

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.

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*Reclassification Of Area Shown On Map No. 7-N.*

*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 R3 General Residence District symbols and indications as shown on Map No. 7-N in the area bounded by

North Natoma Avenue; the alley next north of and parallel to West Diversey Avenue; the alley next west of and parallel to North Natoma Avenue; a line 226.0 feet north of and parallel to West Diversey 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.

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*Reclassification Of Area Shown On Map No. 12-F.*

*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 symbols and indications as shown on Map No. 12-F in the area bounded by

the alley next north of West 54th Street; the west line of the right-of-way of the Chicago, Rock Island & Pacific Railroad; West Garfield Boulevard; and South Wentworth Avenue,

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to those of a Business Planned Development, as amended, are 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 hereof and to no others.

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

Plan of Development attached to this ordinance reads as follows:

*Plan Of Development*

*Business Planned Development No 410 AS AMENDED*

*Statements.*

1. The area delineated herein as "Business Planned Development" is controlled by Matanky Realty Acquisition Corporation.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assigns or grantees.
3. The following usage shall be permitted within the area delineated herein as "Business Planned Development": General merchandise uses, restaurants, service type business uses, auto laundries, day care centers, parking and related uses, and any other uses permitted in a C1 zoning district.
4. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development, subject to review of the Department of Streets and Sanitation and the approval of the Department of Planning. A minimum of two percent of all parking spaces shall be designed for parking for the handicapped.
5. All outdoor parking areas within the area delineated as "Business Planned Development" shall be suitably landscaped.
6. Any dedication or vacation of streets and alleys, or easements or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees.
7. Any service drives or any 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

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.

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*Reclassification Of Area Shown On Map No. 7-N.*

*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 R3 General Residence District symbols and indications as shown on Map No. 7-N in the area bounded by

North Natoma Avenue; the alley next north of and parallel to West Diversey Avenue; the alley next west of and parallel to North Natoma Avenue; a line 226.0 feet north of and parallel to West Diversey 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.

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*Reclassification Of Area Shown On Map No. 12-F.*

*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 symbols and indications as shown on Map No. 12-F in the area bounded by

the alley next north of West 54th Street; the west line of the right-of-way of the Chicago, Rock Island & Pacific Railroad; West Garfield Boulevard; and South Wentworth Avenue,

- 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 18 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
8. Accessory buildings or structures may be constructed in the "Business Planned Development", either prior to, subsequent to or concurrently with any one or more principal buildings, subject to the approval of the Department of Planning.
  9. Business establishments shall be unrestricted in respect to maximum gross floor areas, subject only to the aggregate maximum floor area ratio. The floor area ratio shall be 0.35.
  10. Business and 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. One flashing and illuminated business and identification sign shall be permitted at or near the Wentworth Avenue entrance to the "Business Planned Development".
  11. Height restriction of any building or any appurtenances attached thereto, shall be subject to:
    - (a) Height limitations as certified on Form FAA-177 or on 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, Department of Aviation, and Department of Law and approved by the City Council.
  12. The information on 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) Plan of development use and bulk regulations and data chart.

13. The Plan of Development herein attached shall be subject to the "Rules, Regulations, Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.

[Property Line Map and Right of Way Adjustments, Existing Zoning and Preferential Street System Map and Generalized Land Use Plan printed on pages 25579 through 25581 of this Journal.]

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

*Business Planned Development*

*Use And Bulk Regulations And Data.*

Net Site Area		General Description Of Land Use	Floor Area Ratio	Percent Of Land Coverage
Sq. Ft.	Acres			
458,628 (including public right- of-way to be vacated)	10.53	Business and commercial uses, auto laundries, day care centers, off-street parking, and related uses.	0.35	0.35

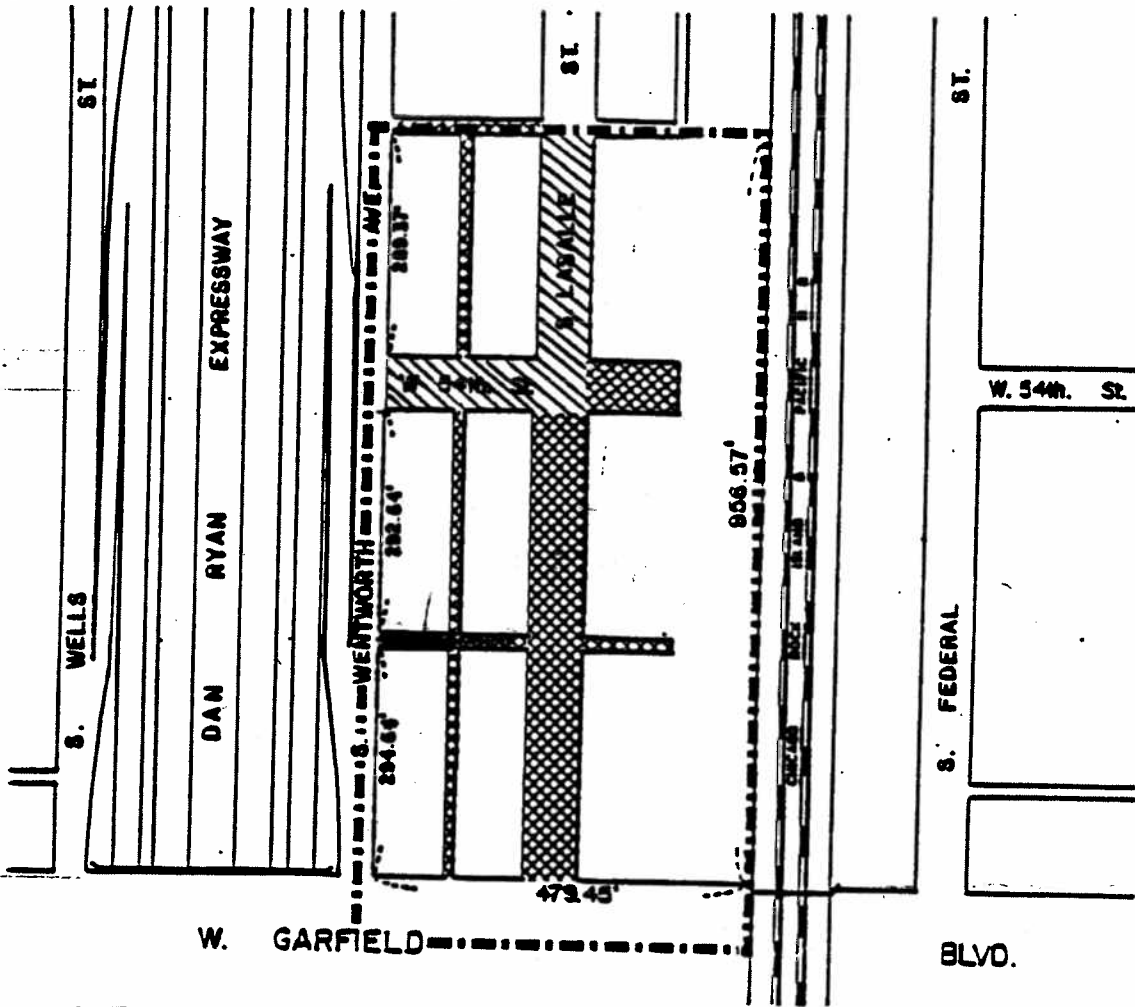
Minimum Off-Street Loading Spaces: 2 Spaces

Minimum Off-Street Parking Spaces: 451 Spaces\*




Minimum Required Setbacks: 0 along all property lines.

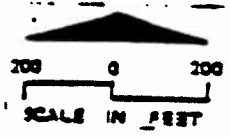
\* A minimum of two percent of all parking spaces shall be devoted to parking for the handicapped.

# BUSINESS PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



## LEGEND

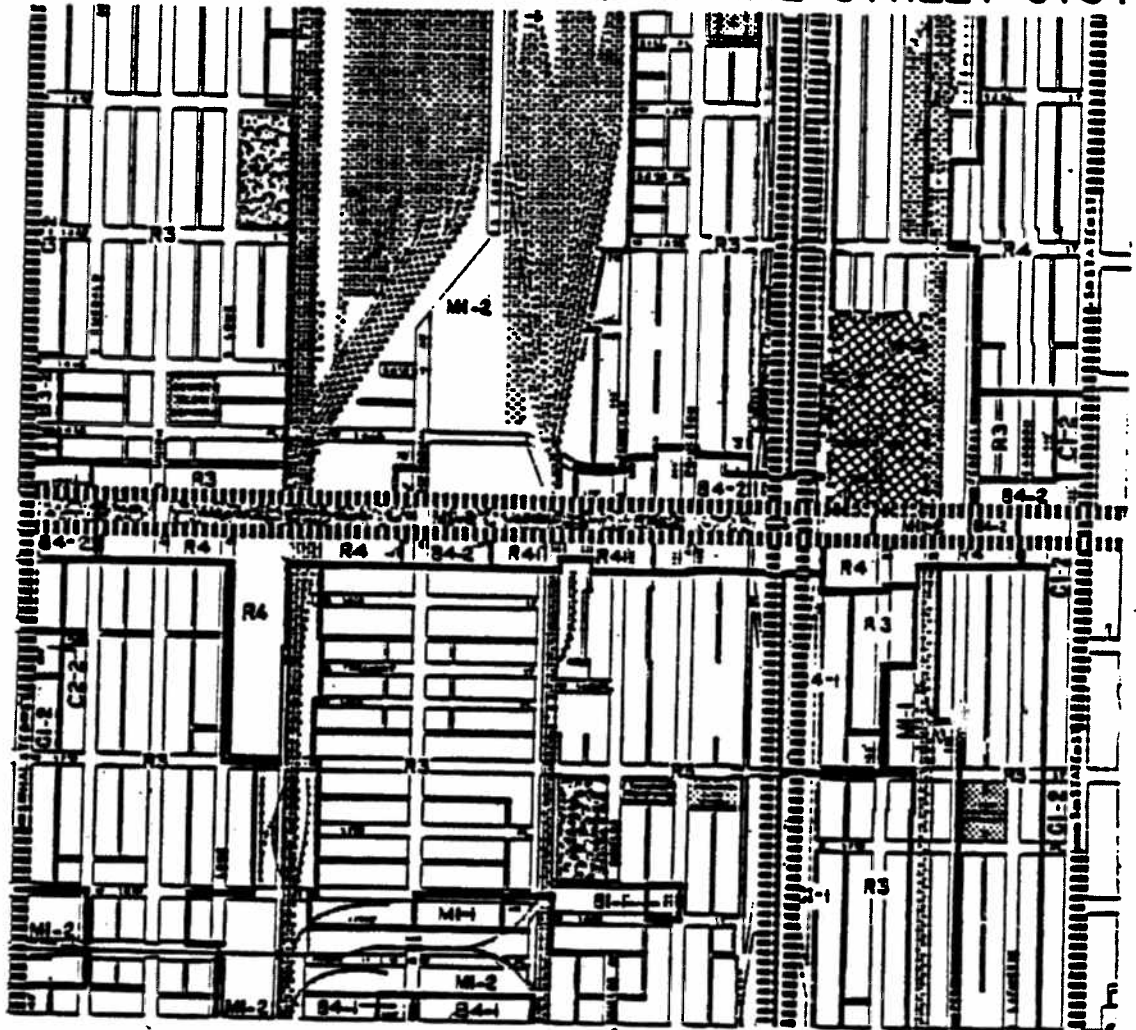
-  PLANNED DEVELOPMENT BOUNDARY
-  STREETS AND ALLEYS HERE TO FORE VACATED
-  STREETS AND ALLEYS TO BE VACATED








APPLICANT: MATANKY REALTY ACQUISITION CORPORATION,  
AND THE THIRD WARD PARTNERSHIP, LTD.

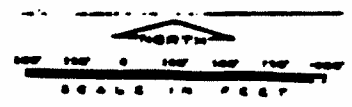
DATE: December 14, 1988

# BUSINESS PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



## LEGEND

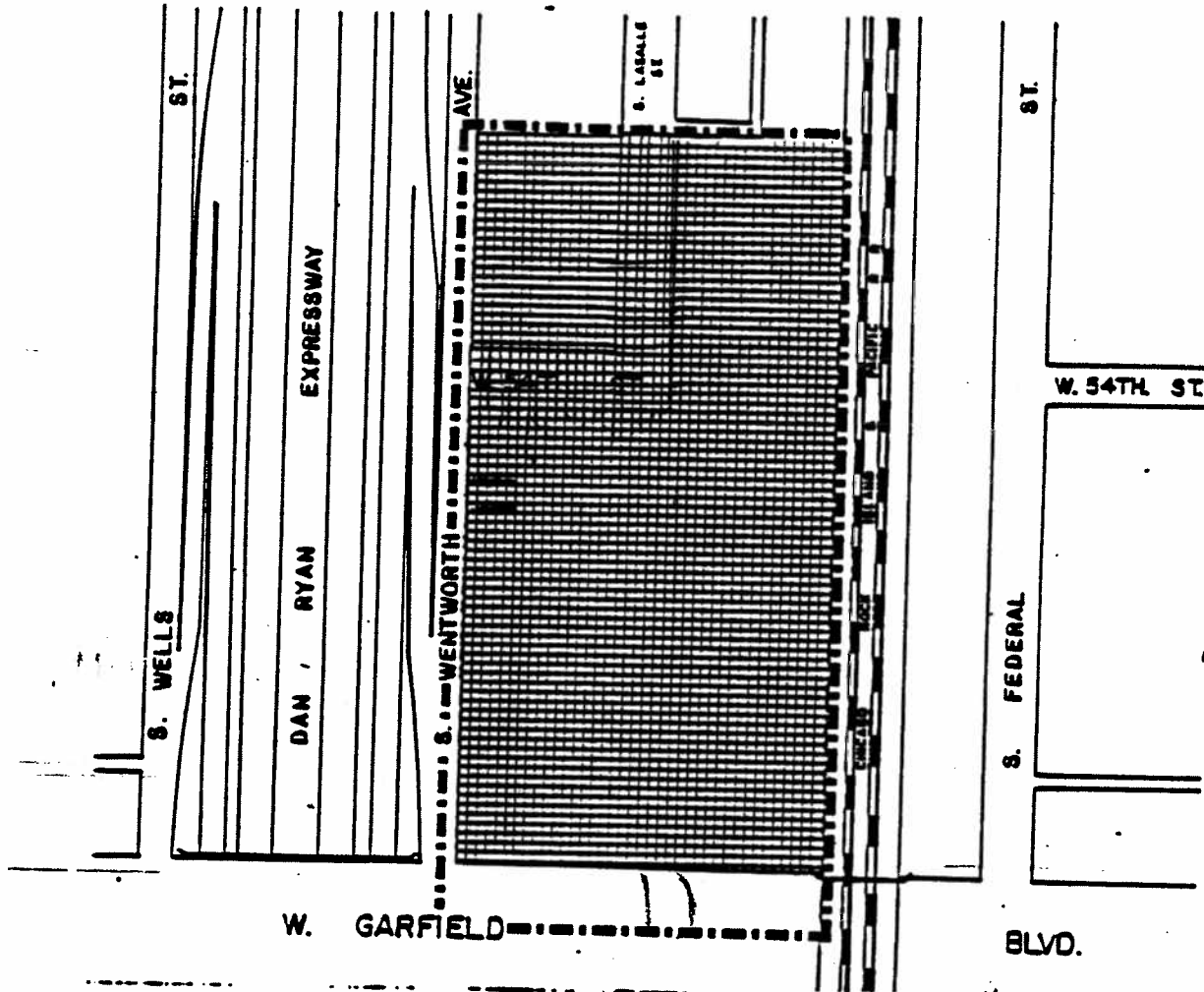
-  BUSINESS PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET SYSTEM
-  PUBLIC & QUASI-PUBLIC FACILITIES
-  PARKS AND PLAYGROUNDS



APPLICANT: MATANKY REALTY ACQUISITION CORPORATION  
AND THE THIRD WARD PARTNERSHIP, LTD.

DATE: December 14, 1988

# BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN

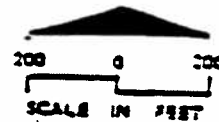


## LEGEND

----- PLANNED DEVELOPMENT BOUNDARY



SHOPPING CENTER USE, BUSINESS USES,  
OFFICE USE AND RELATED USES.



APPLICANT: MATANKY REALTY ACQUISITION CORPORATION  
AND THE THIRD WARD PARTNERSHIP, LTD.

DATE: December 14, 1988

**Action Deferred -- APPOINTMENT OF MS. DOROTHY RIVERS  
AS MEMBER OF CHICAGO PLAN COMMISSION.**

The Committee on Zoning submitted the following report which was, on motion of Alderman Madrzyk and Alderman Burke, *Deferred* and ordered published:

CHICAGO, March 8, 1989.

*To the President and Members of the City Council:*

Your Committee on Zoning, having under consideration a communication signed by The Honorable Eugene Sawyer, Acting Mayor, under date of January 18, 1989 (referred on January 18, 1989) appointing Dorothy Rivers as a member of the Chicago Plan Commission for a term expiring January 25, 1991, begs leave to recommend that Your Honorable Body do pass the said communication, which is transmitted herewith.

This communication was heard in committee on March 7, 1989 and the recommendation of do pass was concurred in by the respective members of the committee with no dissenting vote.

Respectfully submitted,

(Signed) KEITH A. CALDWELL,  
*Chairman.*

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**Action Deferred -- AMENDMENT OF MUNICIPAL CODE CHAPTER  
194A, SECTION 7.4-1 BY REDEFINING CERTAIN  
EARTH STATION ANTENNAS AS SPECIAL  
USES WITHIN R1 SINGLE-FAMILY  
RESIDENCE DISTRICTS.**

The Committee on Zoning submitted the following report which was, on motion of Alderman Caldwell and Alderman Robinson, *Deferred* and ordered published:

CHICAGO, March 8, 1989.

*To the President and Members of the City Council:*

AMENDED: November 13, 1986

*Commercial Planned Development*

*Use And Bulk Regulations And Data.*

Net Site Area	General Description Of Land Use	F.A.R.	% Land Coverage
Sq. Ft. Acres			
95,983 2.20	Business and Commercial uses, off street parking, and related uses.	1.0	75%

Minimum Off-Street Loading Spaces: 2 Spaces

Minimum Off-Street Parking Spaces: 77 Spaces\*

\*A minimum of two percent of all parking spaces shall be devoted to parking for the handicapped. The Planned Development now specifically excludes the property from being used for automobile repairs, automobile service stations or taverns.

*Reclassification Of Area Shown On Map No. 12-F.*

*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. 12-F in the area bounded by

the alley next north of West 54th Street; the West line of the right-of-way of the Chicago, Rock Island & Pacific Railroad; West Garfield Boulevard; and South Wentworth Avenue,

(Continued on page 38589)

~~(Continued from page 38585)~~

to those of a Business Planned Development 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 hereof and to no others.

[Business Planned Development Zoning Maps printed on pages 38592 through 38594 of this Journal.]

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

~~Plan of Development attached to this ordinance reads as follows:~~

*Plan Of Development No. 410  
Business Plan Development.*

*Statements.*

1. The area delineated herein as "Business Plan Development" is controlled by Matanky Realty Acquisition Corporation.
2. All applicable official reviews, approval or permits, are required to be obtained by the applicant or its successors, assigns or grantee.
3. The following usage shall be permitted within the area delineated herein as "Business Plan Development" general merchandise uses, restaurants, service type business uses, auto laundries, day care centers, parking and related uses, and any other uses permitted in a C1 zoning district.
4. Offstreet parking and offstreet loading facilities shall be provided in compliance with this plan of development, subject to review of the Department of Streets and Sanitation and the approval of the Department of Planning. A minimum of two percent of all parking spaces shall be designed for parking for the handicapped.
5. All outdoor parking areas within the area delineated as "Business Plan Development" shall be suitably landscaped.
6. Any dedication or vacation of streets and alleys, or easements or adjustments of right-of-way, or consolidation or re-subdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees.
7. Any service drives or any 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; 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 18 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.

8. Accessory buildings or structures may be constructed in the "Business Plan Development", either prior to, subsequent to or concurrently with any one or more principal buildings, subject to the approval of the Department of Planning.

9. Business establishments shall be unrestricted in respect to maximum gross floor areas, subject only to the aggregate maximum floor area ratio. The floor area ratio shall be 0.28.

10. Business and identification signs may be permitted within the area delineated herein as "Business Plan Development", subject to the review and approval of the Department of Inspectional Services and the Department of Planning. One flashing and illuminated business and identification sign shall be permitted at or near the Wentworth Avenue entrance to the "Business Plan Development".

11. Height restriction of any building or any appurtenance attached thereto, shall be subject to:

- a) Height limitations as certified on Form F.A.A.-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
- b) Airport zoning regulations as establishment by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.

12. The information on the tables and maps attached hereto, sets forth data concerning the generalized land use plan of the area delineated herein as "Business Plan 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) Plan of Development use and bulk regulations and data chart.

13. The plan of development herein attached shall be subject to the "rules, regulations, procedures in relation to plan developments", as promulgated by the Commissioner of Planning.

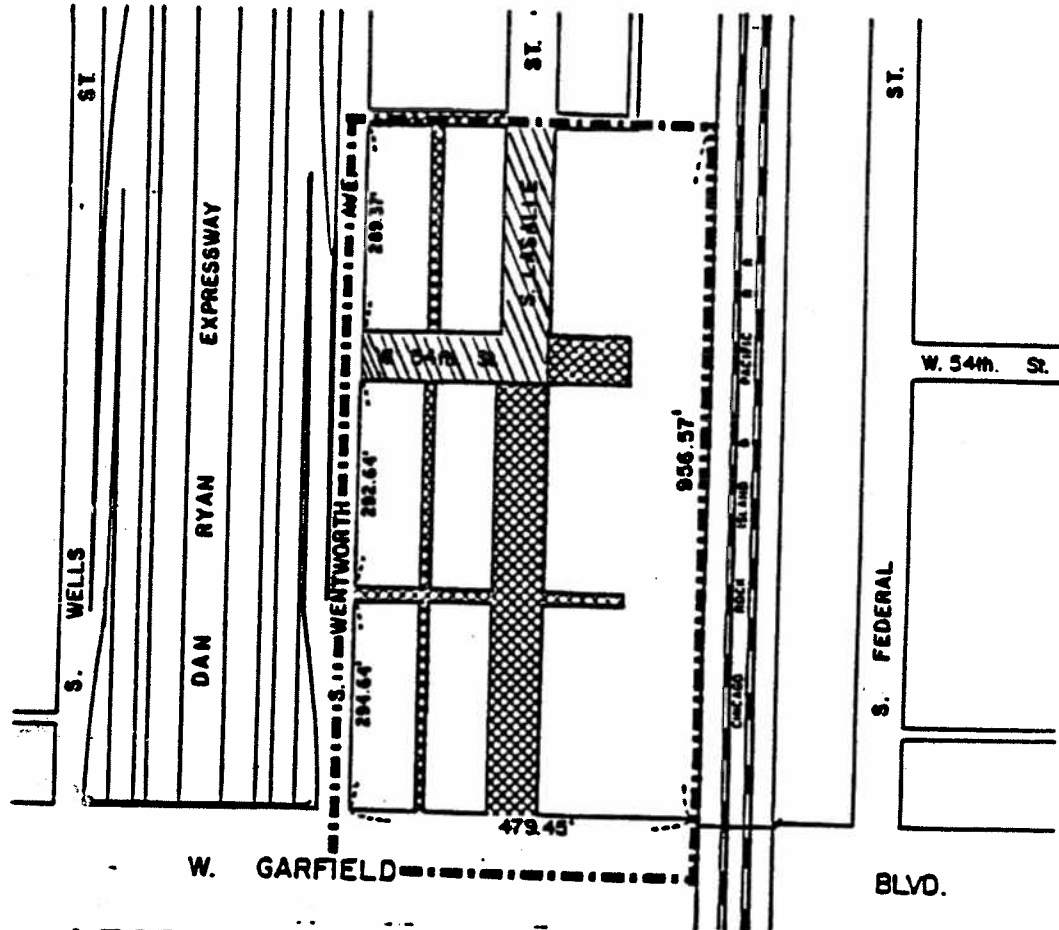
Applicant: Matanky Realty Acquisition Corp.

Dated: October 27, 1986




Revised: December 11, 1986

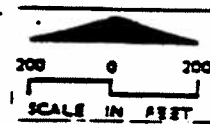


# PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



## LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  STREETS AND ALLEYS HERE TO FORE VACATED
-  STREETS AND ALLEYS TO BE VACATED

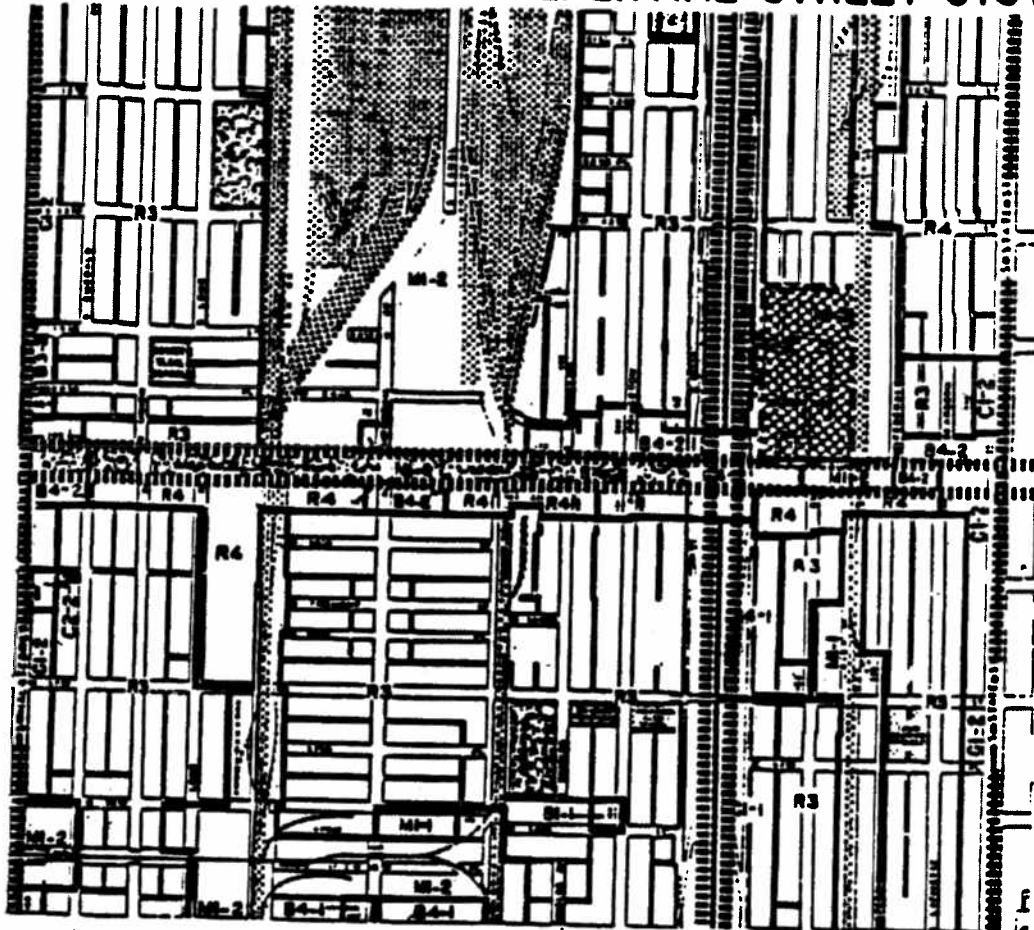


APPLICANT: MATANKY REALTY ACQUISITION CORPORATION AND THE THIRD WARD PARTNERSHIP, LTD.


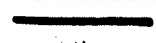
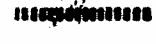


DATE: OCTOBER 27, 1986

REVISED: December 11, 1986

# BUSINESS PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



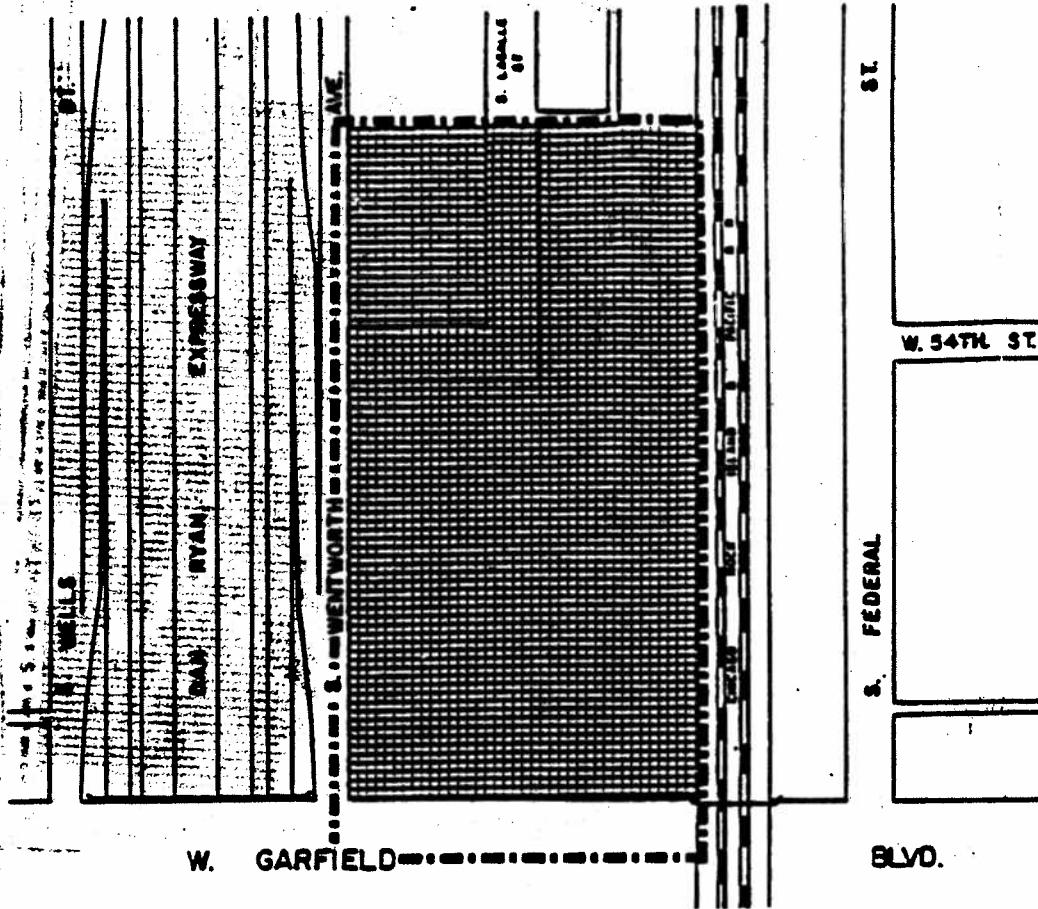
## LEGEND

-  BUSINESS PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET SYSTEM
-  PUBLIC & QUASI-PUBLIC FACILITIES
-  PARKS AND PLAYGROUNDS




APPLICANT: MATANKY REALTY ACQUISITION CORPORATION  
AND THE THIRD WARD PARTNERSHIP, LTD.  
DATE:

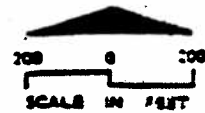
# BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



## LEGEND

----- PLANNED DEVELOPMENT BOUNDARY

 SHOPPING CENTER USE, BUSINESS USES,  
OFFICE USE AND RELATED USES.

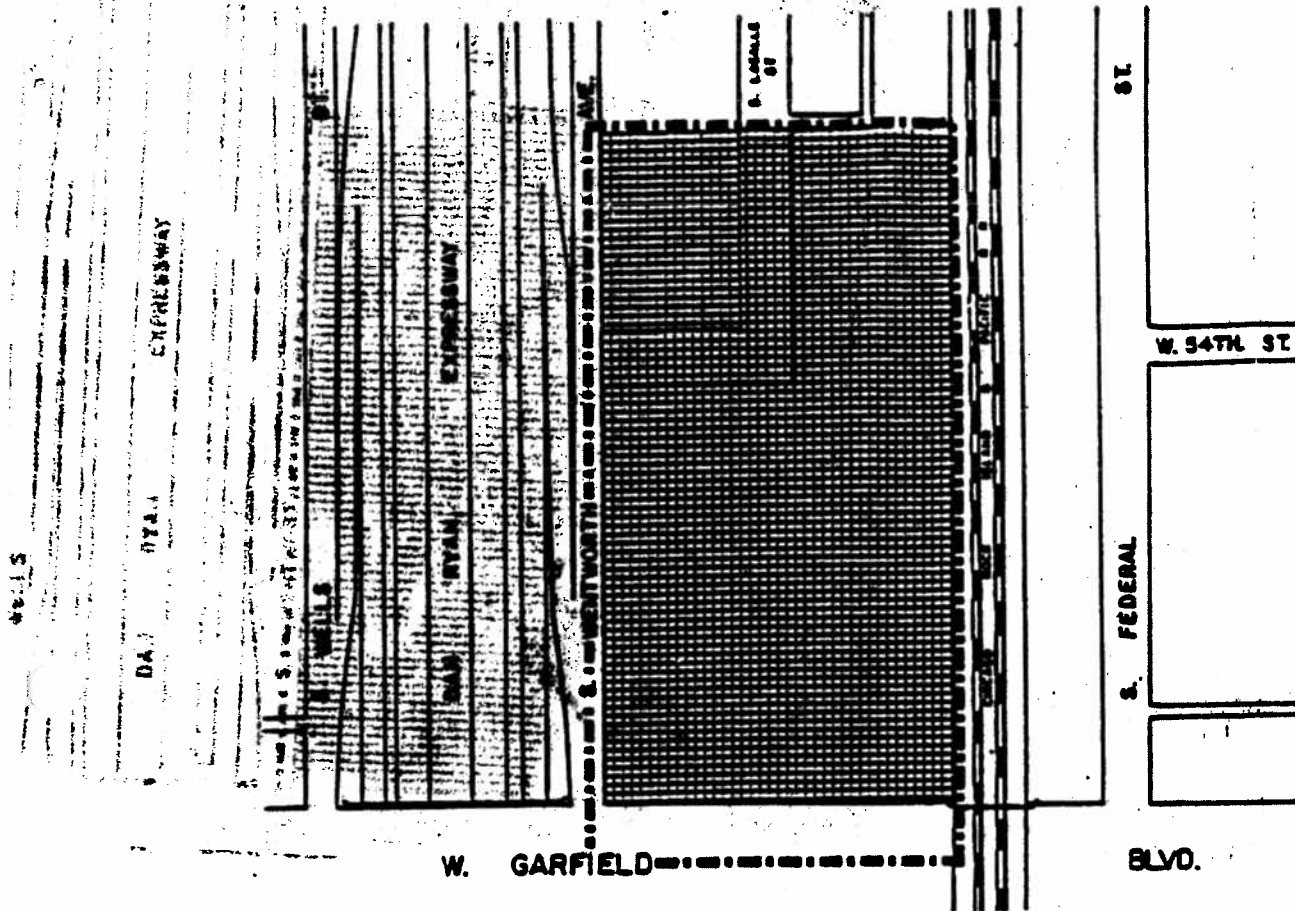


**APPLICANT:** MATANKY REALTY ACQUISITION CORPORATION  
AND THE THIRD WARD PARTNERSHIP, LTD.

**DATE:** OCTOBER 27, 1986


**REVISED:** DECEMBER 11, 1986

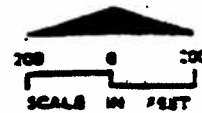
# BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



## LEGEND

----- PLANNED DEVELOPMENT BOUNDARY

 SHOPPING CENTER USE, BUSINESS USES,  
OFFICE USE AND RELATED USES.



**APPLICANT:** MATANKY REALTY ACQUISITION CORPORATION  
AND THE THIRD WARD PARTNERSHIP, LTD.

**DATE:** OCTOBER 27, 1986

**REVISED:** DECEMBER 11, 1986