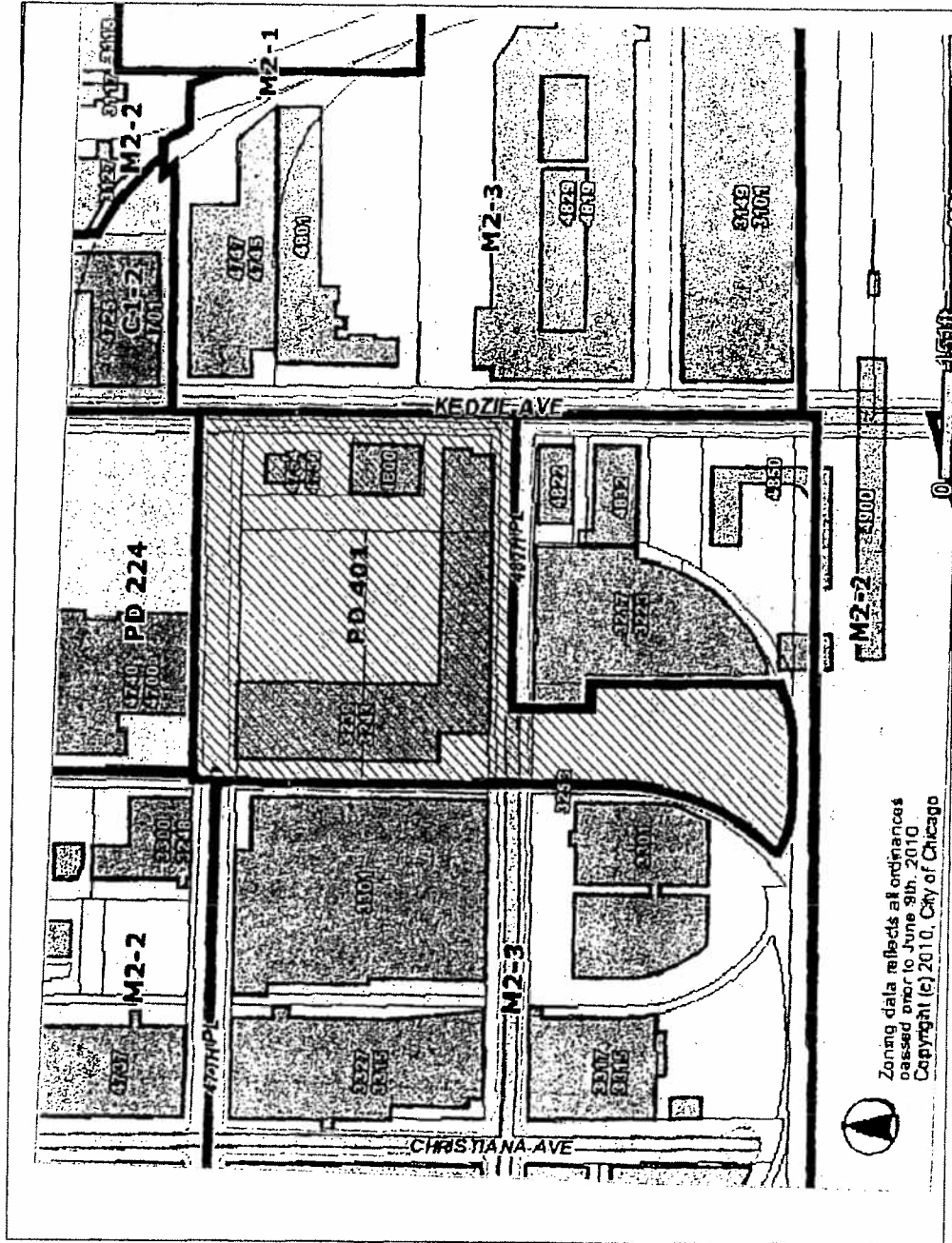
Planned Development No. 401, As Amended.

Bulk Regulations and Data Table.

| | |
|--|----------------------------------|
| Gross Site Area: | 275,964 square feet (6.34 acres) |
| - Area Remaining in Public Right-of-Way: | 31,530 square feet (0.73 acre) |

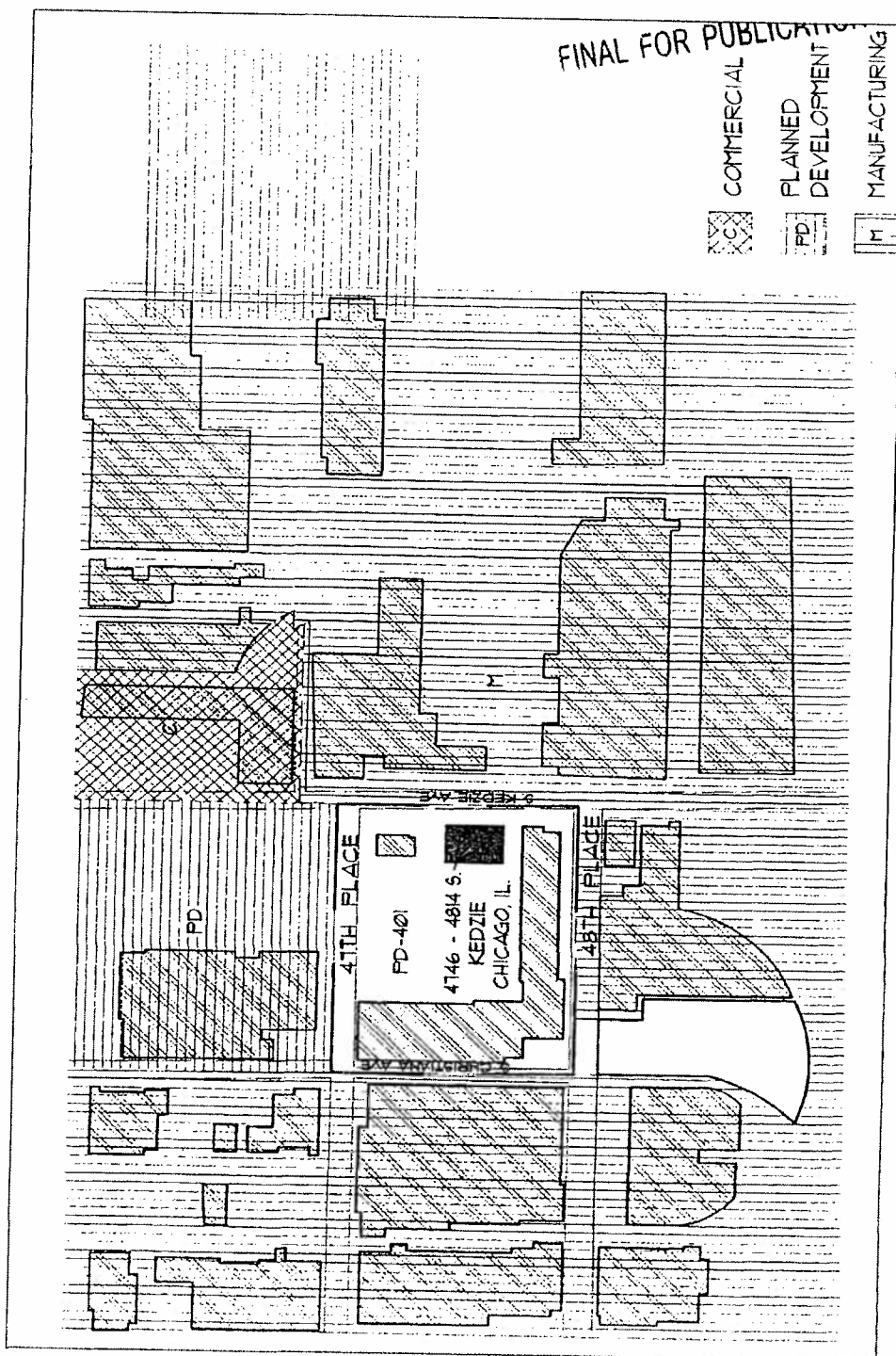
| | |
|---|---|
| = Net Site Area-Total: | 244,434 square feet (5.61 acres) |
| Subarea A: | 8,498 square feet (0.19 acre) |
| Subarea B: | 235,936 square feet (5.42 acres) |
| Maximum Floor Area Ratio: | |
| Total | 0.5 |
| Subarea A: | 1.0 |
| Subarea B: | 0.5 |
| Minimum Number of Off-Street Parking Spaces: | 165 located in Subarea B to serve both subareas |
| Minimum Number of Loading Spaces: | 3 located in Subarea B to serve both subareas |
| Minimum Number of Bicycle Storage Spaces: | Per the Code Requirements |
| Maximum Building Height: | As shown on the elevations |
| Maximum Site Coverage: | |
| Subarea A: | 100% |
| Subarea B: | 40% |
| Minimum Periphery Setbacks: | 5 feet on Kedzie Avenue 0 feet on remaining property lines |

Existing Zoning Map.

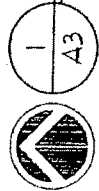
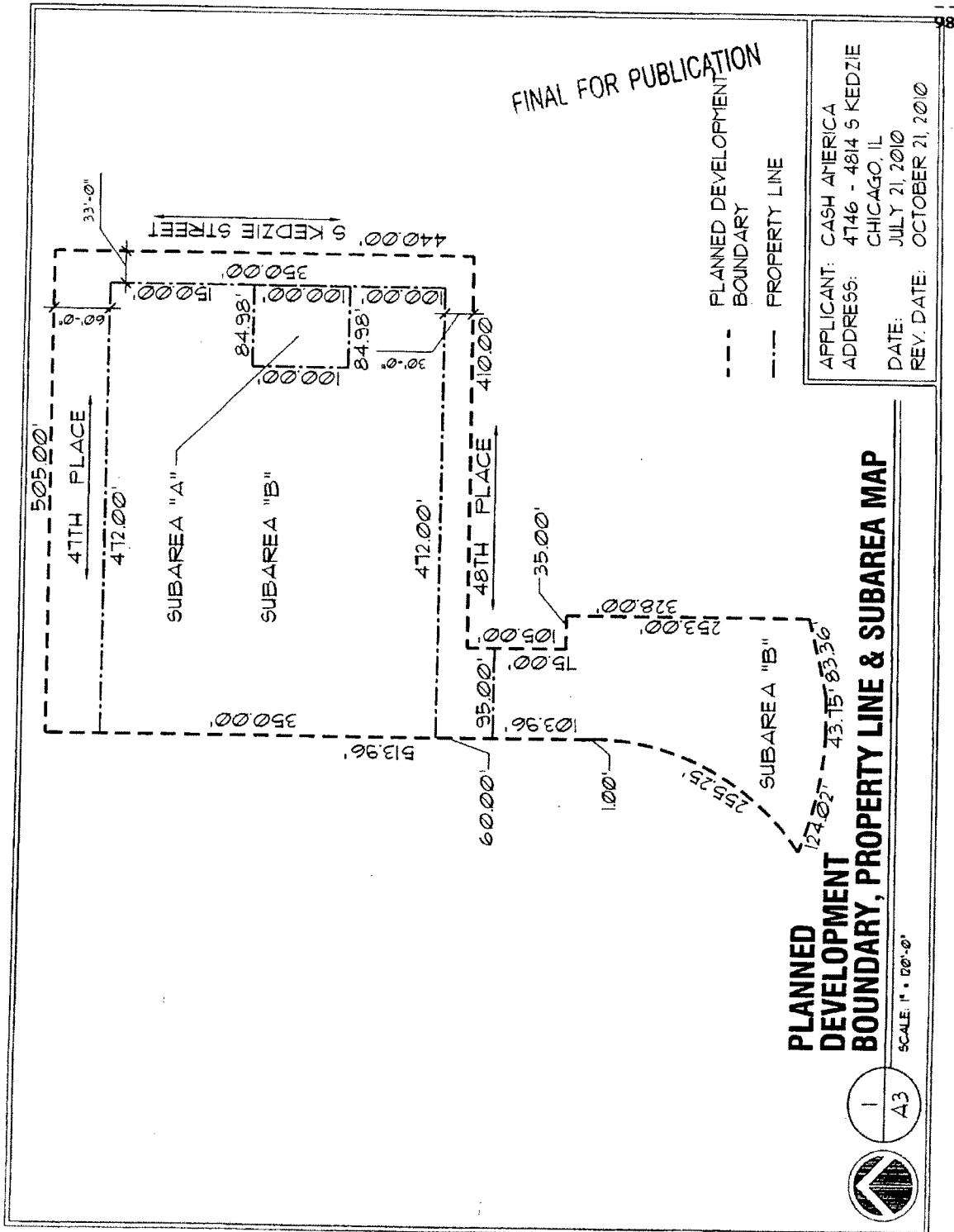


Zoning data reflects all ordinances passed prior to June 9th, 2010.
Copyright (c) 2010, City of Chicago

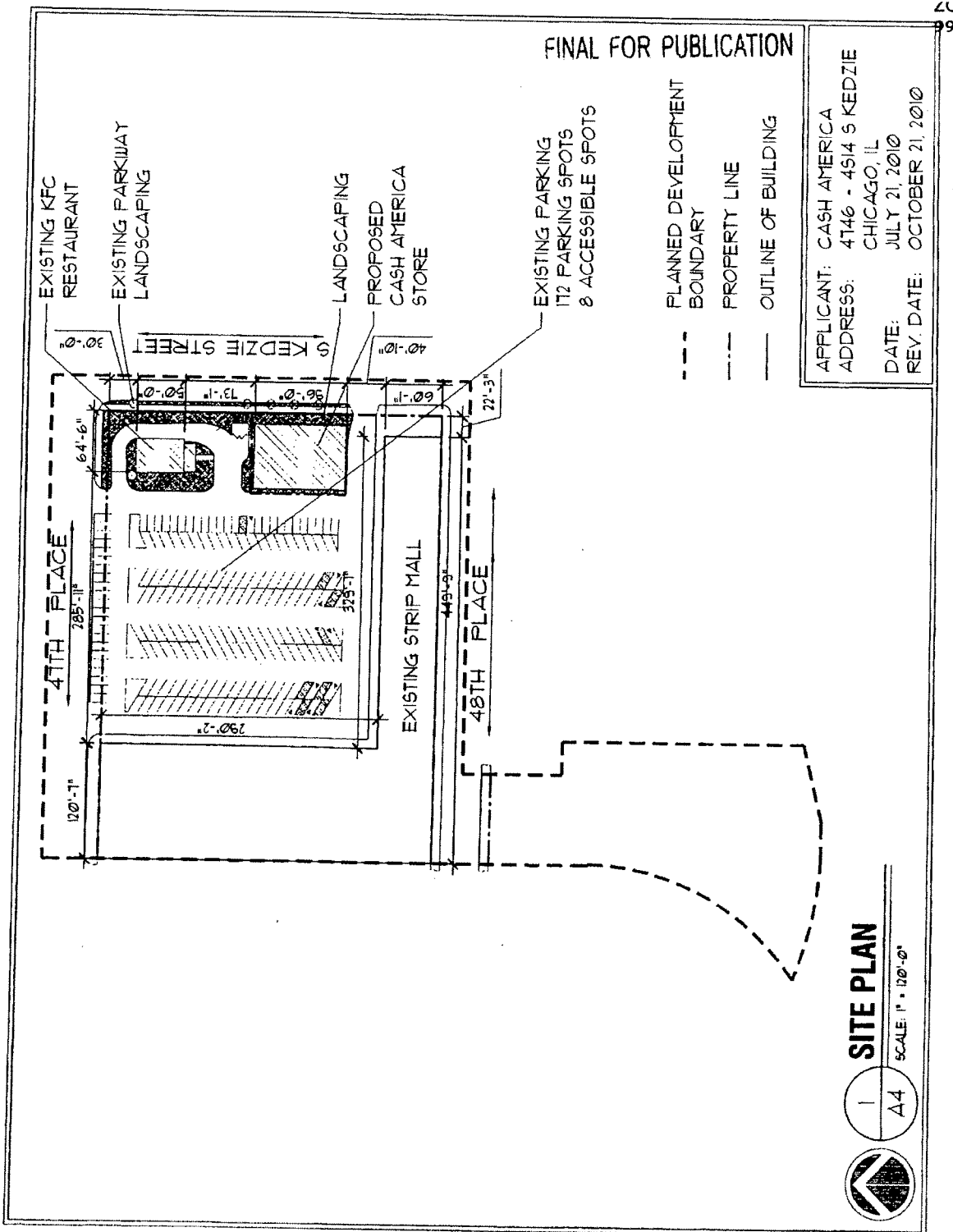
Existing Land-Use Map.



Planned Development Boundary, Property Line
And Subarea Map.

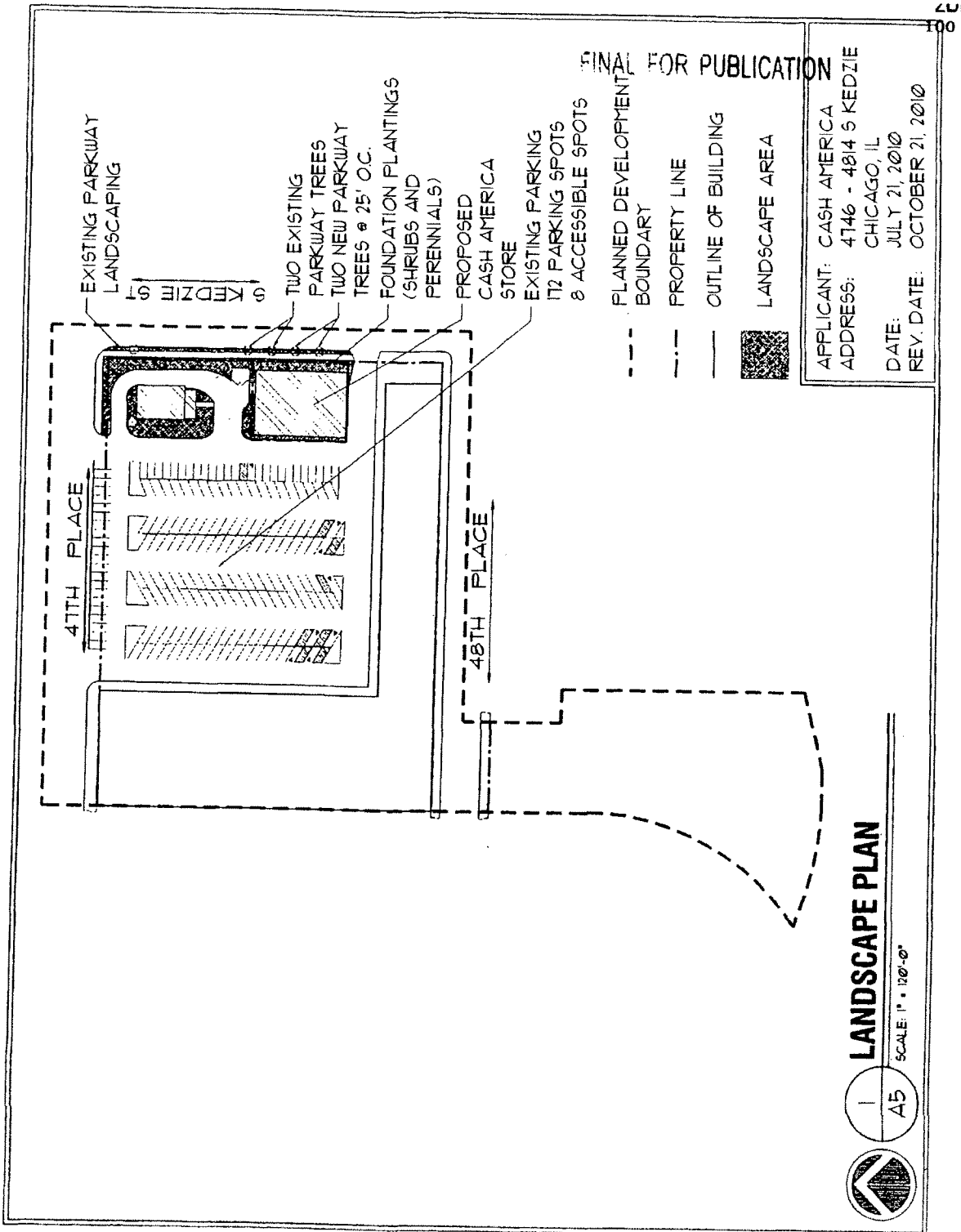


Site Plan.



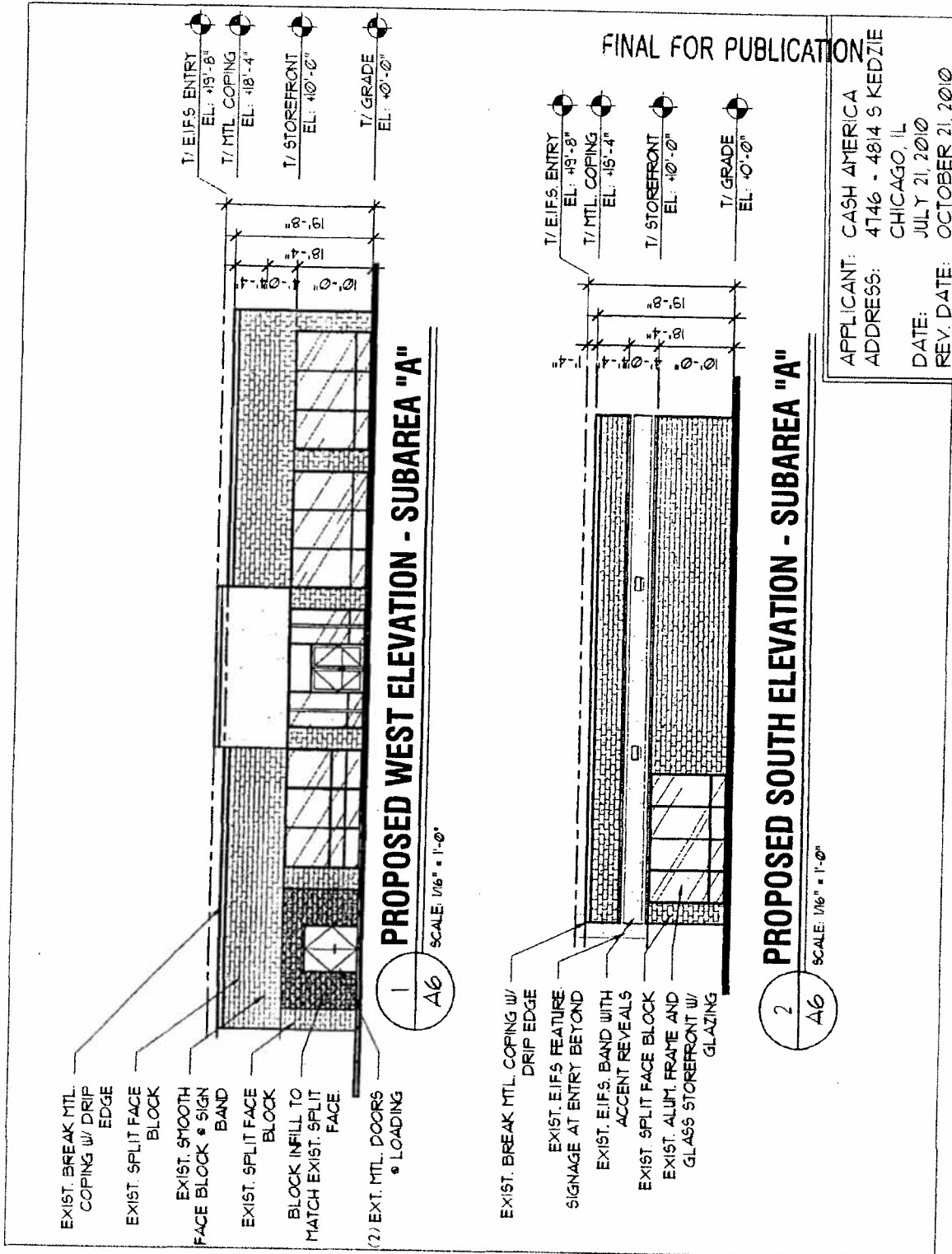
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Landscape Plan.

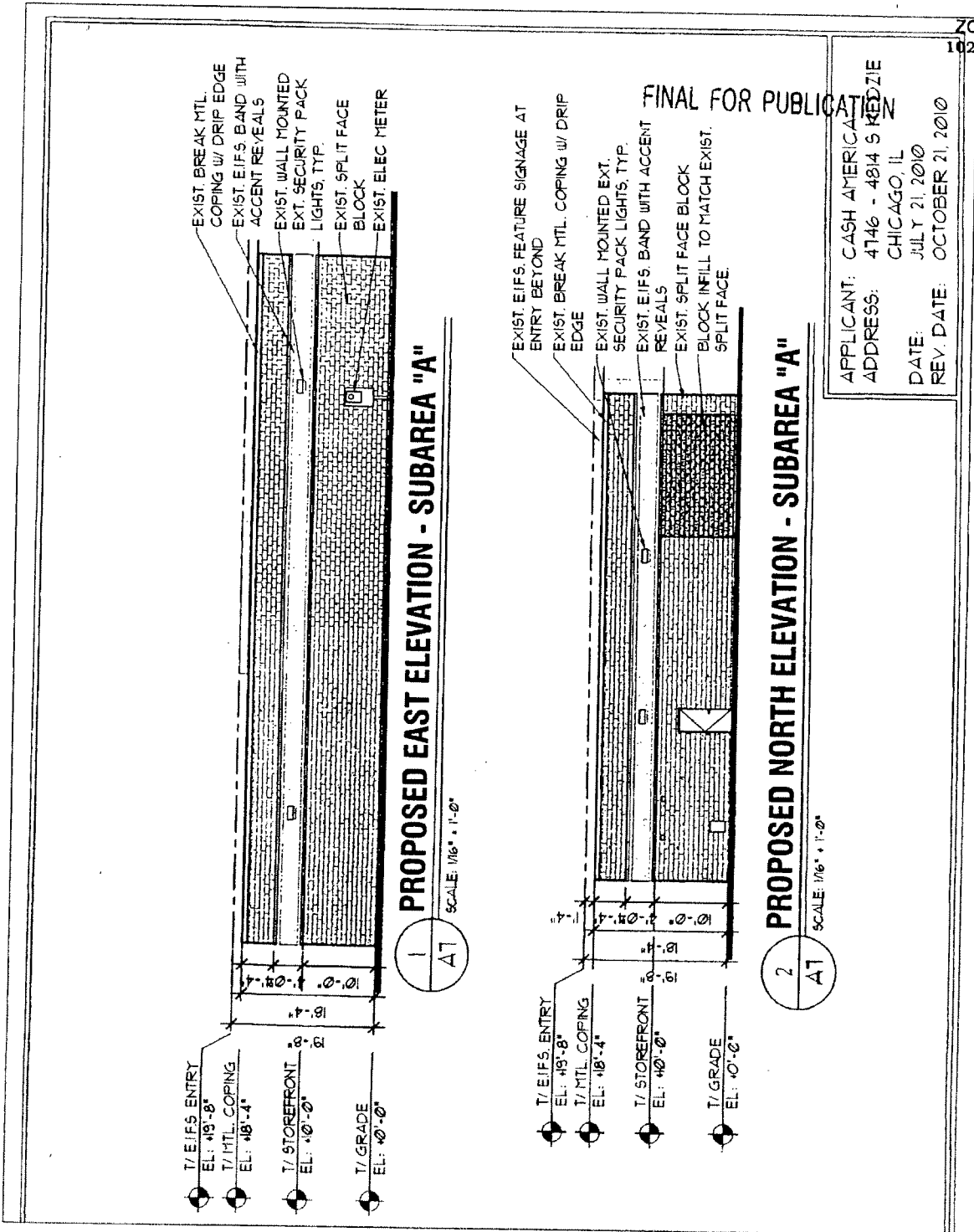


451
100

Proposed South Elevation -- Subarea A.



Proposed North Elevation -- Subarea A.



20
102

PD
401

Reclassification Of Area Shown On Map No. 10 K

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

SECTION 1 That the Chicago Zoning Ordinance be amended by changing of the B1-1 Restricted Service District symbols and indications as shown on Map No. 10 K in the area bounded by

the alley next north of and parallel to West 47th Street, a line 34 feet west of South Karlov Avenue, West 47th Street, and a line 144 feet west of South Karlov 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 No. 12 J

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. 401 symbols and indications as shown on Map No. 12 J in the area bounded by

the north line of West 47th Place, South Kedzie Avenue, West 48th Place, a line 377 feet west of South Kedzie Avenue, a line 75 feet south of West 48th Place, a line 342 feet west of South Kedzie Avenue, a line from a point 328 feet south of West 48th Place and 342 feet west of South Kedzie Avenue, to a point 347.5 feet south of West 48th Place and 422 feet west of South Kedzie Avenue, a line 347.5 feet south of West 48th Place, a line from a point 165.75 feet west of South Kedzie Avenue and 347.5 feet south of West 48th Place to be connected by a 124.02-foot arc with a chord of 123.45 feet to a point 587 feet west of South Kedzie Avenue and 319.5 feet south of West 48th Place; a line from a point 587 feet west of South Kedzie Avenue and 319.5 feet south of West 48th Place to be connected by a 255.23-foot arc with a chord of 245.03 feet to a point 471 feet west of South Kedzie Avenue and 103.96 feet south of West 48th Place; a line 103.96 feet south of West 48th Place; and a line 472 feet west of South Kedzie Avenue.

to those of an R3 General Residence District, and a corresponding use district is hereby

to the designation of Business Planned Development No. 401, 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.

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

Plan of Development attached to this ordinance reads as follows:

Business Planned Development No. 401 As Amended

Plan Of Development

Statements

- 1 The area delineated herein as the "Business Planned Development" is presently controlled by Kedzie Plaza South Associates.
- 2 Off street parking and 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 via West 47th Place, South Kedzie Avenue and West 48th Place.
- 3 All applicable official reviews, approvals or permits as required shall be obtained by the Department of Economic Development or its successors, assignees or grantees.
- 4 Dedication or vacation of streets, alleys and easements or adjustments to rights-of-way or consolidation or resubdivision shall require a separate submittal on behalf of the Department of Economic Development or its successors, assignees or grantees, and approval by the Chicago City Council.
- 5 The following uses shall be permitted within the area delineated herein as the Business Planned Development: supermarket, drug store, general merchandise, office, retail and service type business uses, together with parking and related uses all permitted under the C1 Restricted Commercial District (all exclusive of any principal activity of outdoor storage and auto service station uses, except for enclosed facilities for automobile chassis and gear lubrication, and minor services customarily incidental thereto).

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Place:
Kedzie

- 6. Any and all service drives or other ingress or egress shall be adequately designed and paved in accordance 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. These areas shall be adequately designed and paved in compliance with the Municipal Code of Chicago with a minimum width of 20 feet to provide for ingress and egress for emergency vehicles. Within such areas, no parking shall be permitted.
- 7. Signs within the Business Planned Development shall be subject to review and approval of the Department of Inspectional Services and the Department of Planning. There shall be no advertising signs permitted.
- 8. The information contained on the tables and maps attached hereto as exhibit provide data concerning the generalized plan of land use of the subject area.
- 9. The Plan of Development herein expressed, and as set forth in the exhibits attached hereto, is subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of Planning.

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Business Planned Development No. 401, As Amended

Planned Development Use And Bulk Regulations And Data

| Net Site Area | | General Description Of Land Use | Max. Floor Area Ratio | Max. % Of Land Coverage | Min. No. Of Parking Spaces |
|---------------|-------|---|-----------------------|-------------------------|----------------------------|
| Sq. Ft. | Acres | | | | |
| 244,434.2 | 5.61 | Grocery, drug store, general retail and business as permitted under the C1 Restricted Commercial District | 0.5 | 40% | 165 |

Gross Site Area - Net site area 211,411.7 square feet (5.91A) and area of adjacent streets 11,530 square feet (3.4A) = 222,941.7 square feet (6.11A)

Minimum number of off-street loading spaces 1

Minimum periphery setbacks at boundary lines 25 feet on east along Kedzie Avenue
10 feet on all other sides

(General Land Use Plan, Property Line Map and Existing Zoning Map and Preferential Street System printed on pages 23576 through 23578 of this Journal.)

Reclassification Of Area Shown On Map No. 15-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 Residential Business Planned Development Number 427 symbols and indications as shown on Map No. 15-K in the area bounded by

West Peterson Avenue, Rogers Avenue and the Chicago and Northwestern Railroad right-of-way,

to the designation of Residential Business Planned Development Number 427, as amended, 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

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

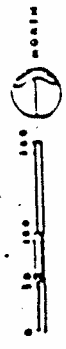
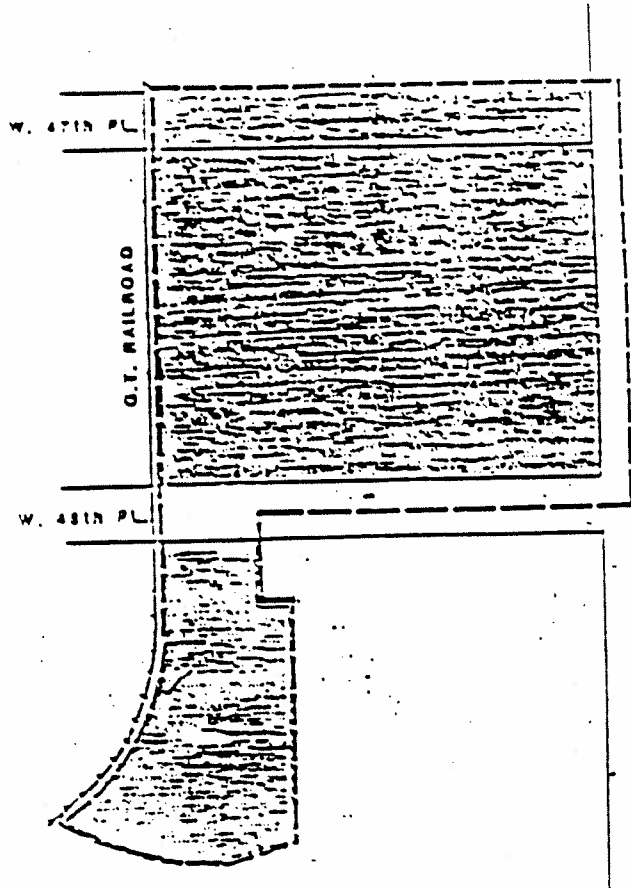
Plan of Development attached to this ordinance reads as follows

(Continued on page 23579)

GENERALIZED LAND USE PLAN

- LEGEND
- PLANNED DEVELOPMENT BOUNDARIES
 - COMMERCIAL AND BUSI- BUILDINGS AND OFF STREET PARKING

EXISTING PLANNED DEVELOPMENT NO.



S. MEDIE AV.

APPLICANT: DEPARTMENT OF ECONOMIC DEVELOPMENT CITY OF CHICAGO

DATE:

1221 88

UNFINISHED BUSINESS

23577

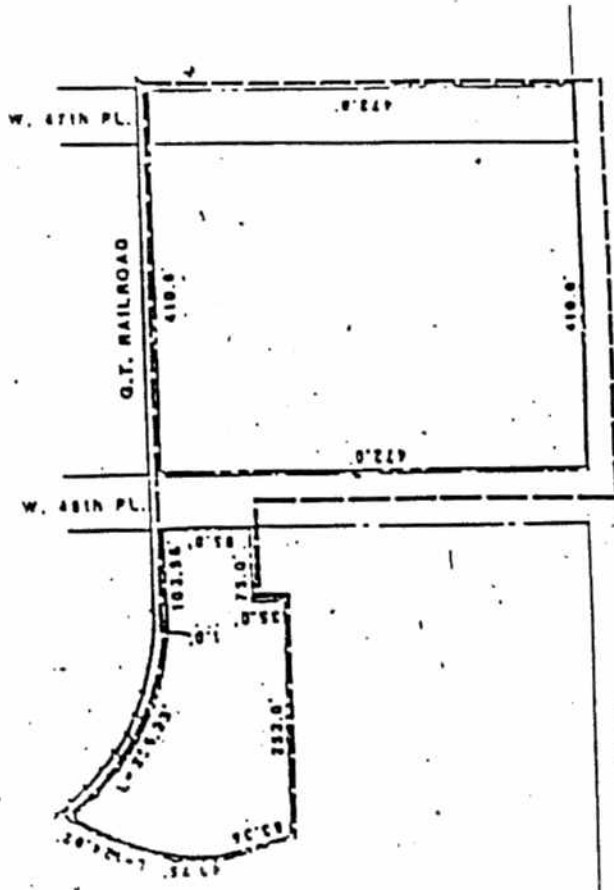
4

LEGEND

- PROPERTY LINES
- RIGHT OF WAY
- PLANNED CITY BOUNDARIES

PROPERTY LINE MAP

BUSINESS PLANNED DEVELOPMENT MAP



APPLICANT: DEPARTMENT OF ECONOMIC DEVELOPMENT CITY OF CHICAGO

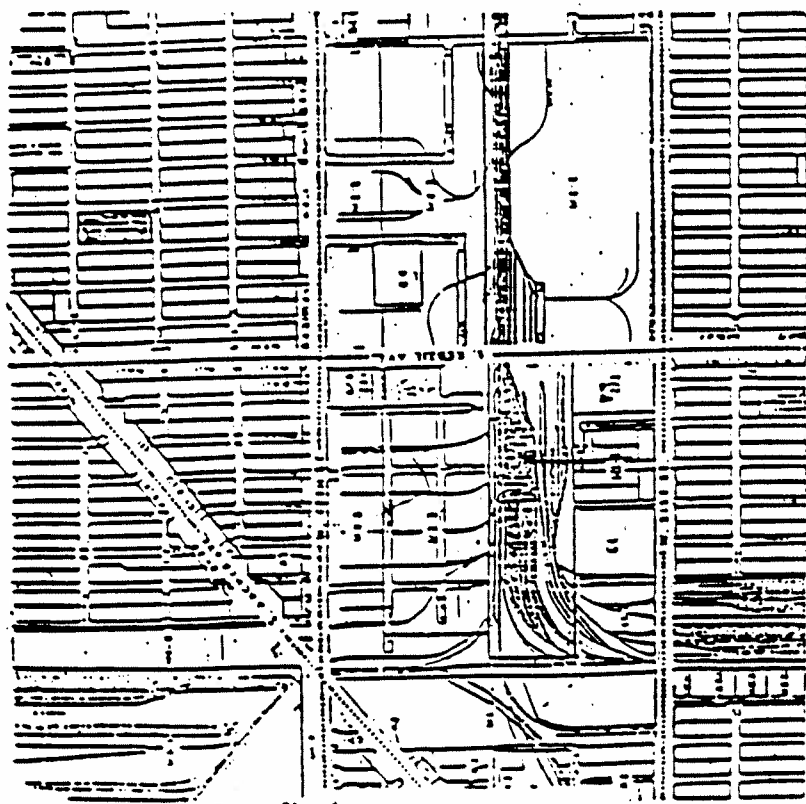
DATE:

S. KEDZIE AVE.

PREFERENTIAL STREET SYSTEM

EXISTING ZONING 2

- LEGEND
- PROPOSED PLANNED DEVELOPMENT
- PREFERENTIAL STREETS
- ZONING DISTRICT BOUNDARIES
- SCHOOLS



P.D. #401

BUSINESS PLANNED DEVELOPMENT
PLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as the "Business Planned Development" is presently controlled by the City of Chicago, Department of Economic Development.
2. Off-street parking and 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 via 47th Place, Kedzie Avenue and 48th Place.
3. All applicable official reviews, approvals or permits as required shall be obtained by the Department of Economic Development or it's successors, assignees or grantees.
4. Dedication or vacation of streets, alleys and easements or adjustments to rights-of-way or consolidation or resubdivision shall require a separate submittal on behalf of the Department of Economic Development or it's successors, assignees or grantees, and approval by the Chicago City Council.
5. The following uses shall be permitted within the area delineated herein as the Business Planned Development: supermarket, drug store, general merchandise, office, retail and service type business uses, together with parking and related uses as permitted under the C1 Restricted Commercial District (all exclusive of any principal activity of outdoor storage and auto service station uses).
6. Any and all service drives or other ingress or egress shall be adequately designed and paved in accordance 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. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago, with a minimum width of 20 feet to provide ingress and egress for emergency vehicles. Within such areas, no parking shall be permitted.
7. Signs within the Business Planned Development shall be subject to review and approval of the Department of Inspectional Services and the Department of Planning. There shall be no advertising signs permitted.

9/8/86

UNFINISHED BUSINESS

33749

8. The information contained on the tables and maps attached hereto as exhibits provide data concerning the generalized plan of land use of the subject area.
9. The plan of development herein expressed, and as set forth in the exhibits attached hereto, is subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.

Applicant: City of Chicago
Department of Economic Development
20 North Clark Street
Chicago, Illinois 60602

Date:

BUSINESS PLANNED DEVELOPMENT NO.

AS AMENDED

PLANNED DEVELOPMENT USE & BULK
REGULATIONS & DATA

| Net Site Area | | General Description of Land Use | Maximum Floor Area Ratio | Maximum % of Land Coverage | Minimum # of Parking Spaces |
|---------------|-------|--|-----------------------------------|-------------------------------------|--------------------------------------|
| Sq. Ft. | Acres | | | | |
| 244,434.2 | 5.61 | Grocery, Drug Store, General Retail and Business as permitted under the C1 Restricted Commercial District | 0.5 | 40% | 165 |

Gross Site Area = Net site area 244,434.2 sq. ft. (5.61A) and area of
adjacent streets 31,530 sq. ft. (.73 A) = 275,964.2 sq. ft. (6.34 A)

Minimum number of off-street loading spaces: 3

Minimum periphery setbacks at boundary lines: (5 feet on East along Kedzie Aven
(0 feet on all other sides

APPLICANT: Department of Economic Development
City of Chicago





DATE:

9/8/86

UNFINISHED BUSINESS

33751

EXISTING ZONING & PREFERENTIAL STREET SYSTEM

- LEGEND
-  PROPOSED PLANNED DEVELOPMENT
 -  PREFERENTIAL STREETS
 -  ZONING DISTRICT BOUNDARIES
 -  SCHOOLS

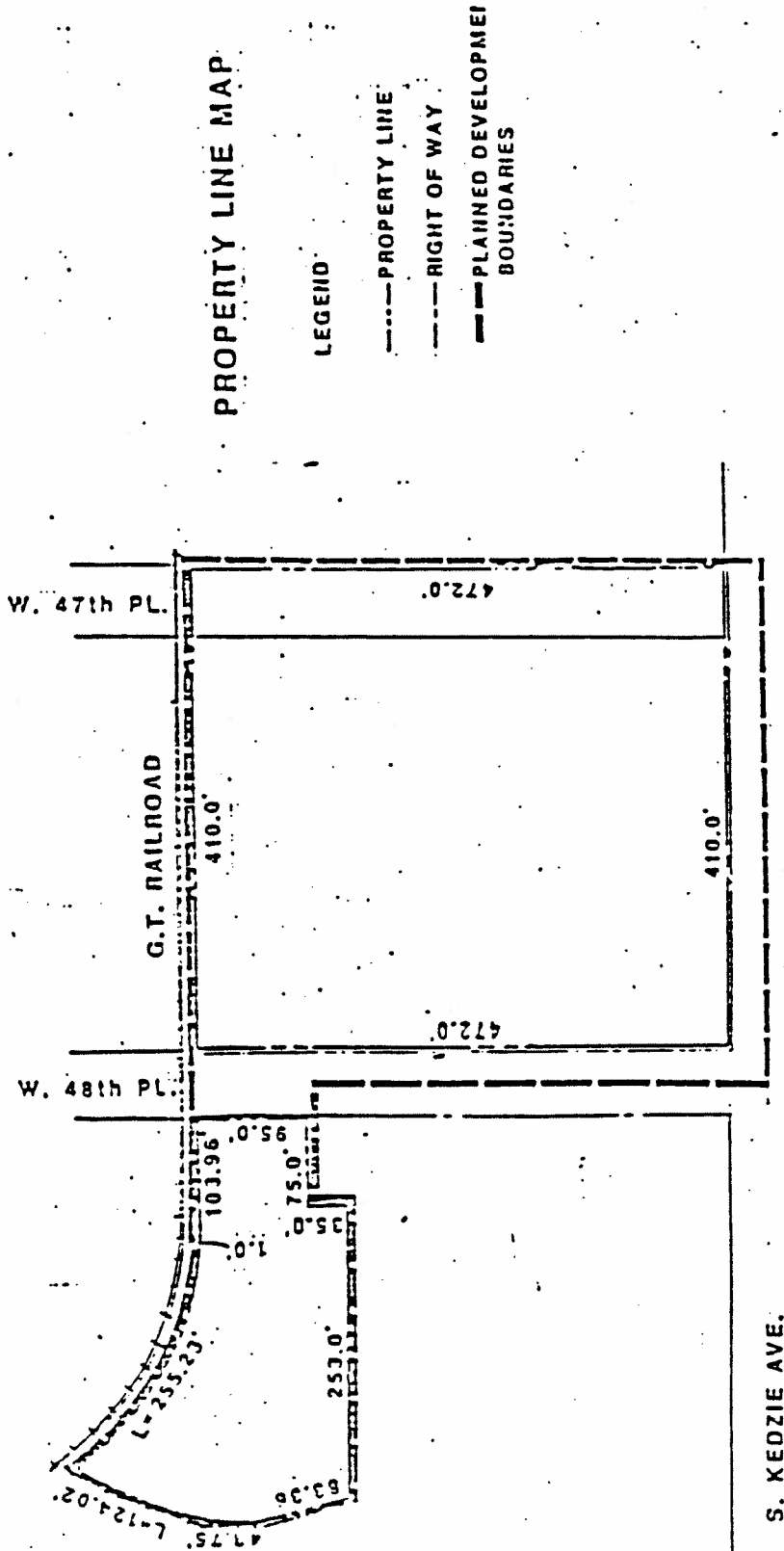
BUSINESS PLANNED DEVELOPMENT NO.



APPLICANT: DEPARTMENT OF ECONOMIC DEVELOPMENT CITY OF CHICAGO
 DATE:

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BUSINESS PLANNED DEVELOPMENT NO.:



APPLICANT: DEPARTMENT OF ECONOMIC DEVELOPMENT CITY OF CHICAGO

DATE:

9/8/86

UNFINISHED BUSINESS

33753

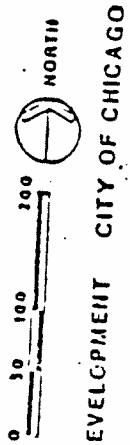
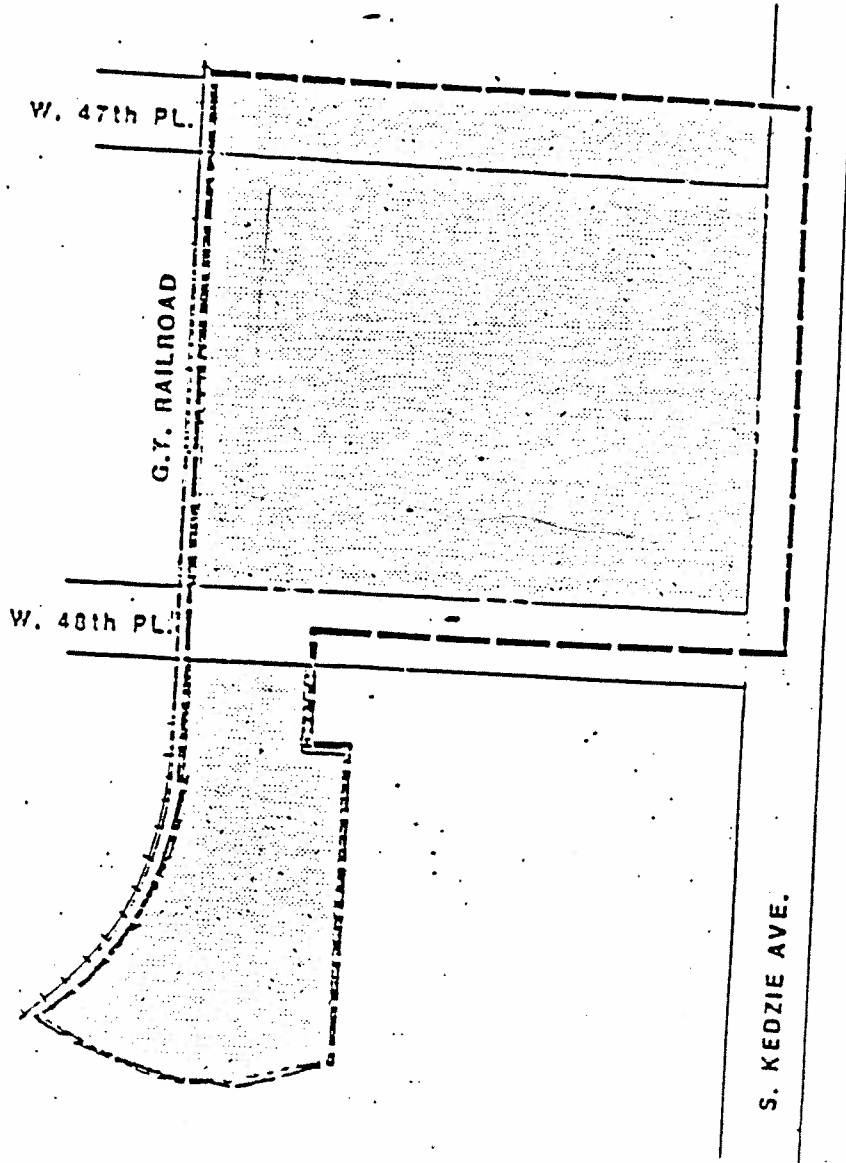
GENERAL LAND USE PLAN

LEGEND

--- PLANNED DEVELOPMENT BOUNDARIES

■ COMMERCIAL AND BUSINESS BUILDINGS AND OFF STREET PARKING

BUSINESS PLANNED DEVELOPMENT NO.:



APPLICANT: DEPARTMENT OF ECONOMIC DEVELOPMENT CITY OF CHICAGO
DATE:

*Reclassification Of Area Shown On Map No. 10 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. 10 K in the area bounded by

the alley next north of and parallel to West 47th Street, a line 31 feet west of South Karlov Avenue, West 47th Street, and a line 111 feet west of South Karlov 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 No. 12 J**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. 401 symbols and indications as shown on Map No. 12 J in the area bounded by

the north line of West 47th Place, South Kedzie Avenue, West 48th Place, a line 177 feet west of South Kedzie Avenue, a line 75 feet south of West 48th Place, a line 342 feet west of South Kedzie Avenue, a line from a point 328 feet south of West 48th Place and 342 feet west of South Kedzie Avenue, to a point 347.5 feet south of West 48th Place and 422 feet west of South Kedzie Avenue, a line 347.5 feet south of West 48th Place; a line from a point 165.75 feet west of South Kedzie Avenue and 347.5 feet south of West 48th Place to be connected by a 124.02-foot arc with a chord of 123.45 feet to a point 587 feet west of South Kedzie Avenue and 319.5 feet south of West 48th Place; a line from a point 587 feet west of South Kedzie Avenue and 319.5 feet south of West 48th Place to be connected by a 255.23-foot arc with a chord of 245.03 feet to a point 471 feet west of South Kedzie Avenue and 103.96 feet south of West 48th Place; a line 103.96 feet south of West 48th Place; and a line 472 feet west of South Kedzie Avenue.

to those of an R3 General Residence District, and a corresponding use district is hereby established in the area above described.

to the designation of Business Planned Development No. 401, 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 here-with attached and made a part thereof and to no others.

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

Plan of Development attached to this ordinance reads as follows:

Business Planned Development No. 401, As Amended

Plan Of Development

Statements

1 The area delineated herein as the "Business Planned Development" is presently controlled by Kedzie Plaza South Associates.

2 Off street parking and 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 via West 47th Place, South Kedzie Avenue and West 48th Place.

3 All applicable official reviews, approvals or permits as required shall be obtained by the Department of Economic Development or its successors, assignees or grantees.

4 Dedication or vacation of streets, alleys and easements or adjustments to rights-of-way or consolidation or resubdivision shall require a separate submittal on behalf of the Department of Economic Development or its successors, assignees or grantees, and approval by the Chicago City Council.

5 The following uses shall be permitted within the area delineated herein as the Business Planned Development: supermarket, drug store, general merchandise, office, retail and service type business uses, together with parking and related uses all permitted under the C1 Restricted Commercial District (all exclusive of any principal activity of outdoor storage and auto service station uses, except for enclosed facilities for automobile chassis and gear lubrication, and minor services customarily incidental thereto).

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Place;
Kedzie

- 6 Any and all service drives or other ingress or egress shall be adequately designed and paved in accordance 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. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago with a minimum width of 20 feet to provide for ingress and egress for emergency vehicles. Within such areas no parking shall be permitted.
- 7 Signs within the Business Planned Development shall be subject to review and approval of the Department of Inspectional Services and the Department of Planning. There shall be no advertising signs permitted.
- 8 The information contained on the tables and maps attached hereto as exhibit provide data concerning the generalized plan of land use of the subject area.
- 9 The Plan of Development herein expressed, and as set forth in the exhibits attached hereto, is subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of Planning.

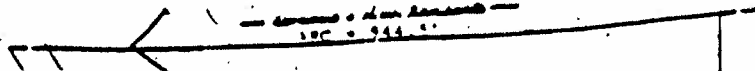
Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Business Planned Development No. 401, As Amended

Planned Development Use And Bulk Regulations And Data

| Net Site Area | | General Description Of Land Use | Max. Floor Area Ratio | Max. % Of Land Coverage | Min. No. Of Parking Spaces |
|---------------|-------|---|-----------------------|-------------------------|----------------------------|
| Sq. Ft. | Acres | | | | |
| 244,434.2 | 5.61 | Grocery, drug store, general retail and business as permitted under the C1 Restricted Commercial District | 0.5 | 40% | 165 |

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
FIGURE 2: BOUNDARY AND PROPERTY LINE MAP



Gross Site Area = Net site area 244,444.2 square feet (5.61A) and area of adjacent streets 11,530 square feet (1.1A) = 255,974.2 square feet (6.71A)

Minimum number of off-street loading spaces 1

Minimum periphery setbacks at boundary lines 25 feet on east along Kedzie Avenue
10 feet on all other sides

(General Land Use Plan, Property Line Map and Existing Zoning Map and Preferential Street System printed on pages 23576 through 23578 of this Journal)

Reclassification Of Area Shown On Map No. 15-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 Residential Business Planned Development Number 427 symbols and indications as shown on Map No. 15-K in the area bounded by

West Peterson Avenue, Rogers Avenue and the Chicago and Northwestern Railroad right-of-way,

to the designation of Residential-Business Planned Development Number 427, as amended, 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.

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

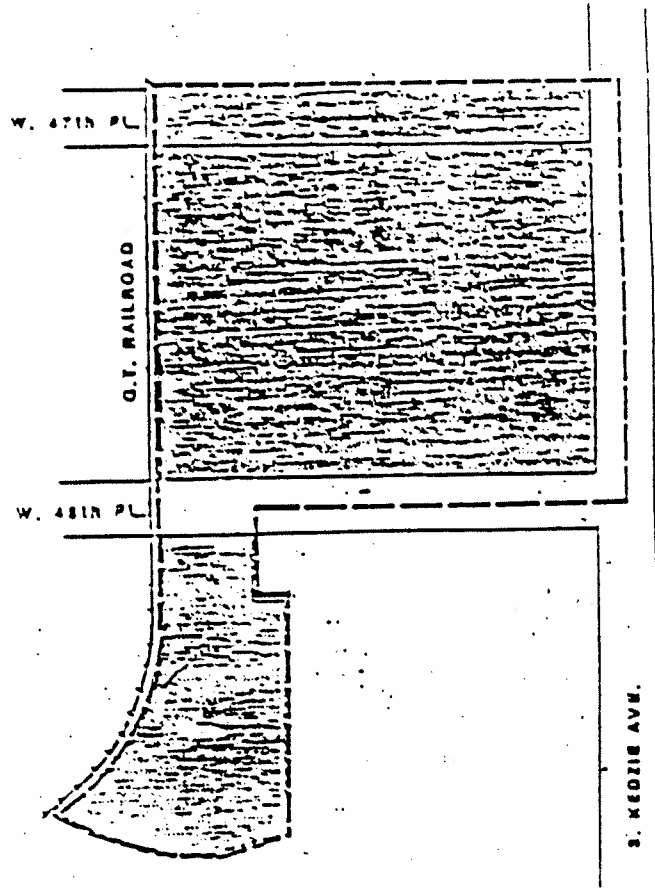
Plan of Development attached to this ordinance reads as follows

(Continued on page 23579)

GENERALIZED LAND USE PLAN

- LEGEND
- PLANNED DEVELOPMENT BOUNDARIES
 - COMMERCIAL AND BUSI BUILDINGS AND OFF STREET PARKING

BUSINESS PLANNED DEVELOPMENT NO.



APPLICANT: DEPARTMENT OF ECONOMIC DEVELOPMENT CITY OF CHICAGO
 DATE:

12 21 88

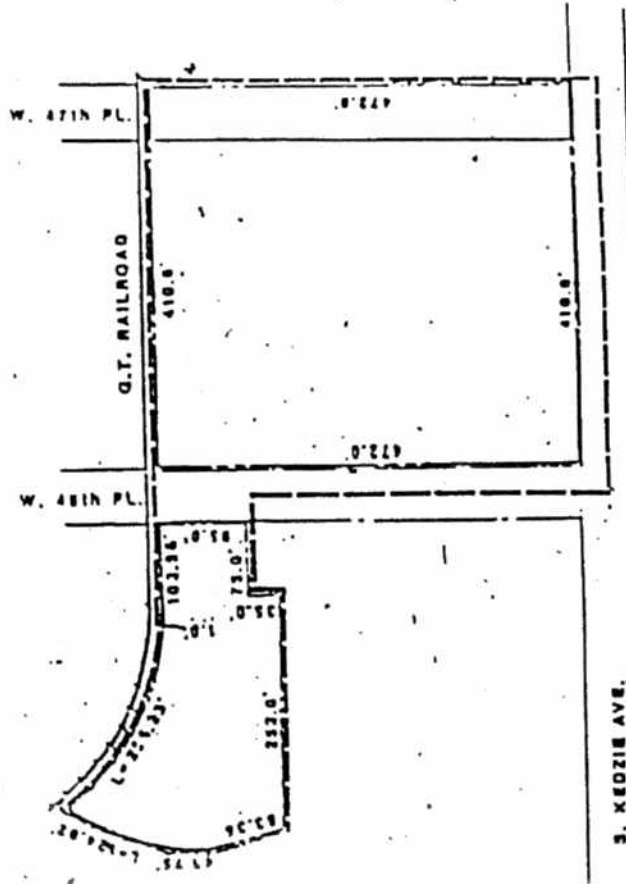
UNFINISHED BUSINESS

23577

4

PROPERTY LINE MAP

BUSINESS PLANNED DEVELOPMENT NO.



- LEGEND
- PROPERTY LIM
 - - - - - RIGHT OF WAY
 - == PLANNED DEV BOUNDARIES



APPLICANT: DEPARTMENT OF ECONOMIC DEVELOPMENT CITY OF CHICAGO

DATE:

PREFERENTIAL STREET SYSTEM

EXISTING ZONING &

- LEGEND
- PROPOSED PLANNED DEVELOPMENT
- PREFERENTIAL STREETS
- ZONING DISTRICT BOUNDARIES
- SCHOOLE

