

Reclassification Of Area Shown On Map No. 15-I

(Application No. A-8129)

(Common Address: 6014 -- 6154 N. Rockwell St., 6015 -- 6159 N. Talman Ave.,
6100 -- 6157 N. Washtenaw Ave., 6014 -- 6159 N. Fairfield Ave.
And 6101 -- 6159 N. California Ave.)

[O2015-3741]

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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 15-I in the area bounded by:

West Granville Avenue; North Rockwell Street; West Glenlake Avenue; the public alley next east of and parallel to North Rockwell Street; the public alley next north of and parallel to West Peterson Avenue; North Talman Avenue; West Glenlake Avenue; North Washtenaw Avenue; the public alley next north of and parallel to West Peterson Avenue; the public alley next east of and parallel to North California Avenue; West Glenlake Avenue; and North California Avenue,

to those of an RS3 Residential Single-Unit (Detached House) District.

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

BPD 411,99

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NO. 12-J.

(As Amended)

(Application No. 18376)

(Common Address: 4910 -- 4960 S. Kedzie Ave.)
(Commonly Known As: 4938 S. Kedze Ave.)

[SO2015-3701]

(Committee Meeting Held On July 22, 2015)

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, July 29, 2015.

To the President and Members of the City Council:

Presenting a series of reports for your Committee on Zoning, Landmarks and Building Standards which held a meeting on July 22, 2015, the following items were passed by a majority of the members present:

Page 1 contains a Mayoral application regarding the establishment of the Pullman Monument Advisory Commission, it also contains a Mayoral appointment of Judy Frydland as Commissioner of Buildings.

Pages 1 through 10 of the committee report contain various map amendments. Page 10 also contains applications for business identification signs.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Solis, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 47.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

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

SECTION 1. Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the Business Planned Development Number 411 symbols and indications as shown on Map Number 12-J in the area bounded by:

a line from a point 994 feet north of the north line of West 51st Street and 646 feet west of the west line of South Kedzie Avenue to a point 1,156 feet north of the north line of West 51st Street on the west line of South Kedzie Avenue; South Kedzie Avenue; a line 639 feet north of and parallel to the north line of West 51st Street; and a line 646 feet west of and parallel to the west line of South Kedzie Avenue,

to those of Business Planned Development Number 411, as amended, which is hereby established in the area described.

SECTION 2. This ordinance shall take effect upon its passage and due publication.

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

Business Planned Development No. 411, As Amended.

Planned Development Statements.

1. The area delineated herein as Business Planned Development Number 411 ("Planned Development"), consists of approximately 283,800 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, 49th & Kedzie LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of 15 Statements; a Bulk Regulations Table; an Existing Zoning Map (3-11-2004); an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan (3-11-2004); a Landscape Plan (3-11-2004); a Green Roof Plan (3-11-2004); Building Elevations (3-11-2004) (North, South, East and West), submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Business Planned Development: all uses and related facilities permitted in the B3-1 District; payday/title secured loan stores; off-street parking and loading and related or accessory uses.

The following uses shall be prohibited: auto service station and auto repair facilities.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 283,800 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by 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.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. Also, consistent with the City's policy of promoting "Green Roofs" as a means of reducing the urban heat island effect and water run-off, the applicant for Part II Approval under this Planned Development agrees to:
 - A. Install a green roof system, reasonably approved by the Department of Planning and Development at the time of Part II Approval, said green roof shall be three thousand (3,000) square feet of vegetative roof.

- B. The surface interior parking area will exceed the minimum requirements of the Chicago Landscape Ordinance by eleven (11) trees to be installed as reflected in the attached Landscape Plan.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the pre-existing Business Planned Development Number 411 as approved by ordinance enacted on March 31, 2004.

[Drawings referred to in these Plan of Development Statements
unavailable at time of printing.]

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

Business Planned Development No. 411, As Amended.

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area of Public Rights-of-Way: 300,852 square feet (6.91 acres) = 283,800 square feet (6.52 acres) + 17,052 square feet (0.39 acres).

Maximum Permitted Floor Area Ratio:	0.40
Minimum Number of Off-Street Parking Spaces:	279
Minimum Number of Off-Street Loading Berths:	3
Setbacks from Property Line:	In substantial conformance with the Site Plan
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan
Maximum Building Height:	In substantial conformance with the Building Elevations

3/31/2004

REPORTS OF COMMITTEES

14136
21679

Reclassification Of Area Shown On Map Number 12-J.
(As Amended)
(Application Number 14136)

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 Number 4 11 symbols and indications as shown on Map Number 12-J in the area bounded by:

a line from a point 994 feet north of the north line of West 51st Street and 646 feet west of the west line of South Kedzie Avenue; to a point 1,156 feet north of the north line of West 51st Street on the west line of South Kedzie Avenue; South Kedzie Avenue; a line 639 feet north of and parallel to the north line of West 51st Street; and a line 646 feet west of and parallel to the west line of South Kedzie Avenue,

to the designation of Business Planned Development Number 411, 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 after its passage and publication.

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

Business Planned Development Number 411, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Business Planned Development Number 411, as amended (the "Planned Development") consists of approximately two hundred eighty-three thousand eight hundred (283,800) square feet (plus or minus six and fifty-two hundredths (± 6.52) acres) of Property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, James Dremonas.

2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of the right-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal title holders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.1 1-1 of the Chicago Zoning Ordinance, the Property, at the time application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for the purpose of this paragraph shall mean that any application to the City for any amendments 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.
4. This plan of development consists of fourteen (14) statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; Site Plan; Landscape Plan; and Building Elevations prepared by John T. Staub & Associates. Full sized copies of the Site Plan, Landscaping Plan and Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted in the area delineated herein as a Business Planned Development: all uses and related facilities permitted in the B5-1 General Service District, off-street parking and loading and related or accessory uses; excluding auto service station and auto repair facilities.
6. Business identification signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development

subject to the review and approval of the Department of Planning and Development.

7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction 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. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
9. In addition to the maximum height of the improvements and any appurtenance depicted on the Site/Landscape Plan attached hereto, the height of any improvement shall also be subject to limitations approved by the Federal Aviation Administration.
10. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.

Also, consistent with the City's policy of promoting "Green Roofs" as a means of reducing the urban heat island effect and water run-off, the applicant for Part II Approval under this Planned Development agrees to:

- A. Install a green roof system, reasonably approved by the Department of Planning and Development at the time of Part II Approval, said green roof shall be three thousand (3,000) square feet of vegetative roof.
- B. The surface interior parking area will exceed the minimum requirements of the Chicago Landscape Ordinance by eleven (11) trees to be installed as reflected in the attached Landscape Plan.

11. The requirements of the Planned Development may be modified administratively, by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant or its successors or assigns and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approval shall be granted pursuant to Section 11.1 1- 1 3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
13. The applicant acknowledges that is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
14. Unless substantial construction of any improvements as contemplated by this Planned Development amendment has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to Business Planned Development Number 4 11.

[Existing Zoning Map; Site Plan; Landscape Plan; Building Elevations; and Green Roof Plan referred to in these Plan of Development Statements printed on pages 21684 through 21690 of this Journal.]

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

Business Planned Development Number 411, As Amended.

Bulk Regulations And Data Table.

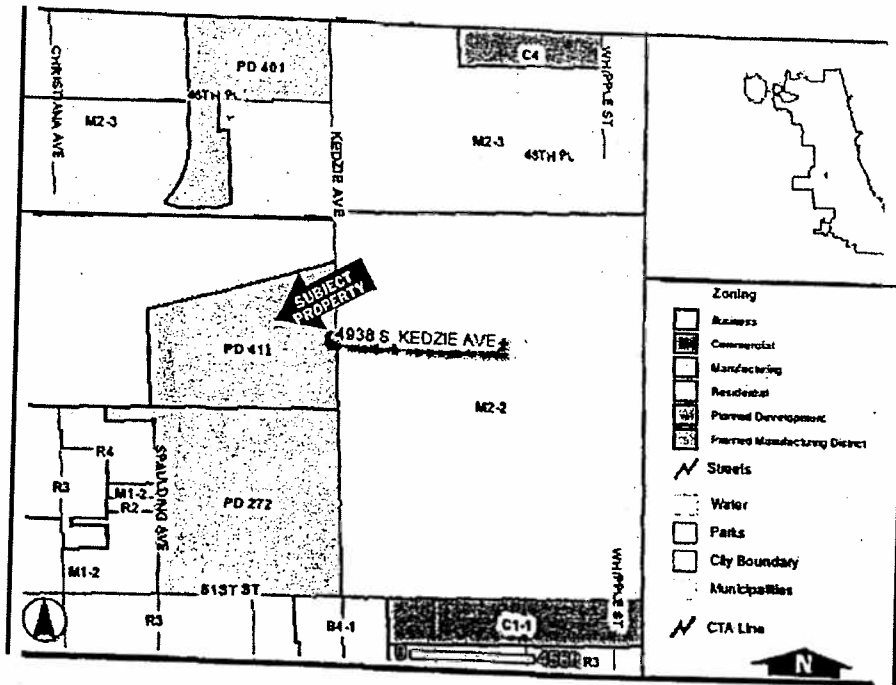
Gross Site Area = Net Site Area + Area of Public Rights-of-Way: 300,852 square feet (6.91 acres) = 283,800 square feet (6.52 acres) + 17,052 square feet (0.39 acres).

General Description Of Land-Uses.

All uses and related facilities as permitted in the B5-1 General Service District, off-street parking and loading and related or accessory uses; excluding auto service stations and auto repair facilities.

Maximum Permitted Floor Area Ratio:	0.40
Minimum Number of Off-Street Parking Spaces:	279
Minimum Number of Off-Street Loading Berths:	3
Setbacks from Property Line:	In substantial conformance with the Site Plan
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan
Maximum Building Height:	In substantial conformance with the Building Elevations

Existing Zoning Map.

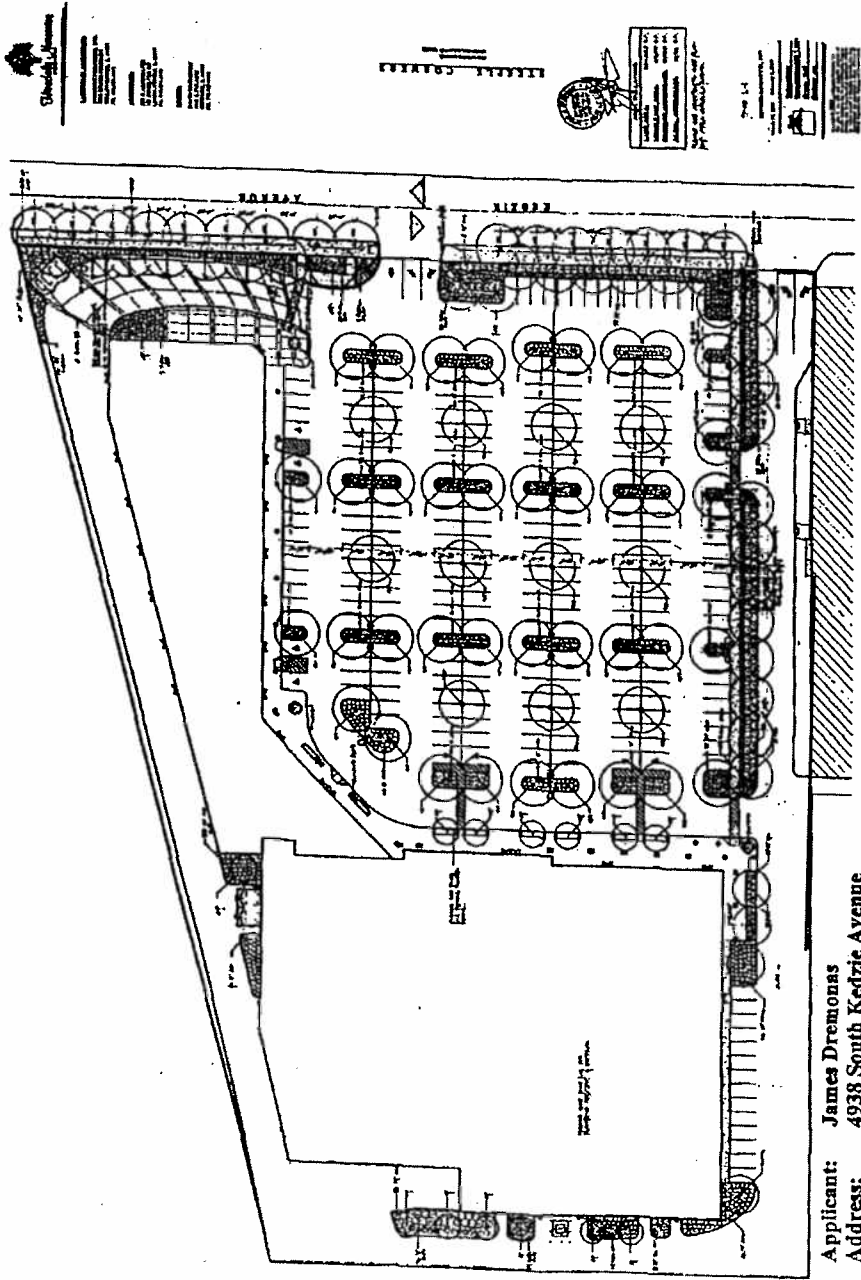


- | | | |
|--|--|--|
| <p>RESIDENCE DISTRICTS</p> <ul style="list-style-type: none"> R1 SINGLE-FAMILY RESIDENCE DISTRICT R2 SINGLE-FAMILY RESIDENCE DISTRICT R3 GENERAL RESIDENCE DISTRICT R4 GENERAL RESIDENCE DISTRICT R5 GENERAL RESIDENCE DISTRICT R6 GENERAL RESIDENCE DISTRICT R7 GENERAL RESIDENCE DISTRICT R8 GENERAL RESIDENCE DISTRICT | <p>BUSINESS DISTRICTS</p> <ul style="list-style-type: none"> B1-1 TO B1-5 LOCAL RETAIL DISTRICTS B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS B3-1 TO B3-5 GENERAL RETAIL DISTRICTS B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS B5-1 TO B5-5 GENERAL SERVICE DISTRICTS B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS | <p>COMMERCIAL DISTRICTS</p> <ul style="list-style-type: none"> C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS C4 MOTOR FREIGHT TERMINAL DISTRICT <p>MANUFACTURING DISTRICTS</p> <ul style="list-style-type: none"> M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT |
|--|--|--|

Applicant : James Dremonas
 Address : 4938 South Kedzie Avenue
 Date : November 2003
 Revised : March 11, 2004

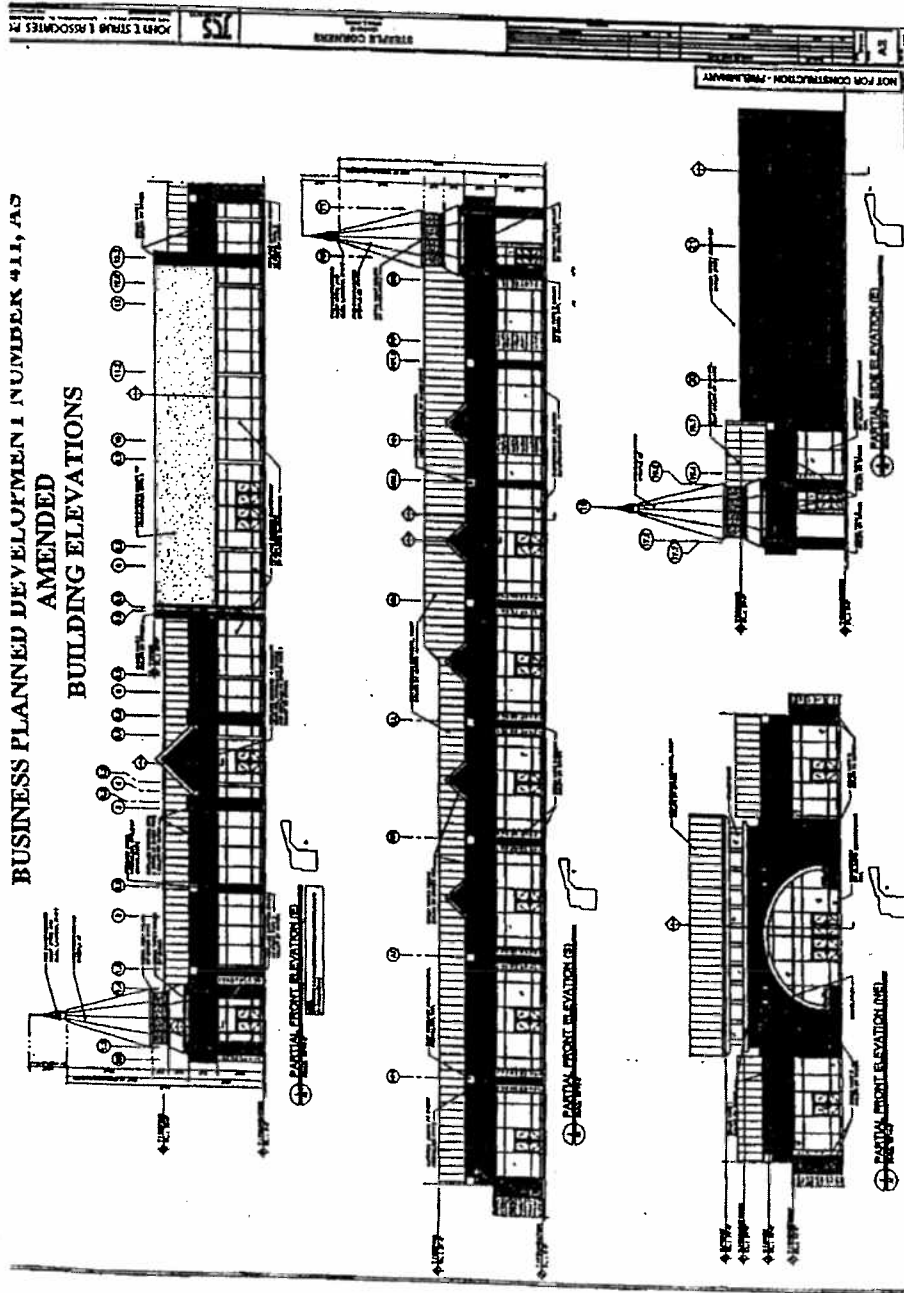
Landscape Plan.

BUSINESS PLANNED DEVELOPMENT NUMBER 411, AS
AMENDED
LANDSCAPE PLAN



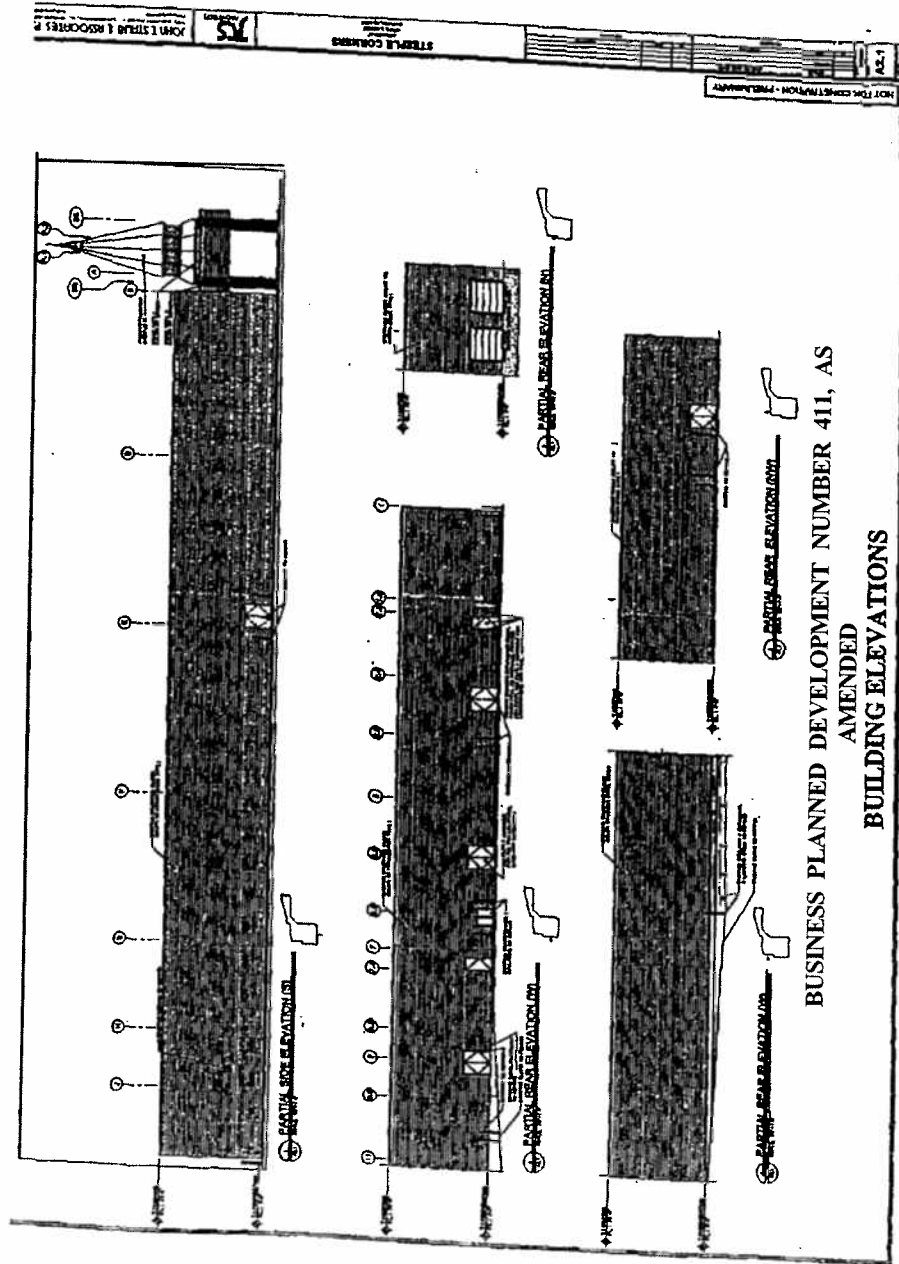
Applicant: James Dremonas
 Address: 4938 South Kedzie Avenue
 Date: November 5, 2003
 M... 11 2004

Building Elevations.
(Page 1 of 3)



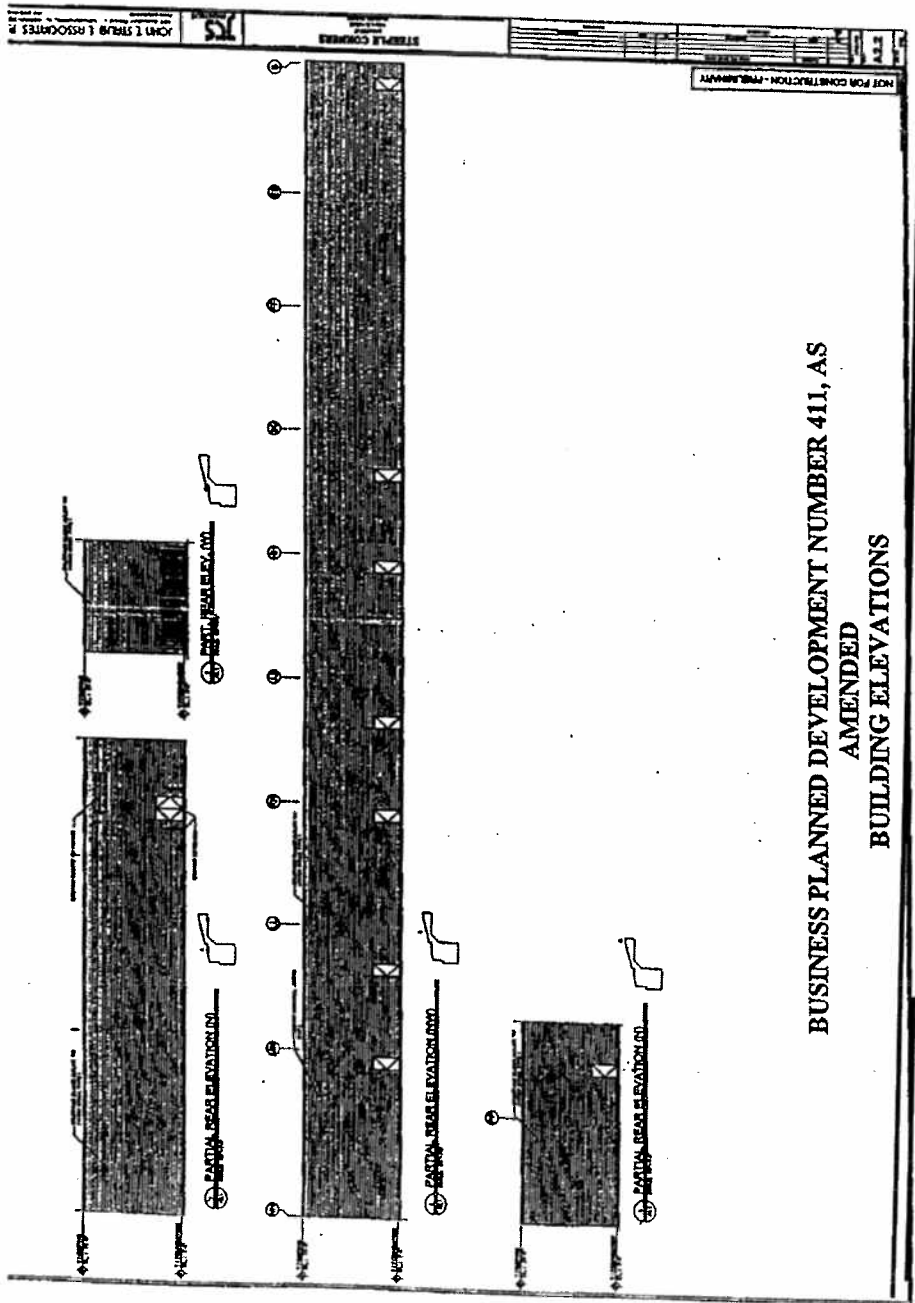
Applicant: James Dremonas
Address: 4938 South Kedzie Avenue
Date: November 5, 2003
Revised: March 11, 2004

Building Elevations.
(Page 2 of 3)



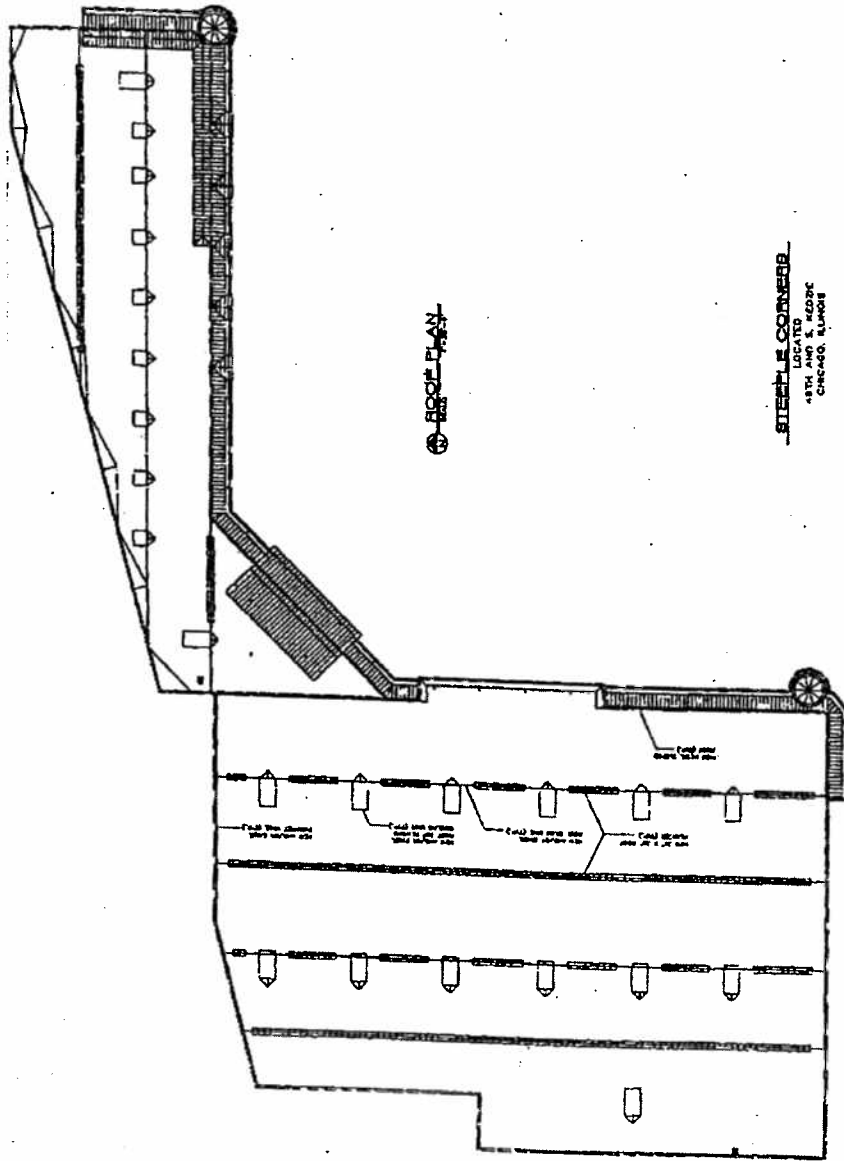
Applicant: James Dremonas
 Address: 4938 South Kedzie Avenue
 Date: November 5, 2003
 Revised: March 11, 2004

Building Elevations.
(Page 3 of 3)



Applicant: James Dremonas
Address: 4938 South Kedzie Avenue
Date: November 5, 2003
Revised: March 11, 2004

Green Roof Plan.



1/16/87

UNFINISHED BUSINESS

39009

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. 9-G in area bounded by

North Racine Avenue; a line 100 feet north of and parallel to West School Street; the alley next west of and parallel to North Racine Avenue; a line 44.47 feet long starting from a point 149.61 feet north of West School Street; to a point 345.29 feet southwesterly of North Racine Avenue (as measured along the east line of the Chicago, Milwaukee, St. Paul and Pacific Railroad); and Chicago, Milwaukee, St. Paul and Pacific Railroad,

to those of an R5 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-J.

PD 411

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

a line from a point 994 feet north of the north line of West 51st Street and 646 feet west of the west line of South Kedzie Avenue to a point 1,156 feet north of the north line of West 51st Street on the west line of South Kedzie Avenue; South Kedzie Avenue; a line 639 feet north of and parallel to the north line of West 51st Street; and a line 646 feet west of and parallel to the west line of South Kedzie Avenue,

to the designation of a B5-1 General Service District and a corresponding use district is hereby established in the area described above.

SECTION 2. Further, that the Chicago Zoning Ordinance be amended by changing all the B5-1 General Service District symbols and indications as shown on Map No. 12-J in the area bounded by

a line from a point 994 feet north of the north line of West 51st Street and 646 feet west of the west line of South Kedzie Avenue to a point 1,156 feet north of the north line of West 51st Street on the west line of South Kedzie Avenue; South Kedzie Avenue; a line 639 feet north of and parallel to the north line of West 51st Street; and a line 646 feet west of and parallel to the west line of South Kedzie 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.

SECTION 3: 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. #411

Statements.

1. The total area delineated herein as a Business Planned Development is owned by the Grand Trunk Western Railroad Company, a Michigan Corporation with offices at 131 West Lafayette Boulevard, Detroit, Michigan, 48226. The applicant and contract purchaser of said premises is Jetco Properties Inc., a Delaware Corporation with offices at 5725 North East River Road, Chicago, Illinois, 60631. Jetco Properties Inc., is a wholly owned subsidiary of Jewel Companies Inc., which is a wholly owned subsidiary of American Stores Co.
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 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.
4. The following uses shall be permitted within the area delineated herein as Business Planned Development: grocery stores, retail drug stores, general merchandise users, restaurants, retail and service type business uses, parking and related uses (exclusive of any principal activity of permanent outdoor storage and service station uses).
5. 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.
6. 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. Access to the accessory structures shall be from the same location serving the general parking for the Planned Development.
7. 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, 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.

8. 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 0.30.
9. 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.
10. The height restriction of any building or any appurtenance attached hereto shall be subject to:
 - a. height limitations as certified on Form F.A.A. 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.
11. 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.
12. 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.

APPLICANT: Jewel Companies, Inc./Jetco Properties, Inc.

ADDRESS: 4910--4960 South Kedzie Avenue, Chicago, Illinois 60632

DATE: October 10, 1986

*Business Planned Development
Use And Bulk Regulations And Data.*

Net Site Area	General Description Of Land Use	F.A.R.	% Of Land Coverage
Sq. Ft. Acres			
283,800 6.52	Grocery stores, retail drug stores, general merchandise uses, restaurants, retail and service type business uses, parking and related uses*	0.30	30

*exclusively of any
principal activity of permanent
outdoor storage and
service station uses.

Gross Site Area

Net Site Area of 6.52 acres plus Public Right-of-Way of 0.40 acres = 6.91 acres.

Number of Off-Street Loading Spaces

3 @ 10 feet X 50 feet

Minimum Number of Parking Spaces

200

Periphery Setbacks at Property Lines

All Property Lines..... 25 feet

Except North Property Line..... 0 feet

[Business Planned Development Zoning Maps printed on
pages 39015 through 39017 of this Journal.]

Reclassification Of Area Shown On Map No. 13-M.

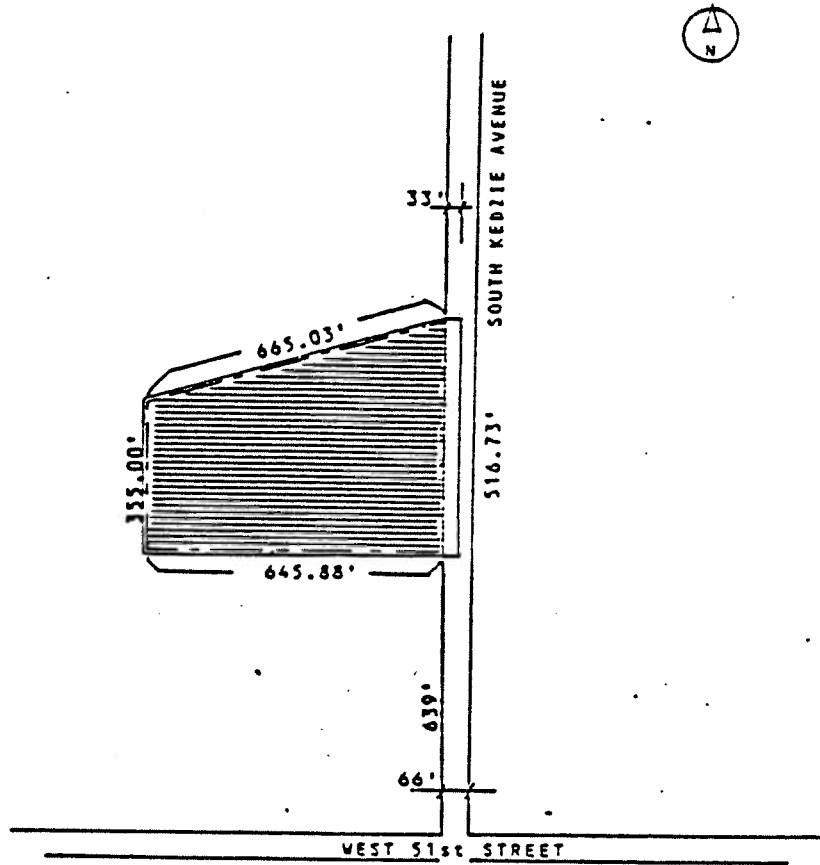
Be It Ordained by the City Council of the City of Chicago:

1/16/87

UNFINISHED BUSINESS

39015

BUSINESS PLANNED DEVELOPMENT NO. _____
GENERALIZED LAND USE PLAN _____

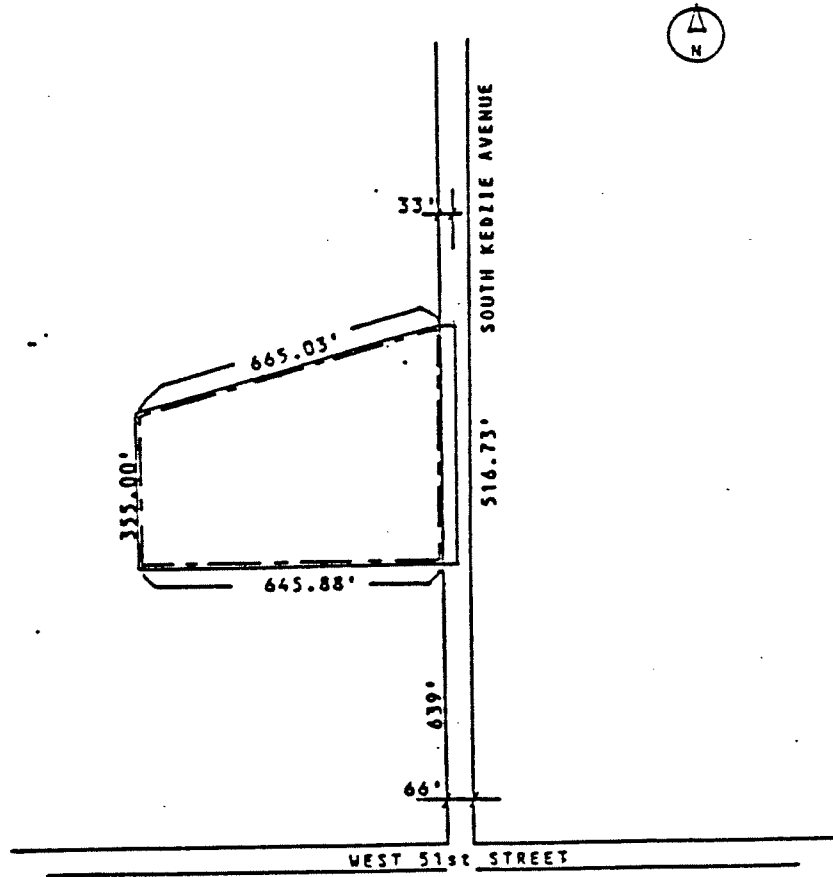


LEGEND:

- PROPERTY LINE
- ===== PLANNED DEVELOPMENT BOUNDARY LINE
- ||||| SUPERMARKET, GENERAL MERCHANDISE USES, RETAIL AND SERVICE TYPE USES, PARKING AND RELATED USES

APPLICANT: Jewel Companies, Inc./Jetco Properties, Inc.
ADDRESS: 4910-4960 S. Kedzie Ave., Chicago, Illinois 60632
DATE: October 10, 1986

BUSINESS PLANNED DEVELOPMENT NO. _____
PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENTS

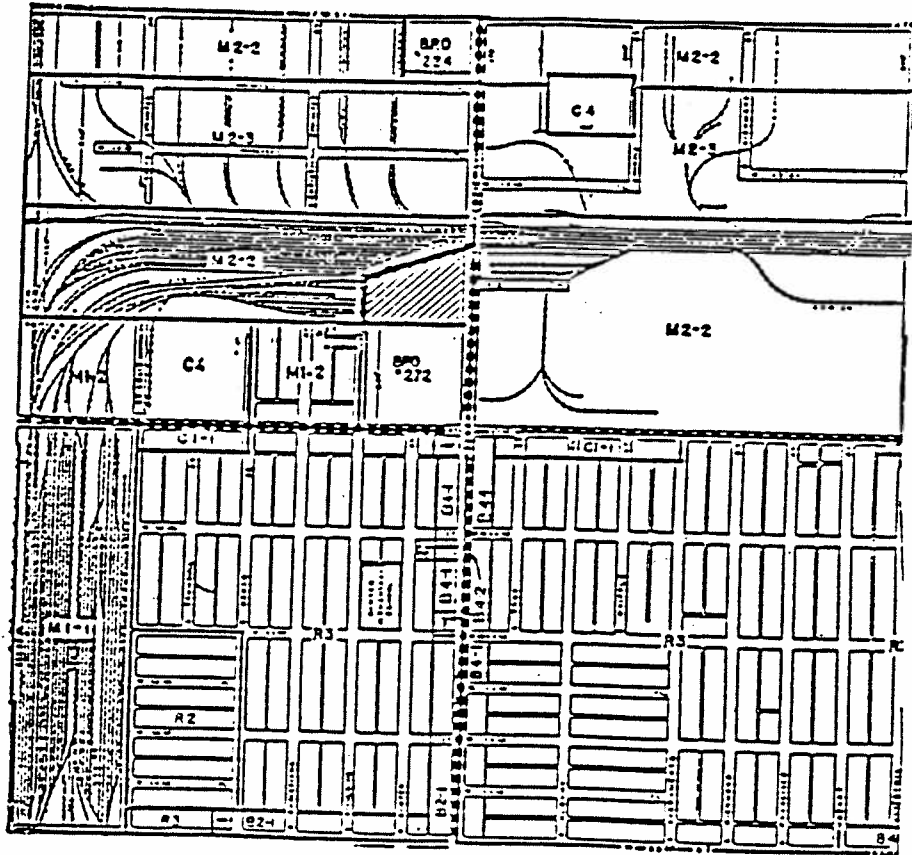





LEGEND:

- — — — — PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY LINE

APPLICANT: Jewel Companies, Inc./Jetco Properties, Inc.
ADDRESS: 4910-4960 S. Kedzie Ave., Chicago, Illinois 60632
DATE: October 10, 1986

BUSINESS PLANNED DEVELOPMENT NO. _____
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND:
 PLANNED DEVELOPMENT
 PREFERENTIAL STREETS
 ZONING DISTRICT BOUNDARY

APPLICANT: Jewel Companies, Inc. /Jetco Properties, Inc.
ADDRESS: 4910-4960 S. Kedzie Ave., Chicago, Illinois 60632
DATE: October 10, 1986

(Continued from page 39014)

In R1 Single-Family Residence Districts, non-illuminated commercial advertising signs shall be permitted subject to the following:

(1) Commercial advertising signs shall not exceed the dimensions of eighteen (18) inches in height by eighteen (18) inches in width, *and, if applicable, the name of a real estate company may appear on such sign, in lettering no greater than one-eighth (1/8) inch in height;*

(2) Lettering on all such commercial advertising signs shall consist of not more than two (2) colors including background; *provided, however, that for the purposes of this subsection, white is considered a color;*

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

AMENDMENT OF MUNICIPAL CODE CHAPTER 194A, SECTION
10.16-1, REGARDING PARKING REQUIREMENTS IN
MANUFACTURING DISTRICTS.

On motion of Alderman Langford, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of December 18, 1986, pages 38608--38609, recommending that the City Council pass a proposed ordinance amending the Municipal Code Chapter 194A, Section 10.16-1 concerning parking requirements in manufacturing districts.

On motion of Alderman Langford, the said proposed ordinance was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Carter, Langford, Streeter, Kellam, Sheahan, Kelley, Sherman, Garcia, Krystyniak, Henry, Soliz, Gutierrez, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Mell, Bitoy, Kotlarz, Banks, Giles, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Oberman, Hansen, McLaughlin, Orbach, Schuller, Volini, Orr, Stone -- 50.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

Said ordinance as passed reads respectively as follows:

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