

Reclassification Of Area Shown On Map No. 20-F.
(As Amended)
(Application No. 22597)
(Common Address: 112 W. 87th St.)

BPD 425,99

[SO2024-0013543]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Business Planned Development Number 425 symbols and indications as shown on Map Number 20-F in the area bounded by:

a line 680.09 feet north of and parallel to West 87th Street; a northwesterly line 86.43 feet long starting from a point 573.51 feet west of South Lafayette Avenue and ending at a point 503.51 feet west of South Lafayette Avenue; a line 581.16 feet north of and parallel to West 87th Street; South Lafayette Avenue; West 87th Street; and a line 681.92 feet west of and parallel to South Lafayette Avenue,

to those of Business Planned Development Number 425, as amended, 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 Statements referred to in this ordinance read as follows:

Business Planned Development No. 425, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 425, as amended ("Planned Development") consists of approximately 594,594 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by T. Chatham Ridge SRF IL 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.

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, assigns or grantees.

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

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of these sixteen (16) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; Site Plan (including the Subarea Map); a 48-foot Delivery Truck Turn Exhibit; Garbage Truck Turn Exhibit; Sustainability Matrix; Landscape Plans (L1.01, L2.01, L2.02, and L2.03); Pedestrian Circulation Plan; a Roof Plan; Building Elevations (North, South, East and West); Renderings (R-1, R-2, R-3, R-4, and R-5); and a Fixtures Plan prepared by Kimley-Horn and dated December 19, 2024, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in each subarea delineated herein as Planned Development Number 425, as amended: all permitted uses and special uses in the B3 Community Shopping District, including but not limited to general merchandise and retail uses, retail drug stores, food stores, restaurants with or without accessory drive-through lanes, department stores, indoor and outdoor automobile sales and display, offices, technical schools, service type business uses, and parking and related uses. The following uses shall be prohibited: outdoor storage and auto service station as a principal use.
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 Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 594,594 square feet and a base FAR of 0.32.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, 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, including Section 17-13-0800. 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 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review

process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of: (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to the B3-3 Community Shopping District.

[Site Plan Exhibit; Land-Use Plan; 48-foot Delivery Truck Turn Exhibit; Site Plan Exhibit; Sustainability Matrix; Garbage Truck Turn Exhibit; Tree Preservation Plan; Landscape Plan; Landscape Elevations; Landscape Specification and Details; Pedestrian Circulation Exhibit; Roof Plan; Front Entry, Drive-Through, Rear and Side Entry Elevations; Bird's Eye View Render; Street View Render; Bird Eye's View Material Render; Street View Material Render; and Fixture Plan referred to in these Plan of Development Statements printed on pages 23635 through 23654 of this *Journal*.]

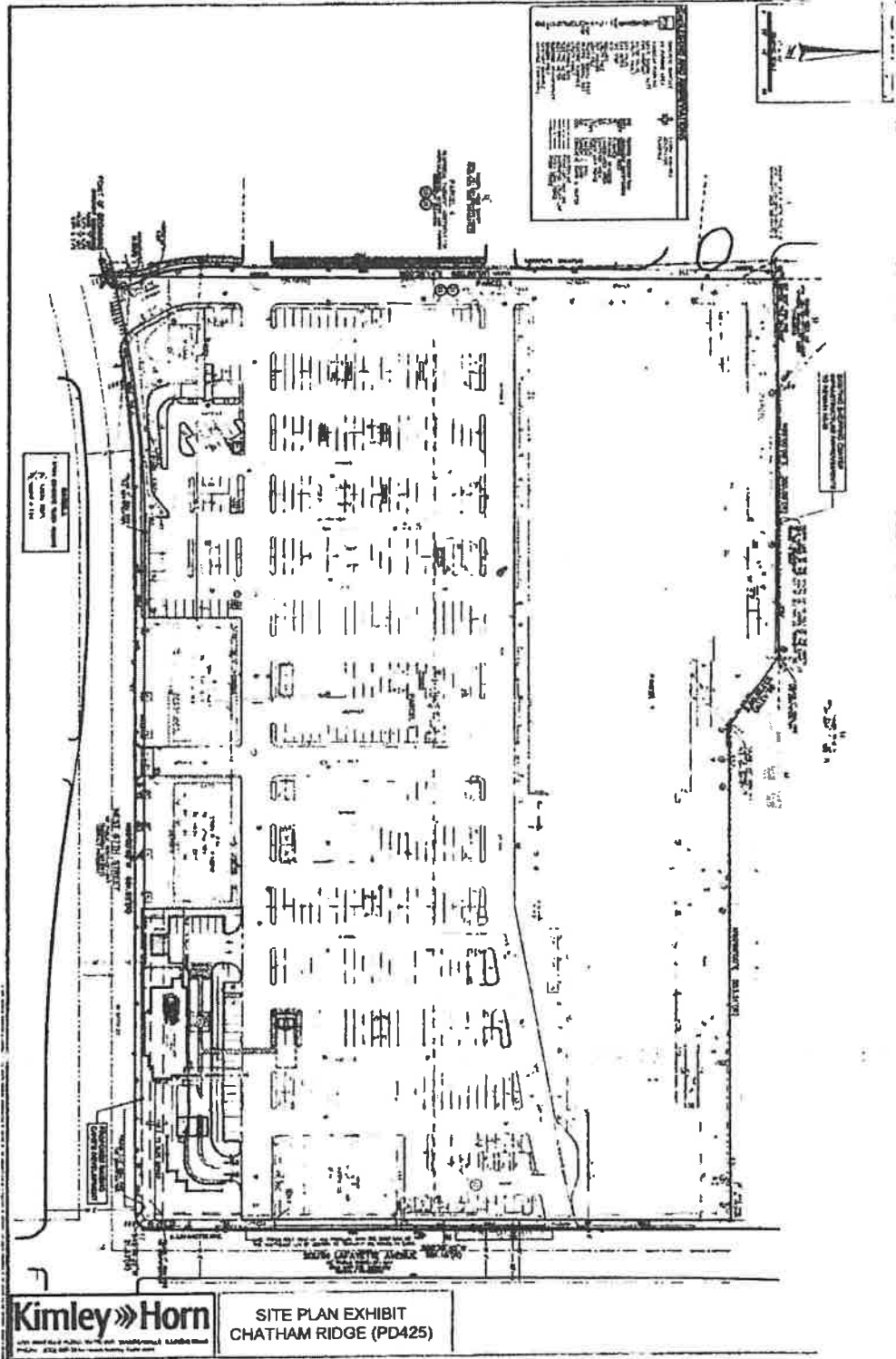
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development No. 425, As Amended.

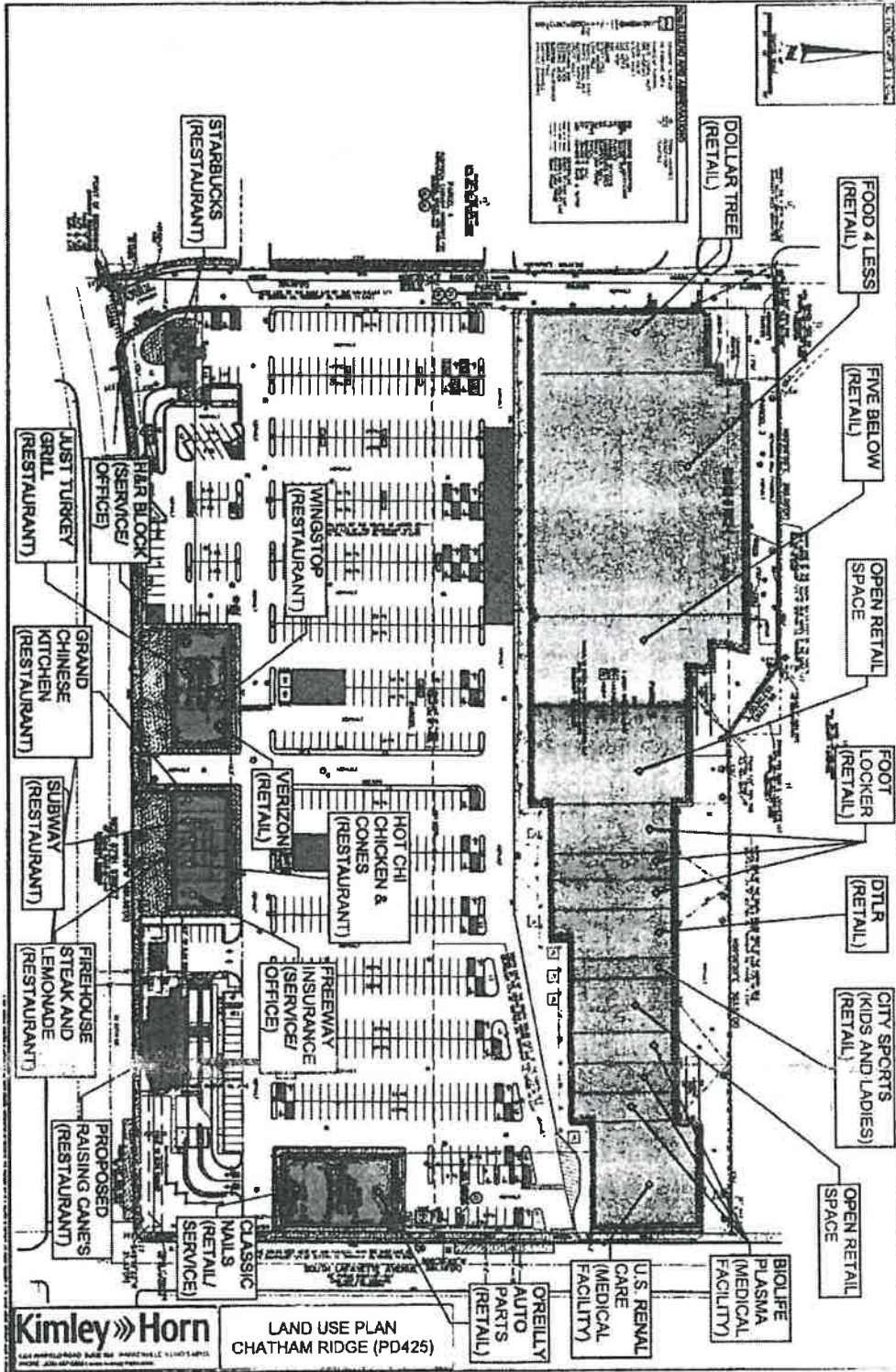
Use And Bulk Regulations.

Gross Site Area:	594,594 square feet
Net Site Area:	594,594 square feet
Net Site Area of Subarea A:	562,481.07 square feet
Net Site Area of Subarea B:	32,112.93 square feet
Maximum Allowed FAR:	0.32 (190,270.08 square feet)
Maximum Allowed Height:	45 feet
Minimum Off-Street Parking:	660 parking spaces (existing, no change proposed)
Maximum Percentage of Land Coverage:	0.32 (existing, no change proposed)
Minimum Number of Loading Berths:	4 (existing, no change proposed)

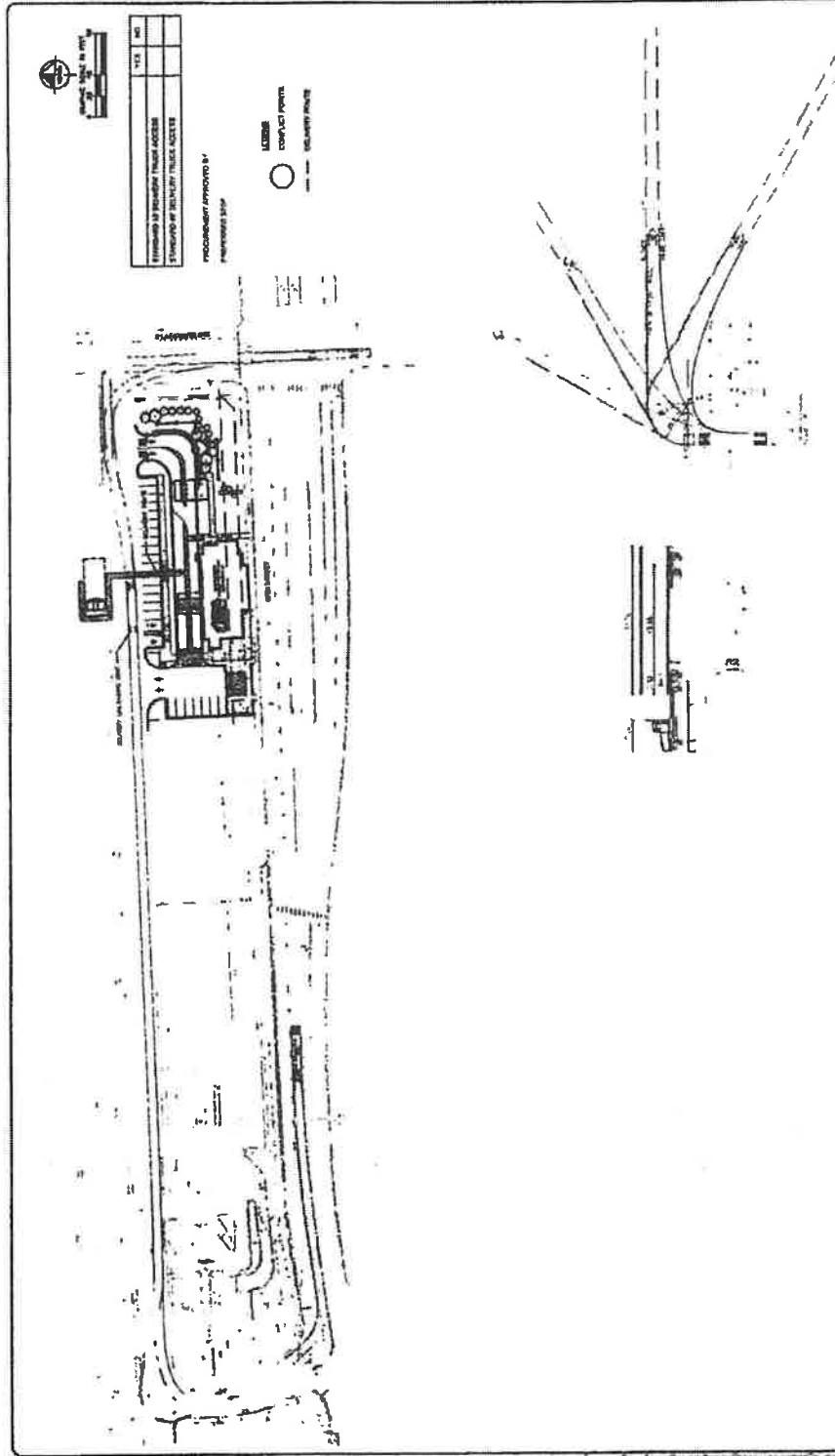
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Kimley»Horn
 4211 WILFORD ROAD, SUITE 800 - WARRICKVILLE, INDIANAPOLIS 46055
 PHONE: (317) 487-5500 | www.kimley-horn.com

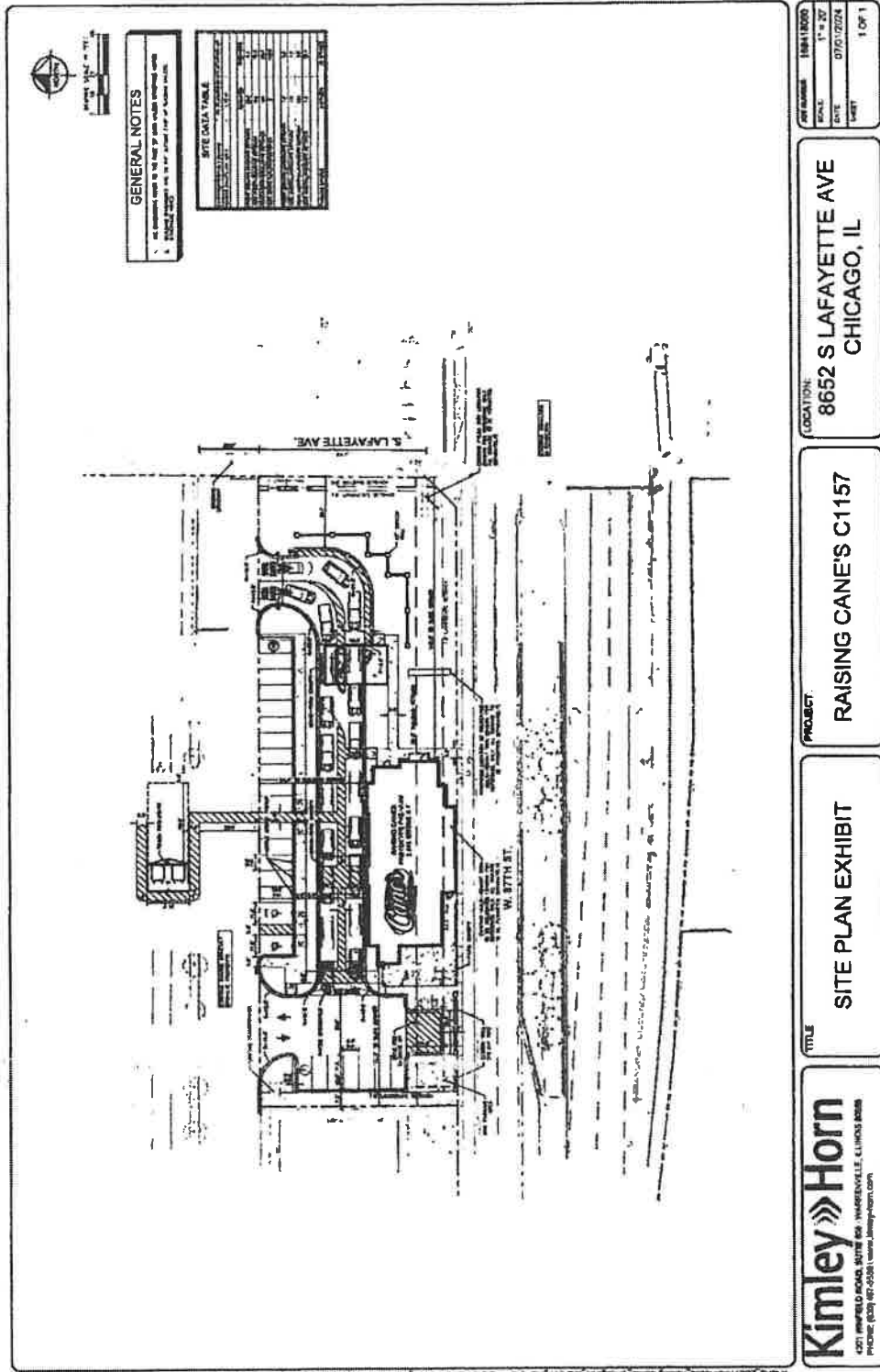
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PROJECT: RAISING CANE'S C1157

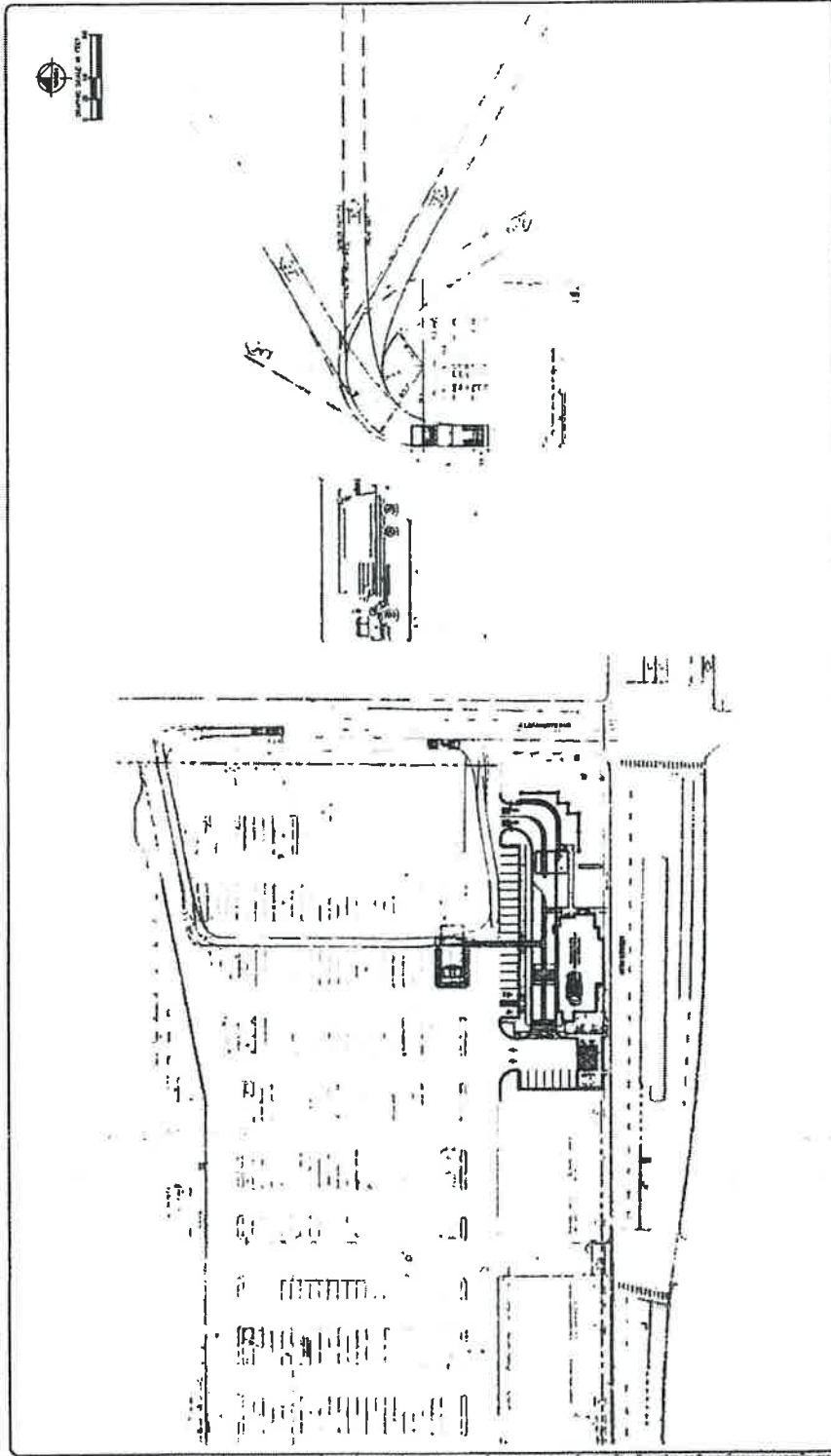
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DATE: 07/10/24
 SHEET: 1 OF 1

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	1 OF 1

LOCATION:
**8652 S LAFAYETTE AVE
 CHICAGO, IL**


PROJECT:
RAISING CANE'S C1157

TITLE:
**GARBAGE TRUCK TURN
 EXHIBIT**

Kimley»Horn
 4201 WILFELD ROAD, SUITE 100, WARRENVILLE, ILLINOIS 60555
 PHONE: (630) 487-5500 | WWW.KIMLEY-HORN.COM


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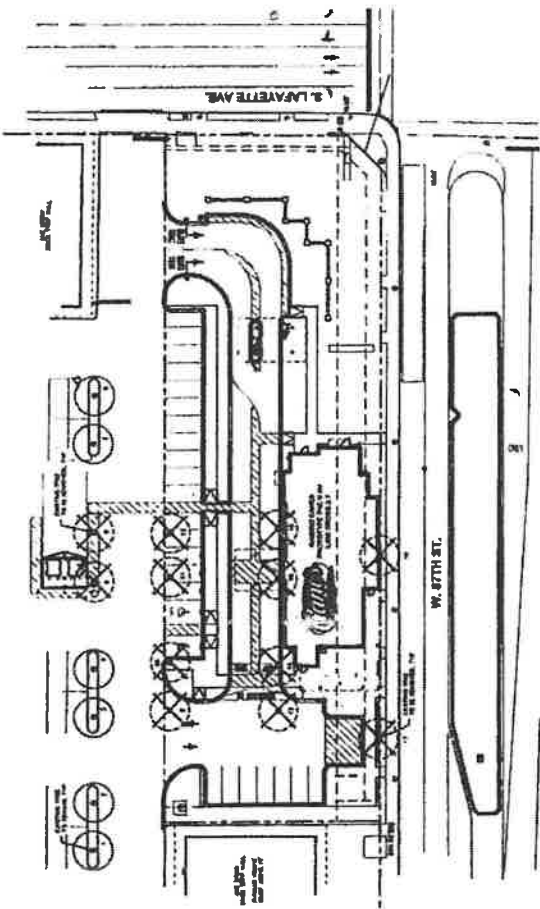


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RESTAURANT
RENOVATION
PROJECTS
PHOTOGRAPHY
RENOVATION

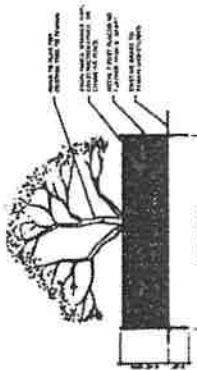
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TREE PRESERVATION PLAN	
DATE	7/14/21
JOB NO.	23641
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01 TREE PRESERVATION PLAN




TO BE PRESERVED
 TO BE REMOVED
 TO BE REMOVED AND REPLACED

TREE PRESERVATION NOTES:

1. ALL TREES TO BE PRESERVED SHALL BE IDENTIFIED BY A CIRCLE WITH A NUMBER INSIDE.
2. ALL TREES TO BE REMOVED SHALL BE IDENTIFIED BY A CROSS WITH A NUMBER INSIDE.
3. ALL TREES TO BE REMOVED AND REPLACED SHALL BE IDENTIFIED BY A CROSS WITH A NUMBER INSIDE AND A CIRCLE WITH A NUMBER INSIDE.
4. ALL TREES TO BE PRESERVED SHALL BE IDENTIFIED BY A CIRCLE WITH A NUMBER INSIDE.
5. ALL TREES TO BE REMOVED SHALL BE IDENTIFIED BY A CROSS WITH A NUMBER INSIDE.
6. ALL TREES TO BE REMOVED AND REPLACED SHALL BE IDENTIFIED BY A CROSS WITH A NUMBER INSIDE AND A CIRCLE WITH A NUMBER INSIDE.
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11. ALL TREES TO BE REMOVED SHALL BE IDENTIFIED BY A CROSS WITH A NUMBER INSIDE.
12. ALL TREES TO BE REMOVED AND REPLACED SHALL BE IDENTIFIED BY A CROSS WITH A NUMBER INSIDE AND A CIRCLE WITH A NUMBER INSIDE.


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BELLE FIRMA



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DEPARTMENT OF PLANNING AND DEVELOPMENT
130 N. DEARBORN ST., 4TH FLOOR
CHICAGO, IL 60602
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LANDSCAPE NOTES

1. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR AND MAINTAINED THROUGHOUT THE PROJECT.
2. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR AND MAINTAINED THROUGHOUT THE PROJECT.
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LANDSCAPE MATERIALS

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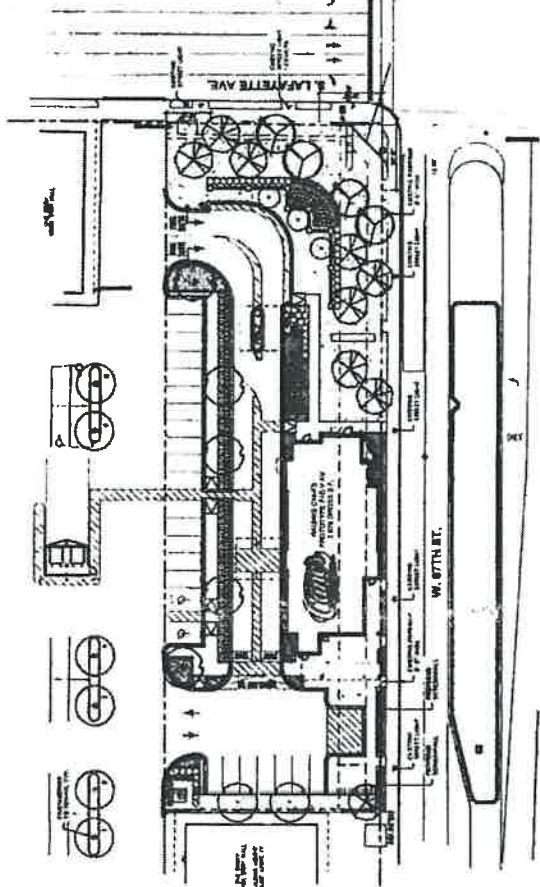
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LANDSCAPE PLAN

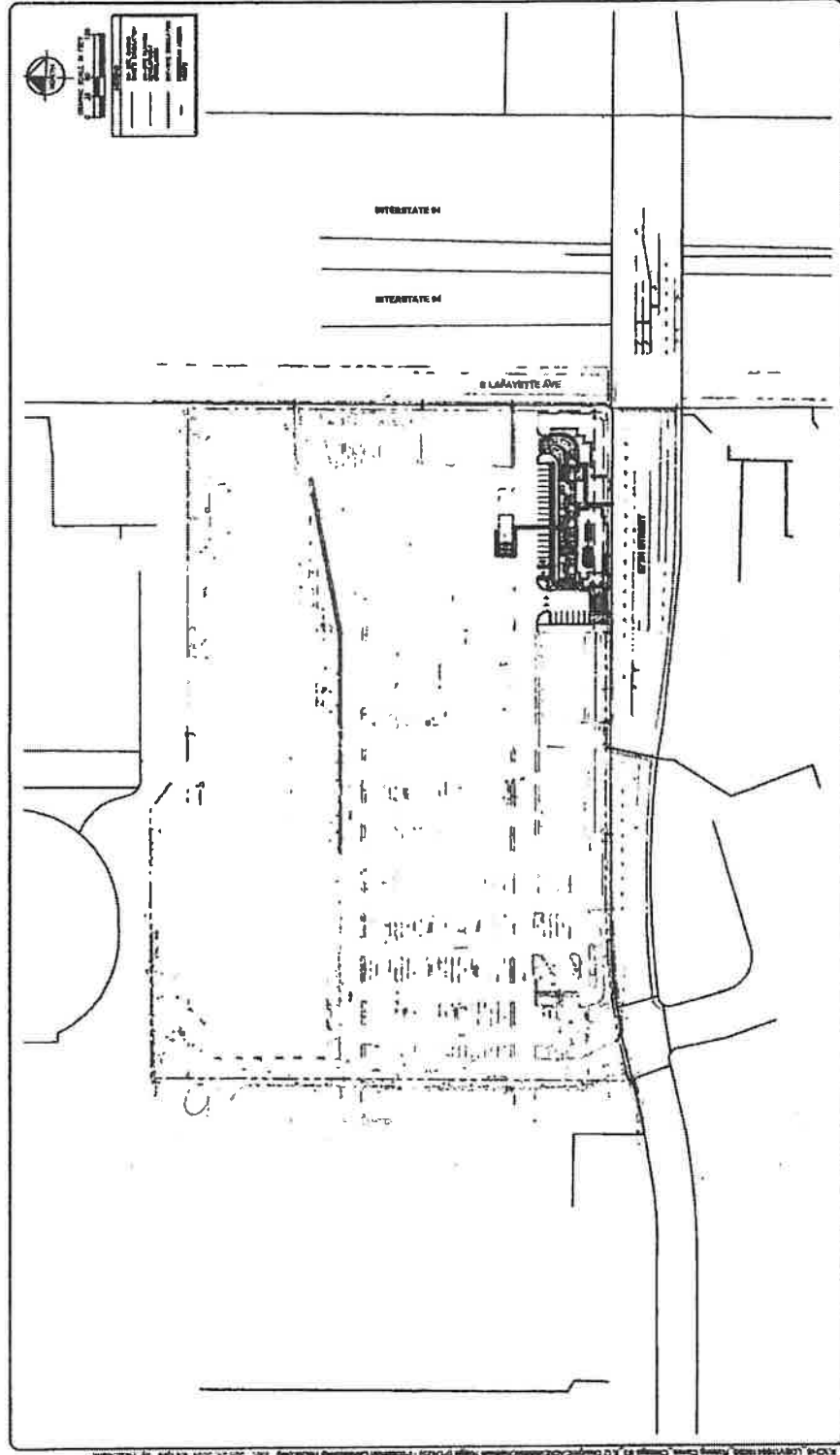
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1100 N. LAUREL ST.
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 DATE: 08/27/2024
 SHEET: 1 OF 1

DRAWING: 19411000
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 & S LAFAYETTE AVE.
 CHICAGO, IL

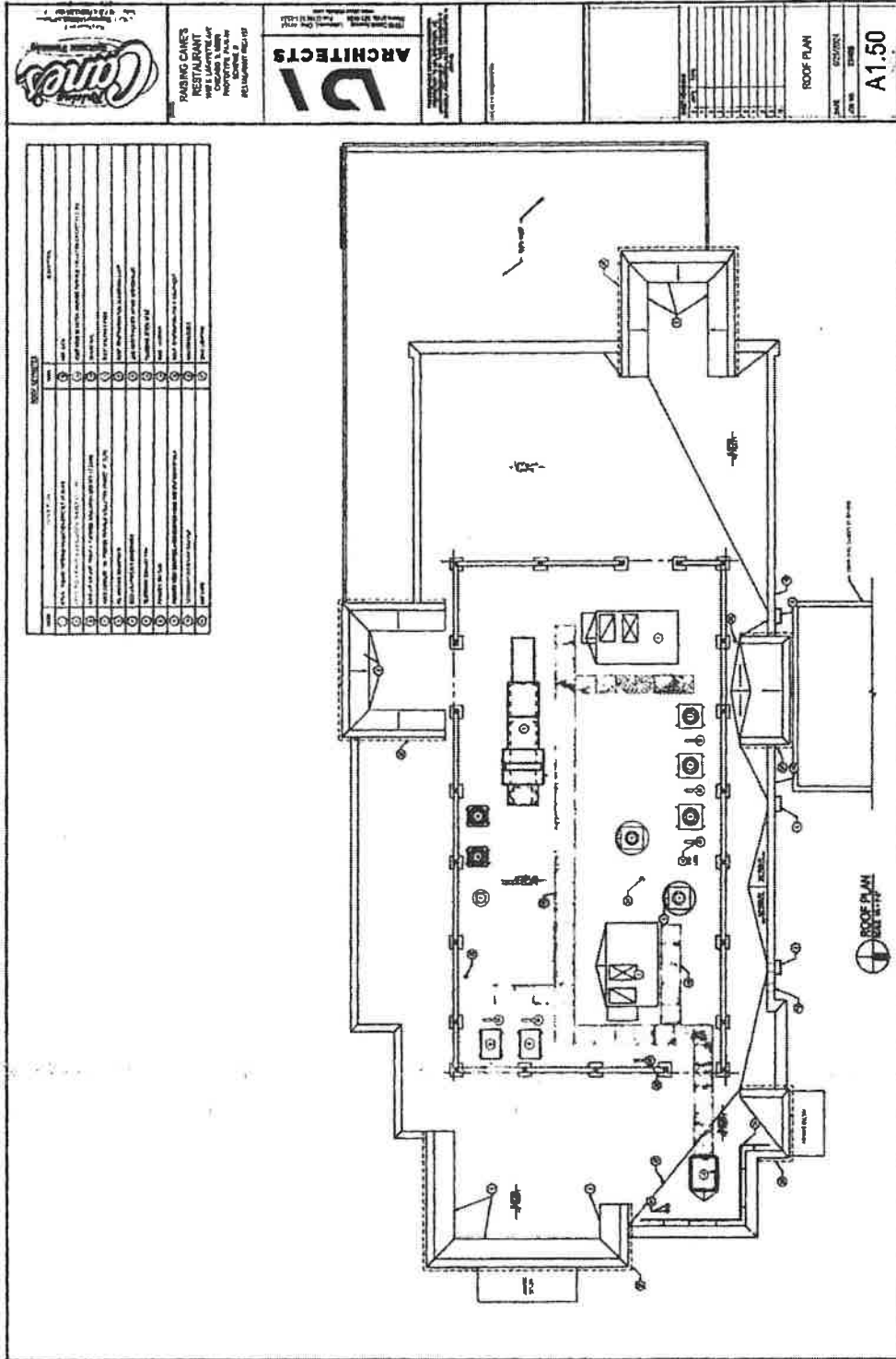
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 CHATHAM RIDGE (PD425)

TITLE:
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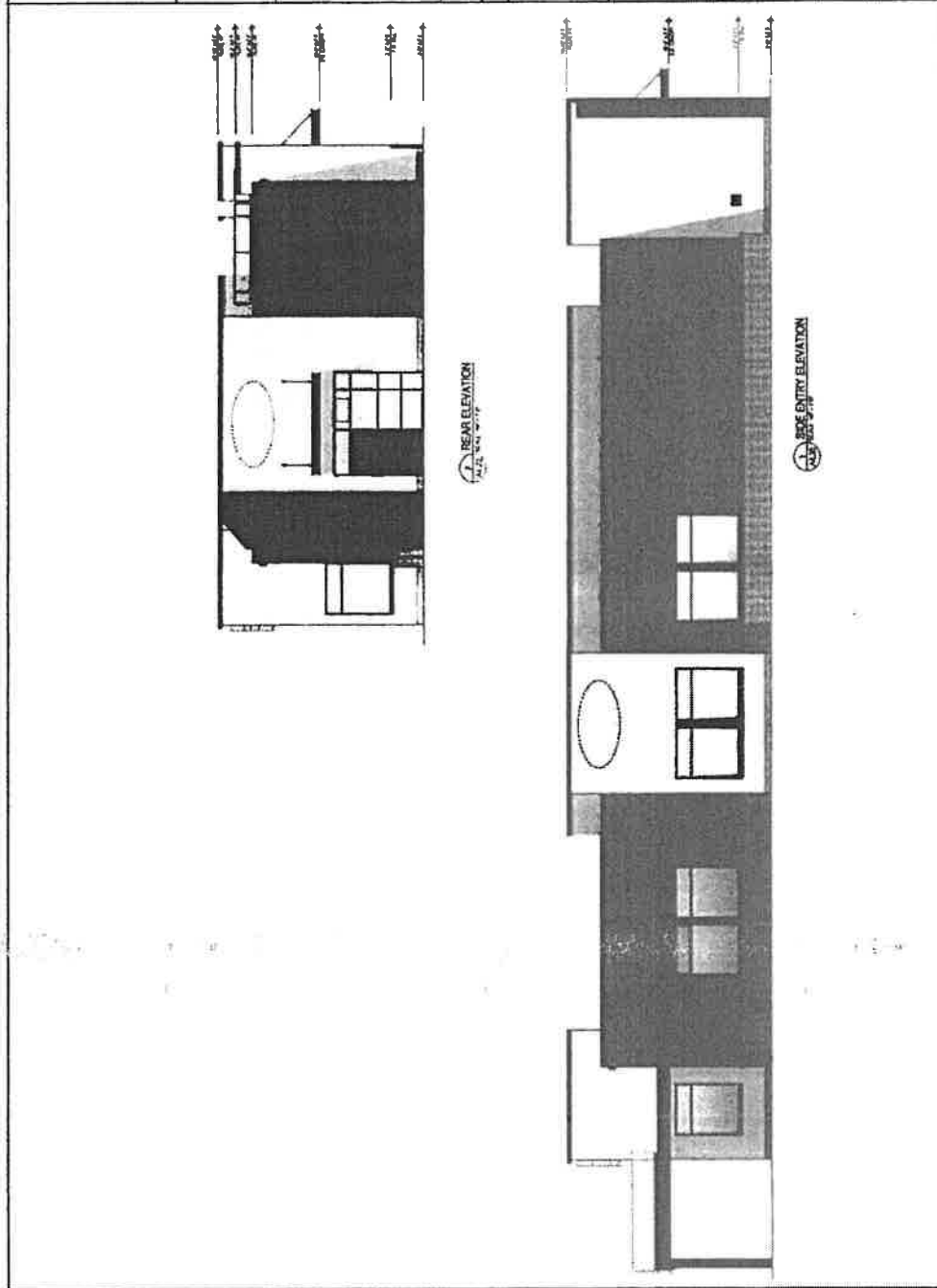
Kimley»Horn
 4201 WINDFIELD ROAD, SUITE 600, WARRENVILLE, ILLINOIS 60059
 PHONE: (630) 467-3000 | www.kimley-horn.com

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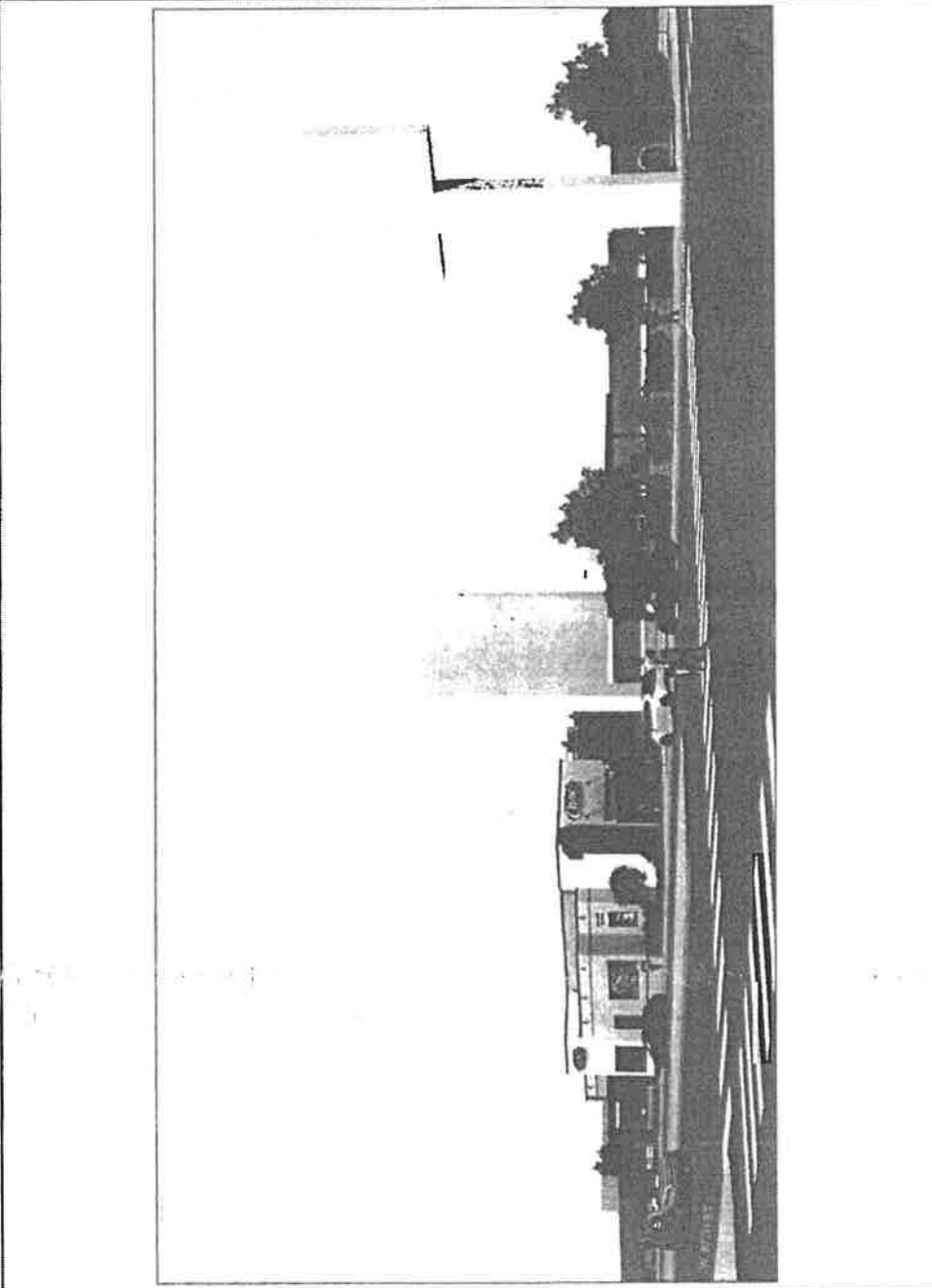
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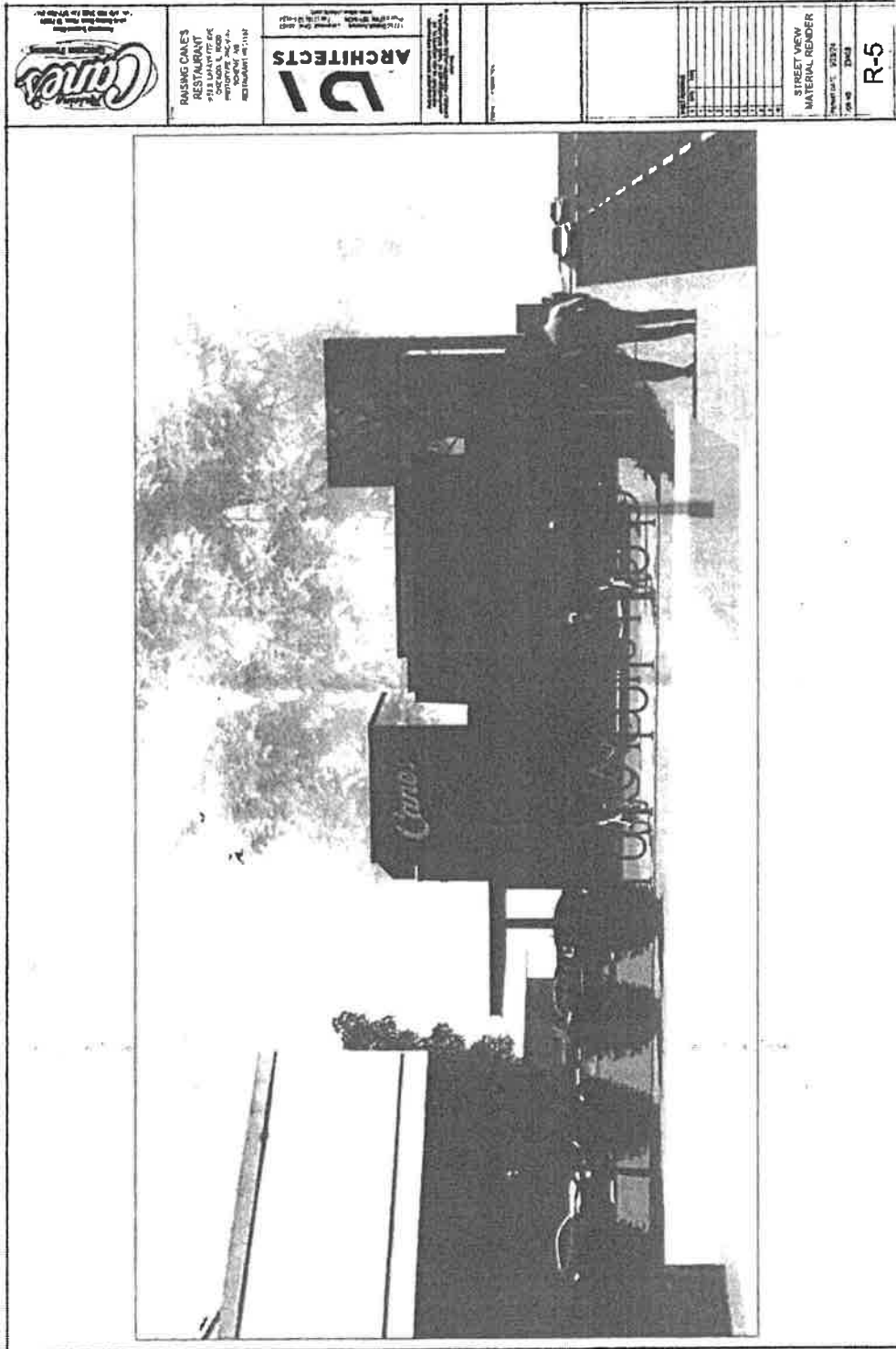
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 <p>RAISING CANES RESTAURANT DESIGN ARCHITECTS</p>	<p>1112 SOUTH MICHIGAN, SUITE 200, CHICAGO, IL 60605 TEL: 312.587.1234 WWW.CANESARCHITECTS.COM</p>	<p>PROJECT NO. 2024-001 DATE: 01/15/2025</p>	<p>EXTERIOR ELEVATIONS</p>	<p>DATE: 01/15/2025 BY: [Signature] A4.20</p>
 <p>REAR ELEVATION</p> <p>SIDE ENTRY ELEVATION</p>				

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 <p>100% REAL FRUIT 100% REAL SUGAR 100% REAL CREAM 100% REAL MILK 100% REAL BUTTER 100% REAL VANILLA 100% REAL CHOCOLATE 100% REAL PEANUT BUTTER 100% REAL CREAM 100% REAL MILK 100% REAL BUTTER 100% REAL VANILLA 100% REAL CHOCOLATE 100% REAL PEANUT BUTTER</p>	<p>RAISING CANE'S RESTAURANT 100% REAL FRUIT 100% REAL SUGAR 100% REAL CREAM 100% REAL MILK 100% REAL BUTTER 100% REAL VANILLA 100% REAL CHOCOLATE 100% REAL PEANUT BUTTER</p>	<p>B1 ARCHITECTS 100% REAL FRUIT 100% REAL SUGAR 100% REAL CREAM 100% REAL MILK 100% REAL BUTTER 100% REAL VANILLA 100% REAL CHOCOLATE 100% REAL PEANUT BUTTER</p>	<p>STREET VIEW MATERIAL RENDER</p>	<p>R-4</p>
				

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11100 Highway 20, Suite 100
Montgomery, AL 36117
Phone: 205-833-1112
www.b1architects.com

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PROJECT: 2025-001

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PROJECT: 2025-001

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RASBIE CANE'S RESTAURANT
1200 N. LAUREL STREET
CHICAGO, IL 60642
PROPOSING FOR A
RESTAURANT AND BAR

BI ARCHITECTS

1200 N. LAUREL STREET, SUITE 100
CHICAGO, IL 60642
TEL: (773) 329-1234
WWW.BIARCHITECTS.COM

DATE: 01/15/2025
PROJECT NO: 23654
SHEET NO: 01/10

PROJECT TITLE: RESTAURANT AND BAR

DATE: 01/15/2025
PROJECT NO: 23654
SHEET NO: 01/10

GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE IBC 2015 CODES.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF CHICAGO.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE IBC 2015 CODES.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF CHICAGO.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

CODE AND BUILDING DATA

PERMITS: CITY OF CHICAGO, DEPARTMENT OF BUILDING, 1200 N. LAUREL STREET, CHICAGO, IL 60642

PROJECT NO: 23654

DATE: 01/15/2025

PROJECT TITLE: RESTAURANT AND BAR

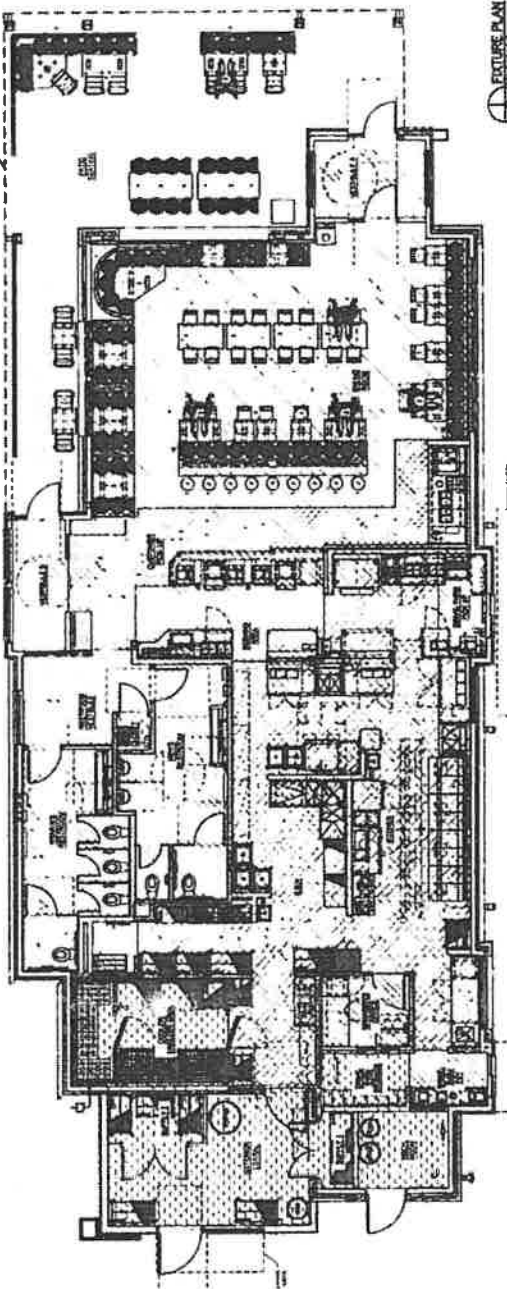
PROJECT LOCATION: 1200 N. LAUREL STREET, CHICAGO, IL 60642

PROJECT OWNER: RASBIE CANE'S RESTAURANT

PROJECT ARCHITECT: BI ARCHITECTS

PROJECT ENGINEER: [REDACTED]

PROJECT CONTRACTOR: [REDACTED]



RESTAURANT AND BAR

Reclassification Of Area Shown On Map No. 20-F.
(As Amended)
(Application No. 22597)
(Common Address: 112 W. 87th St.)

BPD 425,99

[SO2024-0013543]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Business Planned Development Number 425 symbols and indications as shown on Map Number 20-F in the area bounded by:

a line 680.09 feet north of and parallel to West 87th Street; a northwesterly line 86.43 feet long starting from a point 573.51 feet west of South Lafayette Avenue and ending at a point 503.51 feet west of South Lafayette Avenue; a line 581.16 feet north of and parallel to West 87th Street; South Lafayette Avenue; West 87th Street; and a line 681.92 feet west of and parallel to South Lafayette Avenue,

to those of Business Planned Development Number 425, as amended, 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 Statements referred to in this ordinance read as follows:

Business Planned Development No. 425, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 425, as amended ("Planned Development") consists of approximately 594,594 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by T. Chatham Ridge SRF IL 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.

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, assigns or grantees.

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

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of these sixteen (16) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; Site Plan (including the Subarea Map); a 48-foot Delivery Truck Turn Exhibit; Garbage Truck Turn Exhibit; Sustainability Matrix; Landscape Plans (L1.01, L2.01, L2.02, and L2.03); Pedestrian Circulation Plan; a Roof Plan; Building Elevations (North, South, East and West); Renderings (R-1, R-2, R-3, R-4, and R-5); and a Fixtures Plan prepared by Kimley-Horn and dated December 19, 2024, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in each subarea delineated herein as Planned Development Number 425, as amended: all permitted uses and special uses in the B3 Community Shopping District, including but not limited to general merchandise and retail uses, retail drug stores, food stores, restaurants with or without accessory drive-through lanes, department stores, indoor and outdoor automobile sales and display, offices, technical schools, service type business uses, and parking and related uses. The following uses shall be prohibited: outdoor storage and auto service station as a principal use.
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 Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 594,594 square feet and a base FAR of 0.32.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, 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, including Section 17-13-0800. 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 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review

process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of: (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to the B3-3 Community Shopping District.

[Site Plan Exhibit; Land-Use Plan; 48-foot Delivery Truck Turn Exhibit; Site Plan Exhibit; Sustainability Matrix; Garbage Truck Turn Exhibit; Tree Preservation Plan; Landscape Plan; Landscape Elevations; Landscape Specification and Details; Pedestrian Circulation Exhibit; Roof Plan; Front Entry, Drive-Through, Rear and Side Entry Elevations; Bird's Eye View Render; Street View Render; Bird Eye's View Material Render; Street View Material Render; and Fixture Plan referred to in these Plan of Development Statements printed on pages 23635 through 23654 of this *Journal*.]

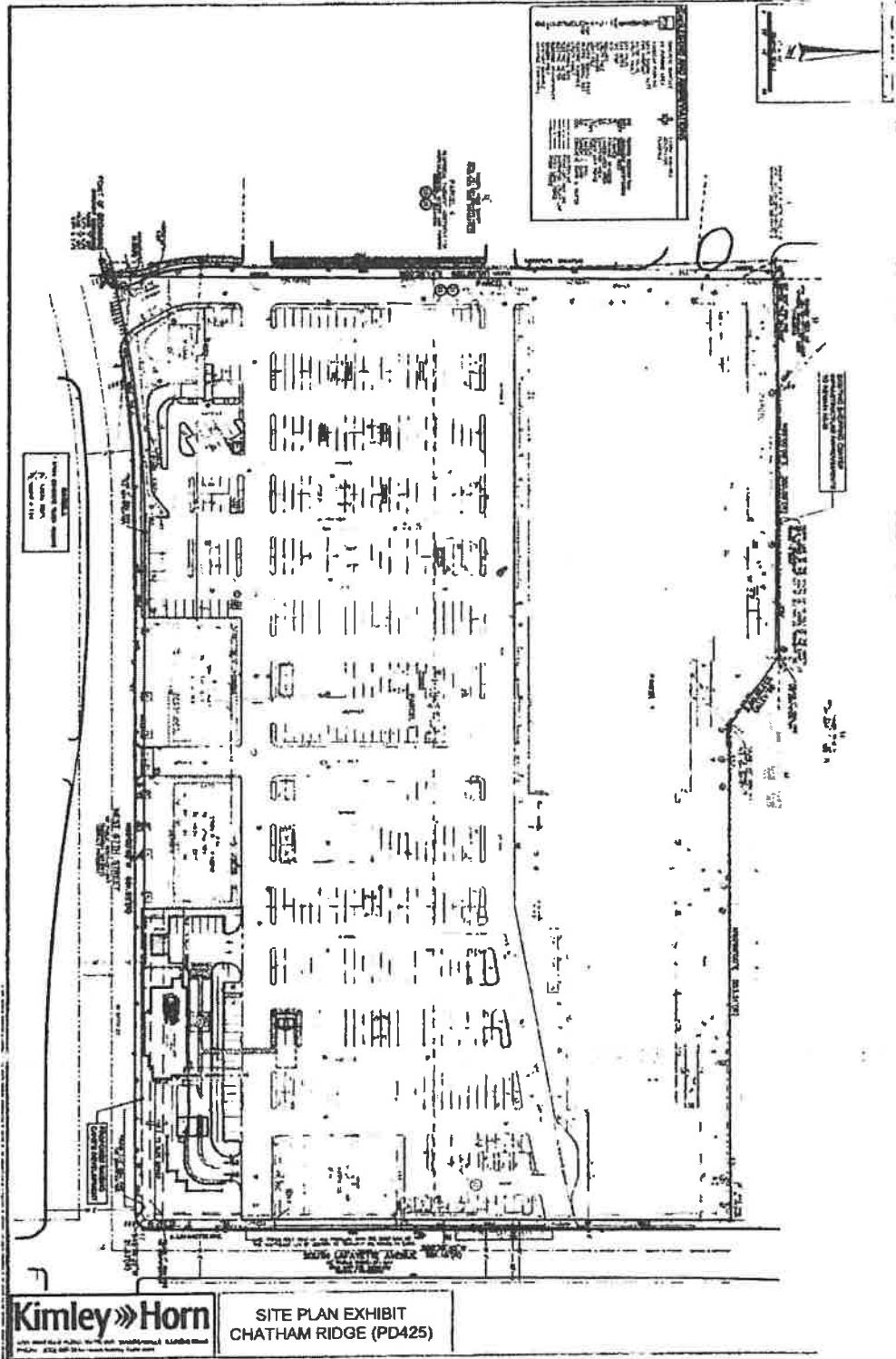
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development No. 425, As Amended.

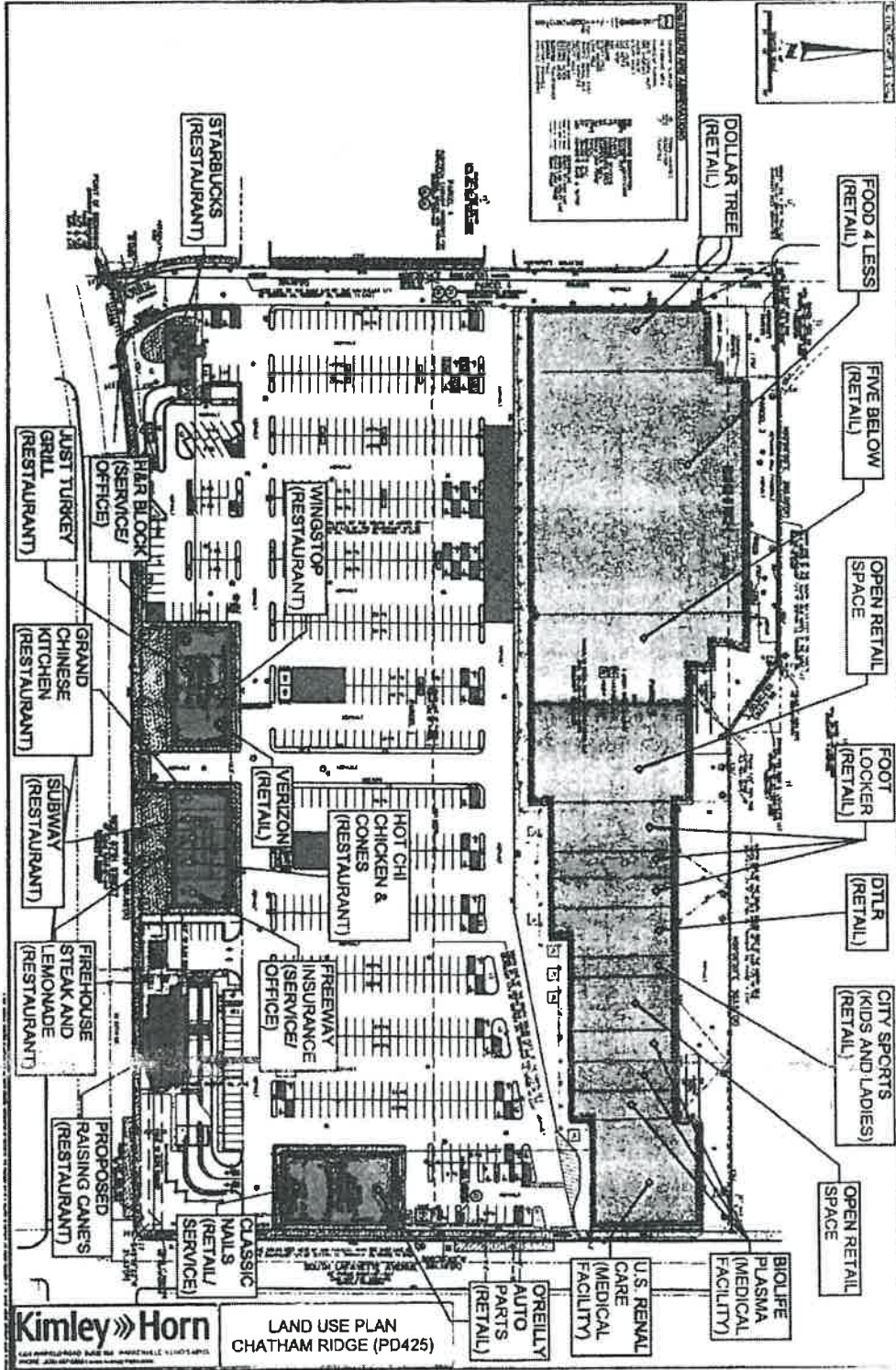
Use And Bulk Regulations.

Gross Site Area:	594,594 square feet
Net Site Area:	594,594 square feet
Net Site Area of Subarea A:	562,481.07 square feet
Net Site Area of Subarea B:	32,112.93 square feet
Maximum Allowed FAR:	0.32 (190,270.08 square feet)
Maximum Allowed Height:	45 feet
Minimum Off-Street Parking:	660 parking spaces (existing, no change proposed)
Maximum Percentage of Land Coverage:	0.32 (existing, no change proposed)
Minimum Number of Loading Berths:	4 (existing, no change proposed)

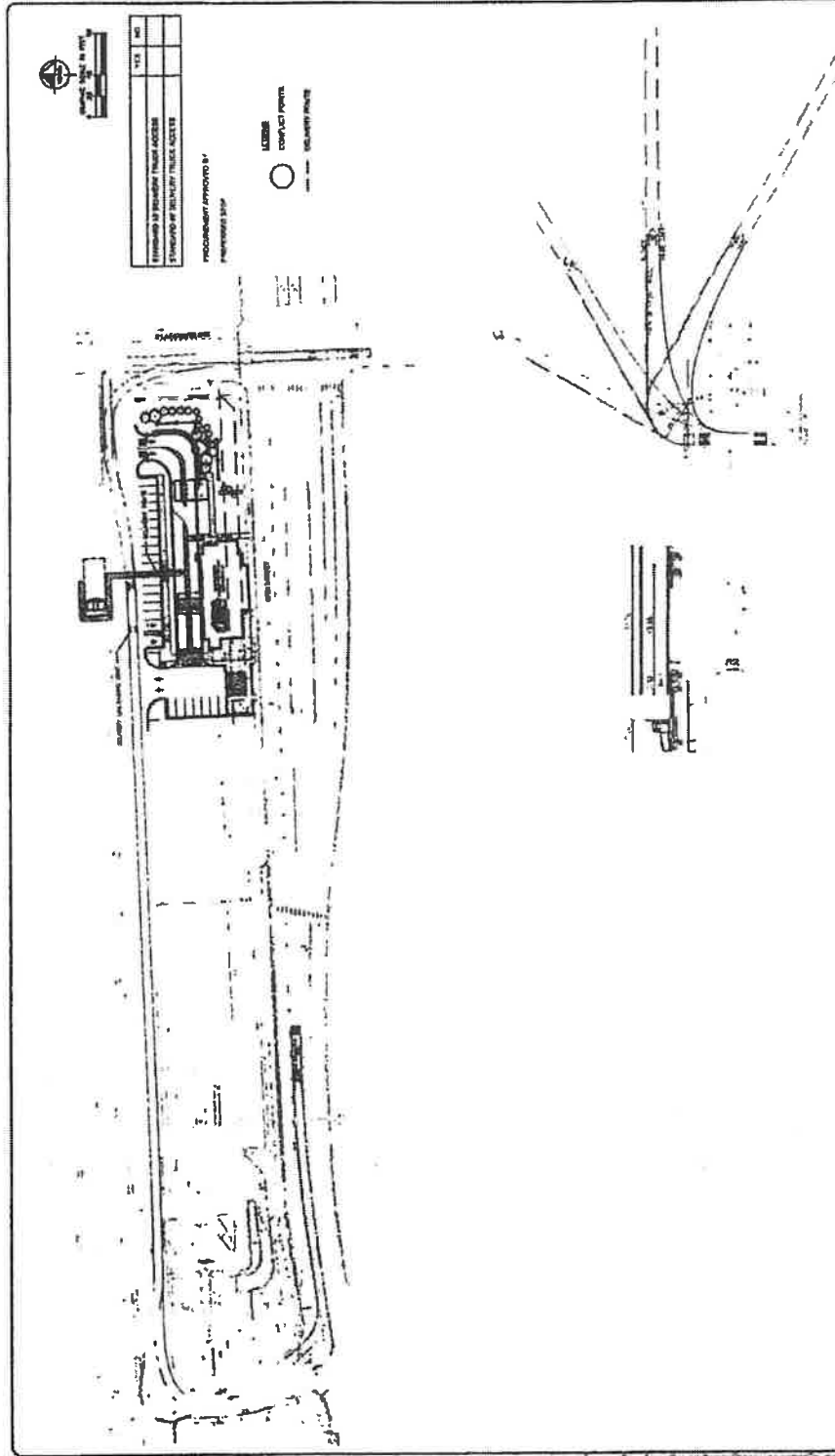
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FINAL FOR PUBLICATION



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PROJECT NUMBER	1084110052
SCALE	1" = 40'
DATE	07/10/2024
SHEET	1 OF 1

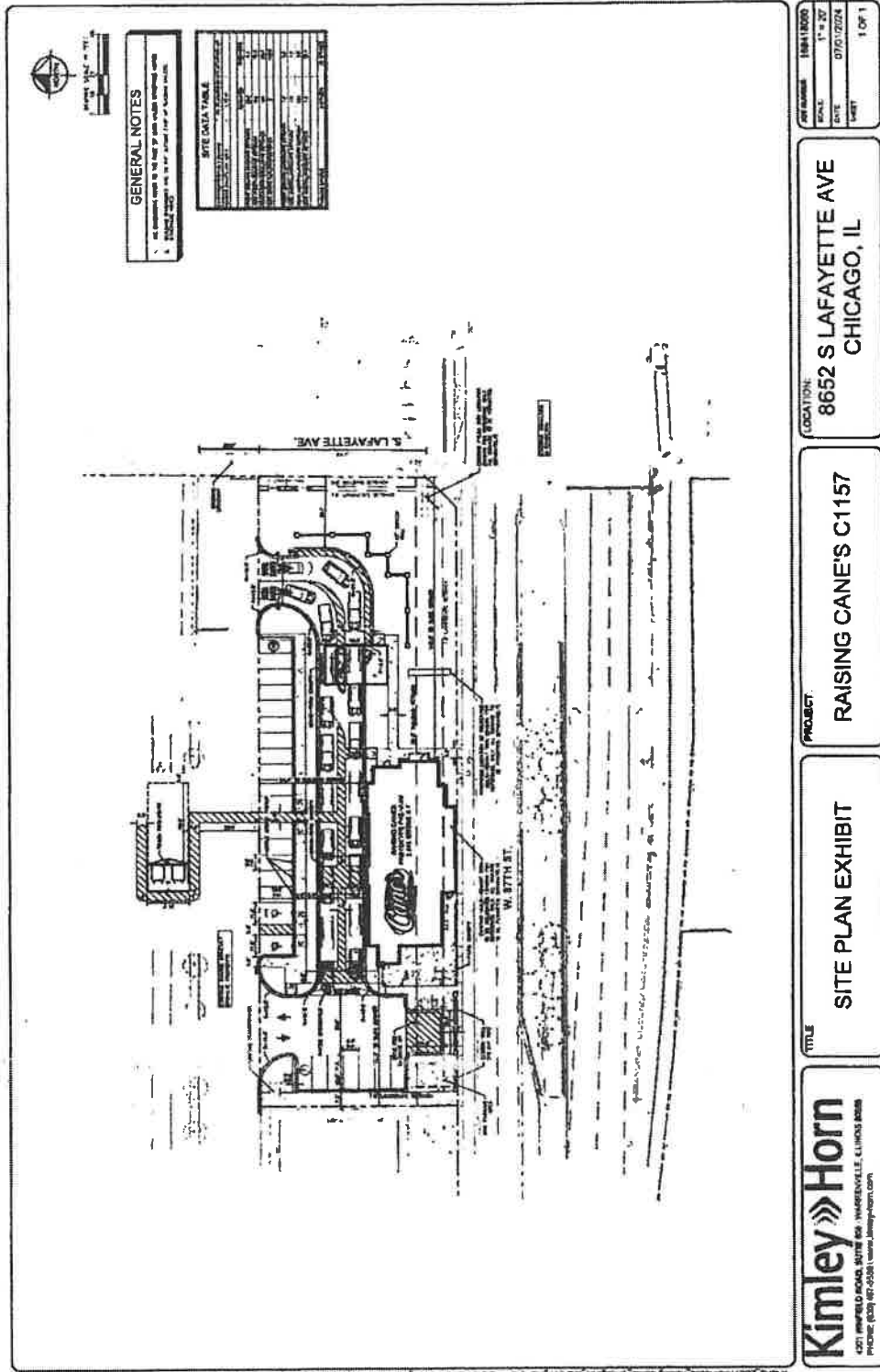
LOCATION:
**8652 S LAFAYETTE AVE
 CHICAGO, IL**

PROJECT:
RAISING CANE'S C1157

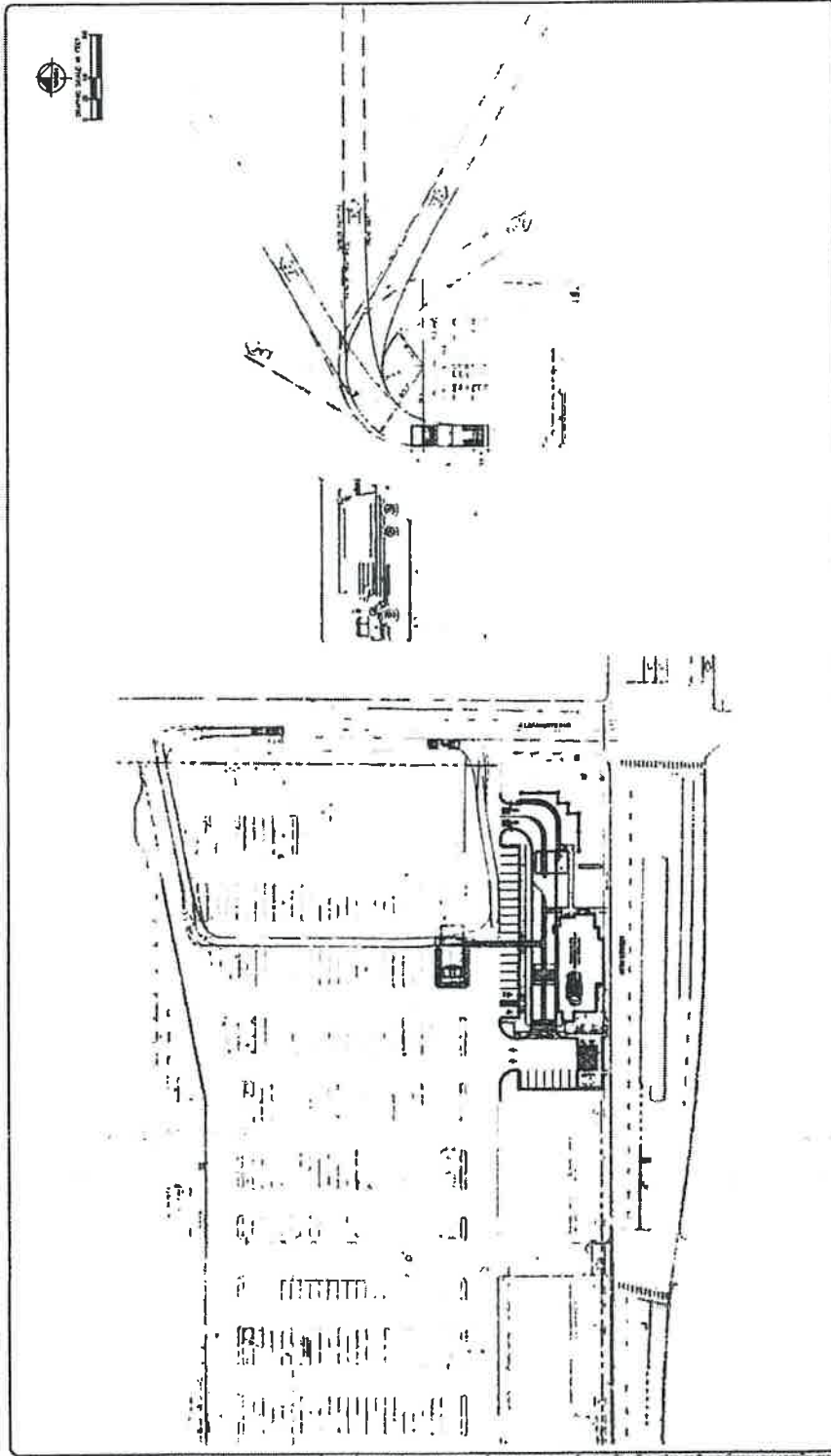
TITLE:
**48' DELIVERY TRUCK
 TURN EXHIBIT**

Kimley»Horn
 4211 WILFELD ROAD, SUITE 800 - WARRENDALE, IL 60555
 PHONE: (815) 487-5500 | www.kimley-horn.com

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION



DATE	1/15/2025
SCALE	1" = 40'
SHEET	000-07024
	1 OF 1

LOCATION:
**8652 S LAFAYETTE AVE
 CHICAGO, IL**


PROJECT:
RAISING CANE'S C1157

TITLE:
**GARBAGE TRUCK TURN
 EXHIBIT**

Kimley»Horn
 4201 WILFELD ROAD, SUITE 100, WARRENVILLE, ILLINOIS 60555
 PHONE: (630) 487-5500 | WWW.KIMLEY-HORN.COM


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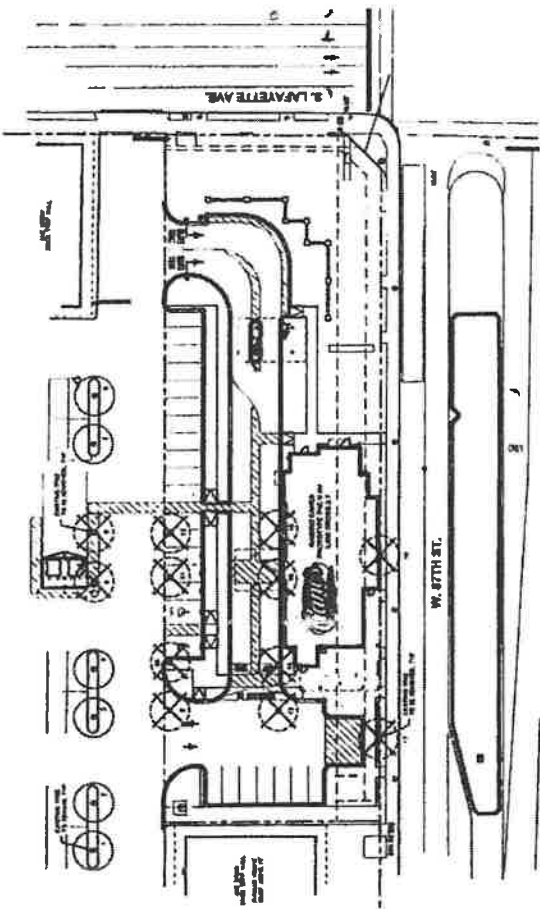


RAISING CANES
RESTAURANT
RENOVATION
PROJECTS
PHOTOGRAPHY
RENOVATION

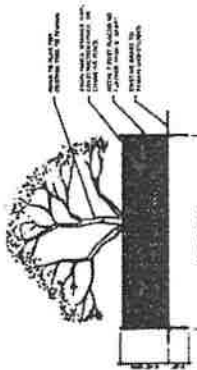
BI
ARCHITECTS



TREE PRESERVATION PLAN	
DATE	7/14/21
JOB NO.	23641
LI.01	




01 TREE PRESERVATION PLAN



TO BE PRESERVED
 TO BE REMOVED
 TO BE REMOVED AND REPLACED


4000 North Central Expressway
 Suite 100
 Dallas, Texas 75245
 214.343.7700


BELLE PIGNA
 ARCHITECTS

TREE PRESERVATION NOTES:


1. All trees shown on this plan are to be preserved unless otherwise noted.
2. Trees marked with a circle (O) are to be preserved.
3. Trees marked with a circle and a cross (OX) are to be removed and replaced with a tree of similar or greater size and species.
4. Trees marked with a cross (X) are to be removed.
5. All trees to be preserved shall be protected by a tree protection zone (TPZ) during construction.
6. The TPZ shall be established by a line extending from the trunk of the tree to a distance of 1.5 times the tree's height.
7. No construction activity shall be permitted within the TPZ.
8. All trees to be removed shall be removed within 30 days of the start of construction.
9. All trees to be removed shall be removed in a manner that does not damage the remaining trees.
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15. All trees to be removed shall be removed in a manner that does not damage the remaining trees.

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CANE'S
RESTAURANT

PLANNING CANES
ARCHITECTS
1111 N. LAUREL ST.
CHICAGO, IL 60610
PHONE: 312.467.1111
WWW.PLANNINGCANES.COM



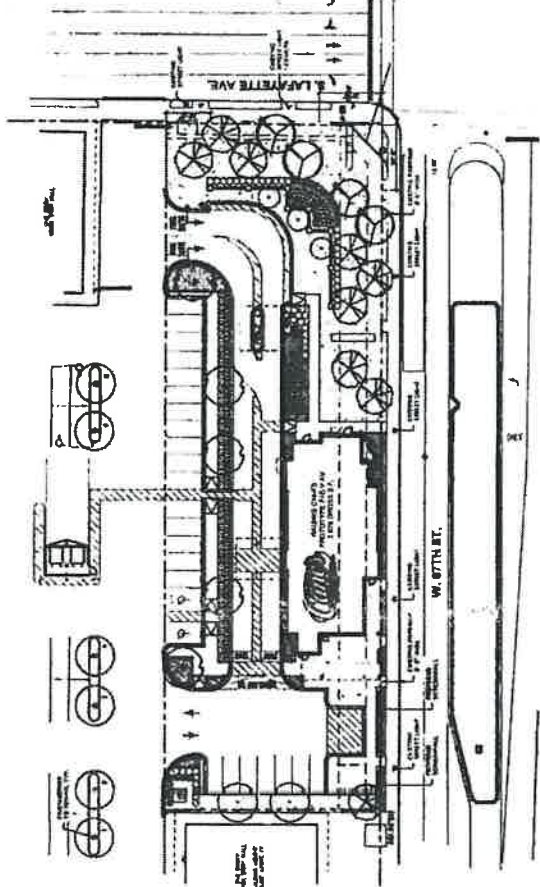
BELLE FIRMS

LANDSCAPE PLAN

DATE: 3/19/21
DRAWN: ZHANG
SCALE: 1/2"=1'-0"

LANDSCAPE NOTES

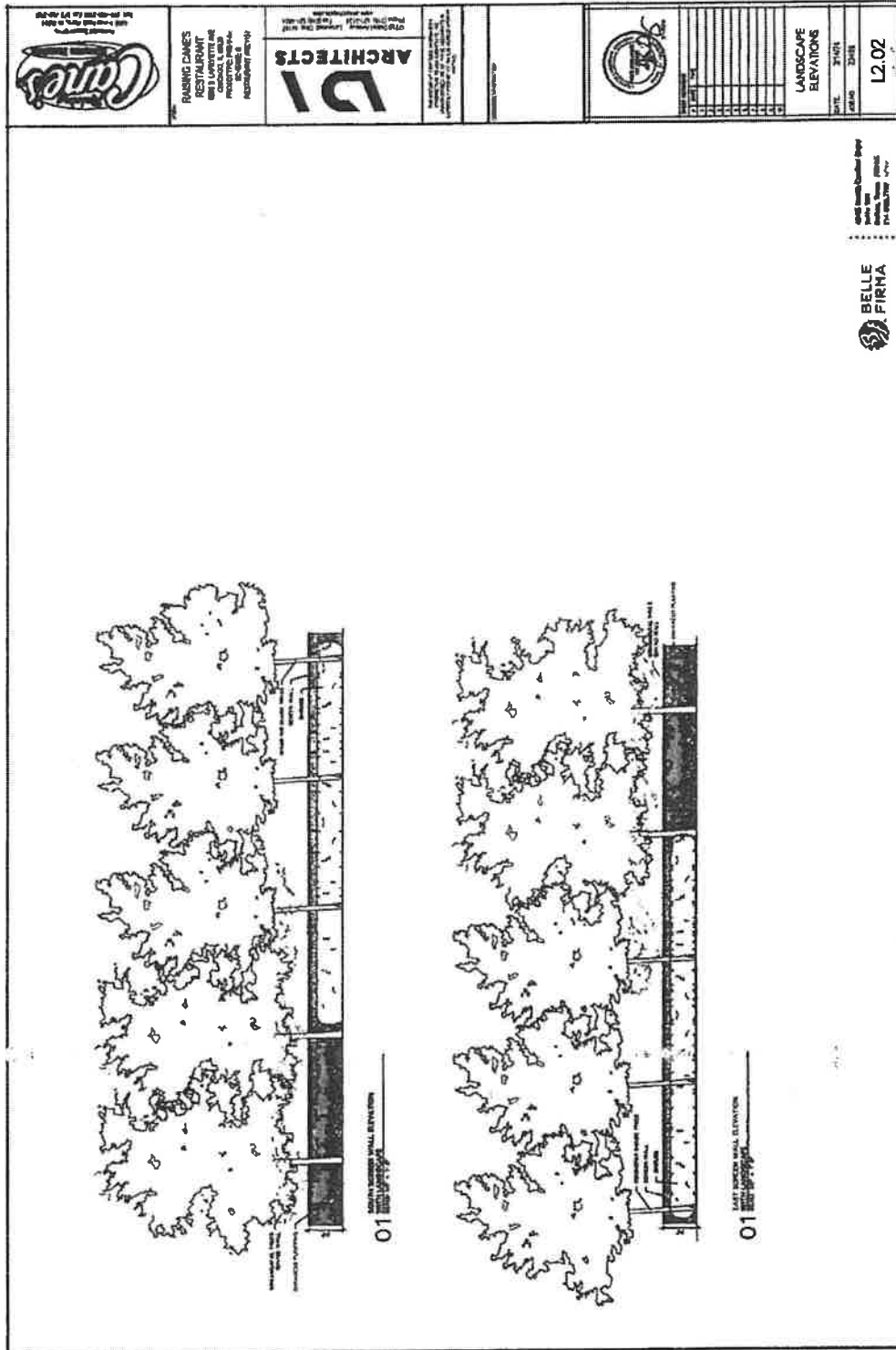
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19. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR AND MAINTAINED THROUGHOUT THE PROJECT.
20. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR AND MAINTAINED THROUGHOUT THE PROJECT.



PLANT LIST

Symbol	Plant Name	Quantity	Notes
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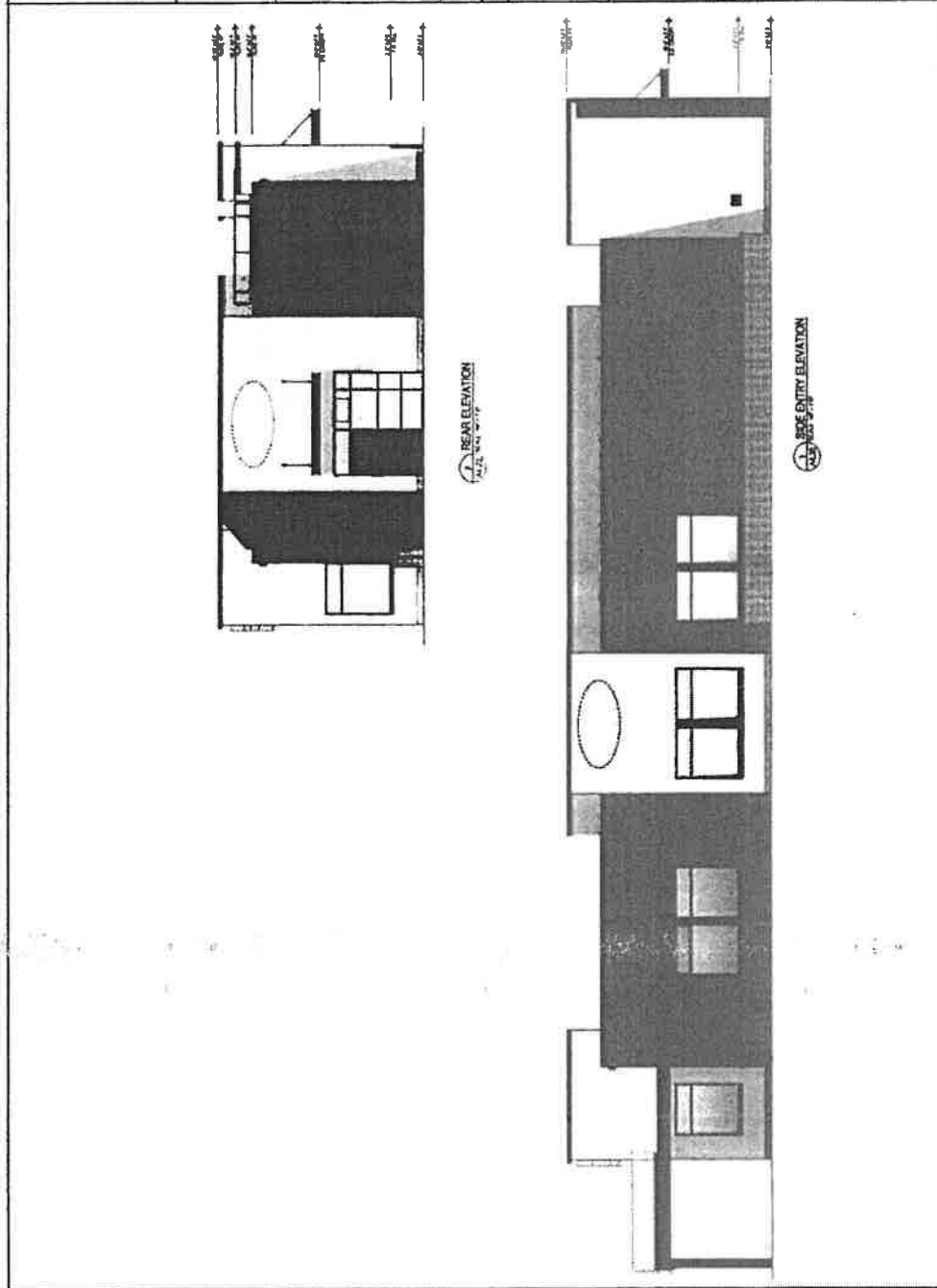
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PABING CANE'S RESTAURANT	
1000 S. LAUREL ST. CHICAGO, IL 60605	
PROJECT NO. 2024-001	
DATE: 01/15/2025	
SCALE: AS SHOWN	
A1.50	


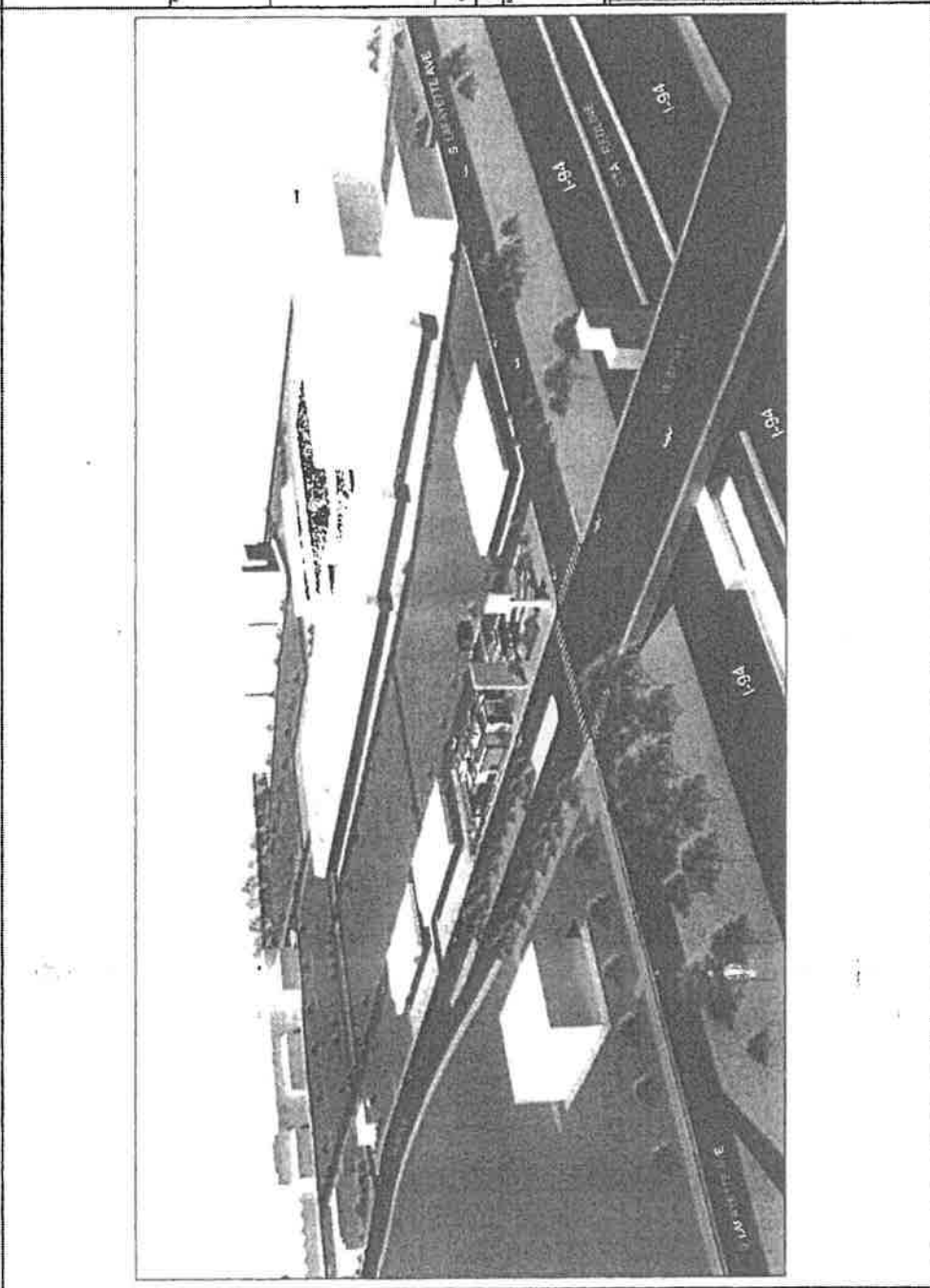
BI ARCHITECTS	
1000 S. LAUREL ST. CHICAGO, IL 60605	
TEL: (773) 327-1234	
WWW.BIARCHITECTS.COM	

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	01/15/2025
2	REVISED TO SHOW MECHANICAL ROOM	01/15/2025
3	REVISED TO SHOW MECHANICAL ROOM	01/15/2025
4	REVISED TO SHOW MECHANICAL ROOM	01/15/2025
5	REVISED TO SHOW MECHANICAL ROOM	01/15/2025
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20	REVISED TO SHOW MECHANICAL ROOM	01/15/2025


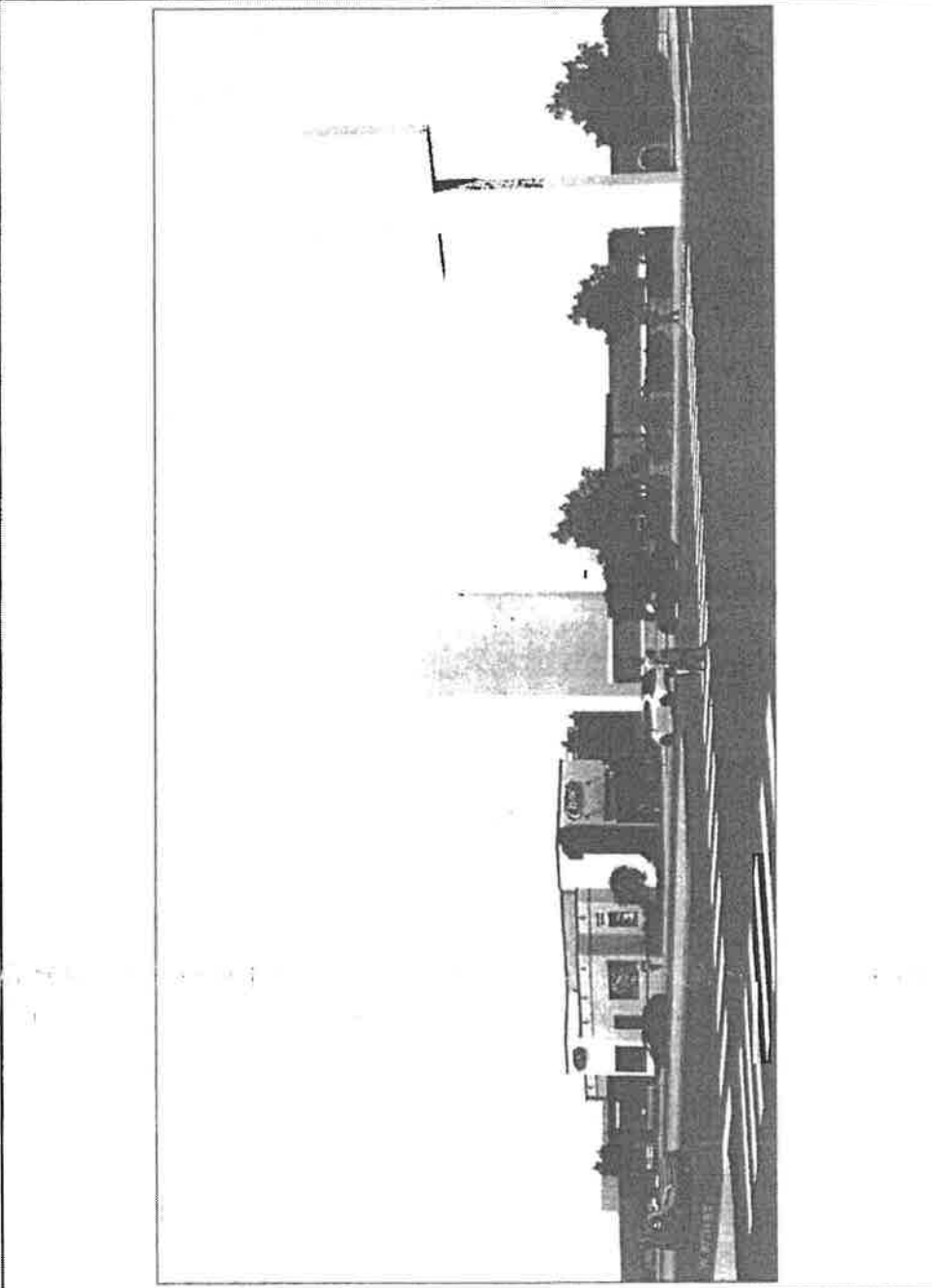
FINAL FOR PUBLICATION

 <p>1111 S. MICHIGAN AVE. SUITE 100 CHICAGO, IL 60605 TEL: 312.526.9100</p>	<p>RISING CANES RESTAURANT 1111 S. MICHIGAN AVE. CHICAGO, IL 60605 PROJECT NO. 2024-001 DATE: 01/15/2025</p>	<p>DA ARCHITECTS 1111 S. MICHIGAN AVE. SUITE 100 CHICAGO, IL 60605 TEL: 312.526.9100</p>	<p>1111 S. MICHIGAN AVE. SUITE 100 CHICAGO, IL 60605 TEL: 312.526.9100</p>	<p>1111 S. MICHIGAN AVE. SUITE 100 CHICAGO, IL 60605 TEL: 312.526.9100</p>	<p>EXTERIOR ARCHITECTURE ELEVATIONS</p> <p>PROJECT NO. 2024-001 DATE: 01/15/2025</p> <p>A4.20</p>
 <p>REAR ELEVATION</p> <p>SIDE ENTRY ELEVATION</p>					



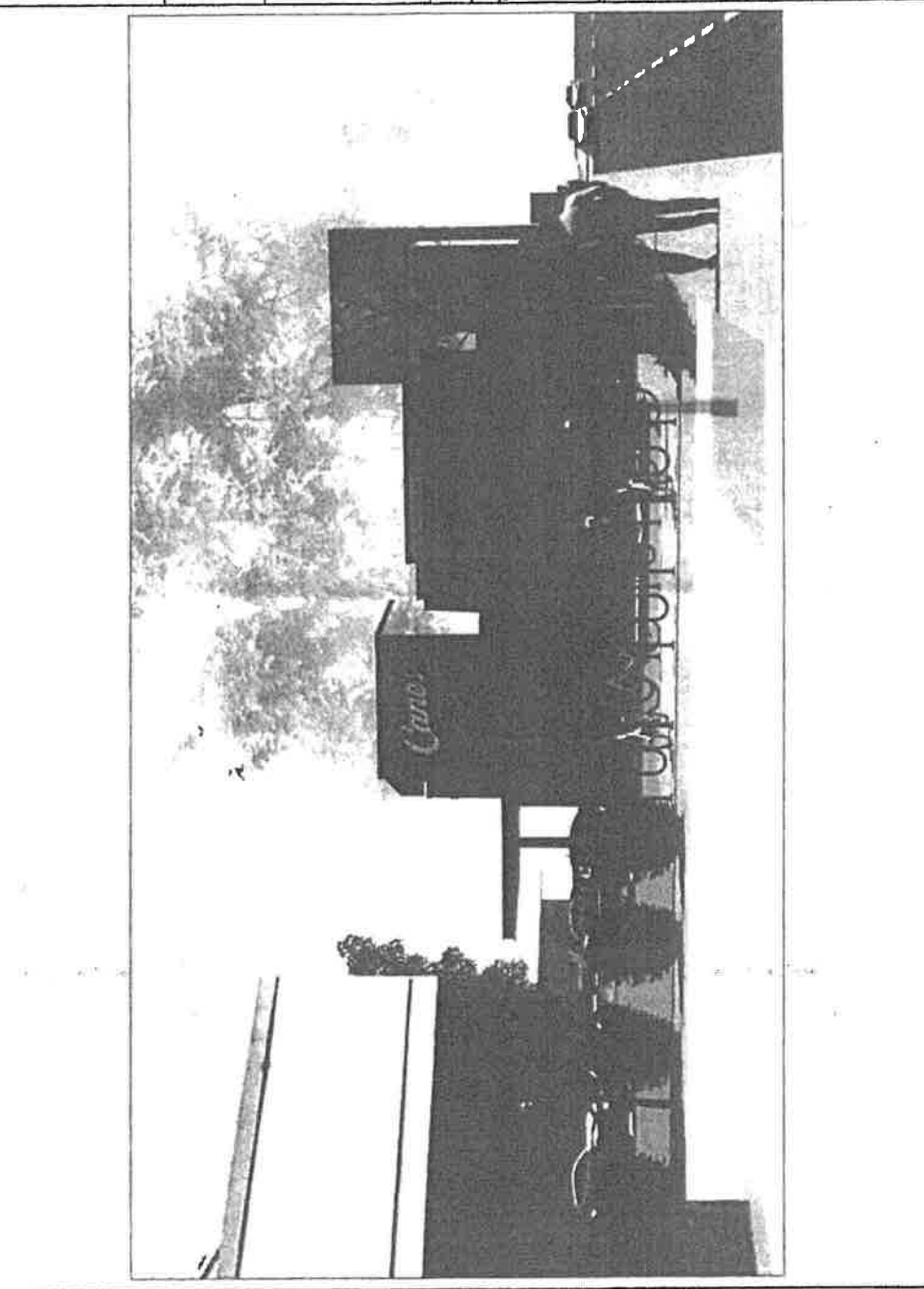
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 <p>what the cat is not the cat is what it was and always was and always</p>	<p>BARBARA GAMES DIRECTOR OF PLANNING AND DEVELOPMENT CITY OF SAN JOSE 1000 CALLE SAN ANTONIO SAN JOSE, CA 95128 PHONE: (408) 287-3000 FAX: (408) 287-3000 WWW.CITYOFSANJOSE.CA.GOV</p>	<p>B1 ARCHITECTS ARCHITECTS 1000 CALLE SAN ANTONIO SAN JOSE, CA 95128 PHONE: (408) 287-3000 FAX: (408) 287-3000 WWW.B1ARCHITECTS.COM</p>	<p>DATE: 1/15/2025 TIME: 10:00 AM BY: [REDACTED]</p>	<table border="1"> <tr><td>NO. 1</td><td>1</td></tr> <tr><td>NO. 2</td><td>1</td></tr> <tr><td>NO. 3</td><td>1</td></tr> <tr><td>NO. 4</td><td>1</td></tr> <tr><td>NO. 5</td><td>1</td></tr> <tr><td>NO. 6</td><td>1</td></tr> <tr><td>NO. 7</td><td>1</td></tr> <tr><td>NO. 8</td><td>1</td></tr> <tr><td>NO. 9</td><td>1</td></tr> <tr><td>NO. 10</td><td>1</td></tr> <tr><td>NO. 11</td><td>1</td></tr> <tr><td>NO. 12</td><td>1</td></tr> <tr><td>NO. 13</td><td>1</td></tr> <tr><td>NO. 14</td><td>1</td></tr> <tr><td>NO. 15</td><td>1</td></tr> <tr><td>NO. 16</td><td>1</td></tr> <tr><td>NO. 17</td><td>1</td></tr> <tr><td>NO. 18</td><td>1</td></tr> <tr><td>NO. 19</td><td>1</td></tr> <tr><td>NO. 20</td><td>1</td></tr> <tr><td>NO. 21</td><td>1</td></tr> <tr><td>NO. 22</td><td>1</td></tr> <tr><td>NO. 23</td><td>1</td></tr> <tr><td>NO. 24</td><td>1</td></tr> <tr><td>NO. 25</td><td>1</td></tr> <tr><td>NO. 26</td><td>1</td></tr> <tr><td>NO. 27</td><td>1</td></tr> <tr><td>NO. 28</td><td>1</td></tr> <tr><td>NO. 29</td><td>1</td></tr> <tr><td>NO. 30</td><td>1</td></tr> <tr><td>NO. 31</td><td>1</td></tr> <tr><td>NO. 32</td><td>1</td></tr> <tr><td>NO. 33</td><td>1</td></tr> <tr><td>NO. 34</td><td>1</td></tr> <tr><td>NO. 35</td><td>1</td></tr> <tr><td>NO. 36</td><td>1</td></tr> <tr><td>NO. 37</td><td>1</td></tr> <tr><td>NO. 38</td><td>1</td></tr> <tr><td>NO. 39</td><td>1</td></tr> <tr><td>NO. 40</td><td>1</td></tr> <tr><td>NO. 41</td><td>1</td></tr> <tr><td>NO. 42</td><td>1</td></tr> <tr><td>NO. 43</td><td>1</td></tr> <tr><td>NO. 44</td><td>1</td></tr> <tr><td>NO. 45</td><td>1</td></tr> <tr><td>NO. 46</td><td>1</td></tr> <tr><td>NO. 47</td><td>1</td></tr> <tr><td>NO. 48</td><td>1</td></tr> <tr><td>NO. 49</td><td>1</td></tr> <tr><td>NO. 50</td><td>1</td></tr> </table>	NO. 1	1	NO. 2	1	NO. 3	1	NO. 4	1	NO. 5	1	NO. 6	1	NO. 7	1	NO. 8	1	NO. 9	1	NO. 10	1	NO. 11	1	NO. 12	1	NO. 13	1	NO. 14	1	NO. 15	1	NO. 16	1	NO. 17	1	NO. 18	1	NO. 19	1	NO. 20	1	NO. 21	1	NO. 22	1	NO. 23	1	NO. 24	1	NO. 25	1	NO. 26	1	NO. 27	1	NO. 28	1	NO. 29	1	NO. 30	1	NO. 31	1	NO. 32	1	NO. 33	1	NO. 34	1	NO. 35	1	NO. 36	1	NO. 37	1	NO. 38	1	NO. 39	1	NO. 40	1	NO. 41	1	NO. 42	1	NO. 43	1	NO. 44	1	NO. 45	1	NO. 46	1	NO. 47	1	NO. 48	1	NO. 49	1	NO. 50	1	<p>WIND EYE VIEW NATIONAL RENDER PROJECT NO. 23651 DATE: 1/15/2025 BY: [REDACTED]</p> <p>R-3 1/15/2025</p>
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 <p>100% REAL BUTTER 100% REAL MILK 100% REAL EGGS 100% REAL SUGAR 100% REAL VANILLA 100% REAL CHOCOLATE 100% REAL PEANUT BUTTER 100% REAL CREAM 100% REAL WHIPPED CREAM 100% REAL BUTTER 100% REAL MILK 100% REAL EGGS 100% REAL SUGAR 100% REAL VANILLA 100% REAL CHOCOLATE 100% REAL PEANUT BUTTER 100% REAL CREAM 100% REAL WHIPPED CREAM</p>	<p>RAISING CANE'S RESTAURANT 100% REAL BUTTER 100% REAL MILK 100% REAL EGGS 100% REAL SUGAR 100% REAL VANILLA 100% REAL CHOCOLATE 100% REAL PEANUT BUTTER 100% REAL CREAM 100% REAL WHIPPED CREAM</p>	<p>B1 ARCHITECTS 100% REAL BUTTER 100% REAL MILK 100% REAL EGGS 100% REAL SUGAR 100% REAL VANILLA 100% REAL CHOCOLATE 100% REAL PEANUT BUTTER 100% REAL CREAM 100% REAL WHIPPED CREAM</p>	<p>STREET VIEW MATERIAL RENDER</p>	<p>R-4</p>
				


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 <p>RAISING CANES RESTAURANT 913 LAWAYFE DR MOUNTAIN VIEW, MO 64061 PHONE: 816-261-1112</p>	 <p>B1 ARCHITECTS</p>	<p>STREET VIEW MATERIAL RENDER</p>	<p>R-5</p>
 <p>The rendering shows a modern, dark-colored building with a prominent sign that reads "Cano's". The building is situated on a street with trees in the background. The rendering is a material study, showing the textures and colors of the building's facade.</p>			

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RASBIE CAFE'S RESTAURANT
1200 N. LAUREL STREET
CHICAGO, IL 60642
PROPOSING FOR A
RESTAURANT AND BAR



BI ARCHITECTS
1200 N. LAUREL STREET
CHICAGO, IL 60642
PROPOSING FOR A
RESTAURANT AND BAR

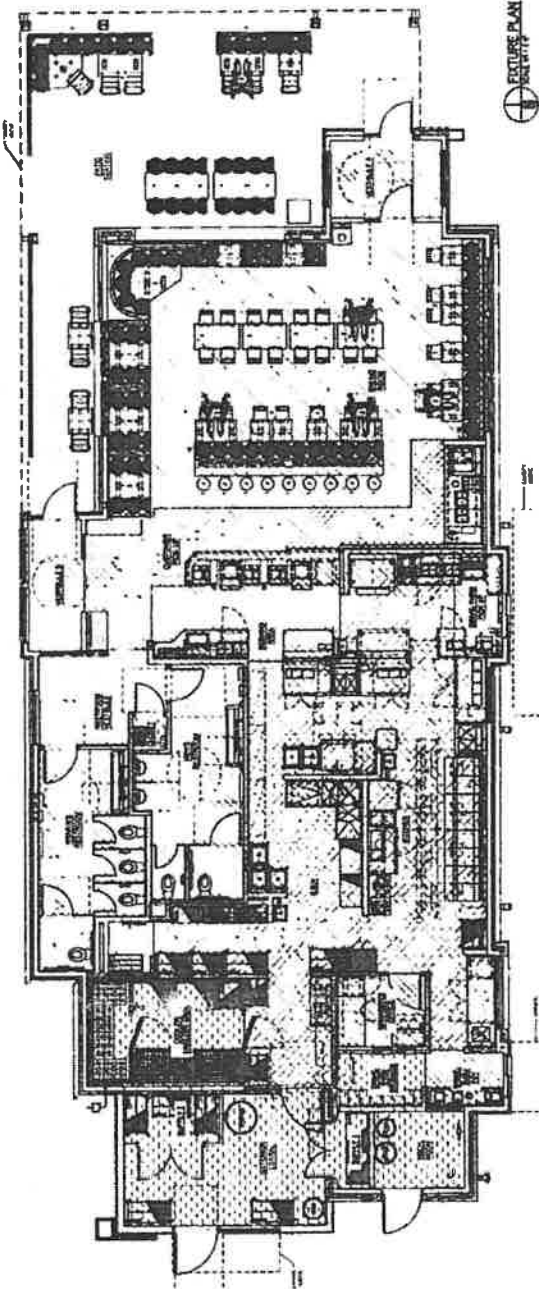
FS1.10

FUTURE PLAN

DATE: 07/27/24
DRAWN BY: JAMES

GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS AND THE IBC 2015 CODE.
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FUTURE PLAN

CODE AND BUILDING DATA

PERMITS:

PLUMBING:

ELECTRICAL:

Mechanical:

Fire Protection:

Other:

NO.	DESCRIPTION	DATE	BY	REVISION
1	ISSUED FOR PERMIT			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

Reclassification Of Area Shown On Map Number 20-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 Commercial Planned Development No. 425 symbols and indications as shown on Map No. 20-F in the area bounded by:

a line 647.88 feet north of the intersection of West 87th Street and South Lafayette Avenue as measured along the west line of South Lafayette Avenue; a line 503.51 feet west of South Lafayette Avenue; a line 596.16 feet north of West 87th Street; South Lafayette Avenue; West 87th Street; and a line 953.57 feet west of South Lafayette Avenue (as measured perpendicularly from South Lafayette Avenue)

to the designation of Business Planned Development No. 425, 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 Number 425
(As Amended)*

Plan Of Development

Statements.

1. The area delineated herein as Business Planned Development No. 425, as amended, is owned or controlled by the applicant, First National Realty Development Corporation. Title to the subject property is held by American National Bank and Trust Company of Chicago as Trustee, under Trust Agreement dated June 27, 1986 and known as Trust No. 67592.

2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees, or grantees.
3. The following uses shall be permitted within the area delineated herein as "Business Planned Development No. 425, as amended": general merchandise uses, retail drug stores, food stores, restaurants, department stores, indoor and outdoor automobile sales and display, offices, technical schools, service type business uses, parking and related uses, as permitted under the B5 General Service District (all exclusive of any principal activity of outdoor storage and auto service station uses).
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 Public Works and the approval of the Department of Planning. A minimum of two percent of all parking spaces shall be designated for parking for the handicapped.
5. All outdoor parking areas within the area delineated "Business Planned Development No. 425, as amended" shall be suitably landscaped.
6. Any dedication or vacation of streets and alleys, or easements, or adjustment 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 must be adequately designed and paved in accordance with the regulations of the Department of Public Works 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 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 maximum floor area ratio shall be 0.32.
10. Business and identification signs may be permitted within the area delineated herein as "Business Planned Development No. 425, as amended", subject to the review and approval of the Department of Inspectional Services and the Department of Planning. One illuminated business and identification sign shall be permitted at or near the 87th Street entrance to the Business Planned Development.

11. Height restriction of any building or any appurtenance thereto, shall be subject to:
 - a) Height limitations as certified on Form FAA-117 or successor forms involved in 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 the Department of Law, and approved by the City Council.

12. The property subject to this Planned Development shall be used and developed pursuant to and consistent with the site plan and elevation drawings dated January 15, 1990, prepared by Lawrence Design Collaborative Limited, which are on file with the Department of Planning.

13. The property subject to this Planned Development shall be landscaped in general conformity with the site plan and elevation drawings prepared by Lawrence Design Collaborative Limited, dated January 15, 1990, which are on file with the Department of Planning. The landscaping shall be maintained at all times in accordance with the landscaping plan. Mature trees shall be installed in the public way adjacent to the property to the maximum extent in accordance with the standards of the Department of Streets and Sanitation Bureau of Forestry, and the Department of Public Works Bureau of Street Traffic subject to the approval of the Department of Planning.

14. 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 No. 425, as amended" 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) Use and bulk regulations and data chart.

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

[Property Line and Right-of-Way Adjustment Map, Existing Zoning and Preferential Street System Map and Generalized Land Use Plan attached to this Plan of Development printed on pages 18013 through 18015 of this Journal.]

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

*Business Planned Development No. 425
(As Amended)*

Use And Bulk Regulations And Data.

Net Site Area	General Description Of Land Use	Maximum Floor Area Ratio	Maximum Percentage Of Site Coverage
<u>Square Feet</u> Acres			
<u>594,594</u> 13.65	General merchandise uses, retail drug stores, food stores, restaurants, department stores, indoor and outdoor automobile sales and display, offices, technical schools, service type business uses, parking and related uses, as permitted under the B5 General Service District (all exclusive of any principal activity of outdoor storage and auto service station uses).	0.32	0.32

Minimum Off-Street Loading Spaces: As required in the B5 General Service District

Minimum Off-Street Parking Spaces: 660

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

Minimum Required Setbacks: 5 feet along South Lafayette Avenue
20 feet along West 87th Street

Reclassification Of Area Shown On Map Number 28-H.

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

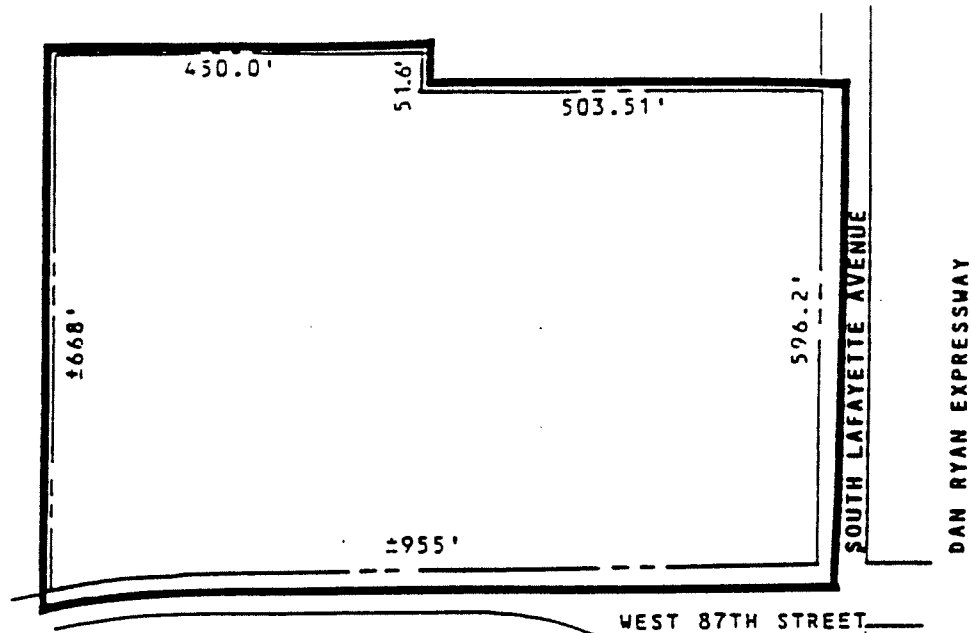
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 28-H in area bounded by:

West Monterey Avenue; South Vincennes Avenue; a line 266.14 feet southwest of and parallel to West Monterey Avenue; the alley next northwest of and parallel to South Vincennes Avenue; the alley next southwest of and parallel to West Monterey Avenue; and South Church Street,

to those of a B4-1 Restricted Service District and a corresponding use district is hereby established in the area above described.

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

**BUSINESS PLANNED DEVELOPMENT NO. 425, AS AMENDED
PROPERTY LINE AND RIGHT-OF-WAY ADJUSTMENT MAP.**



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- 51' —** DIMENSIONED PROPERTY LINE (Simplified from survey)

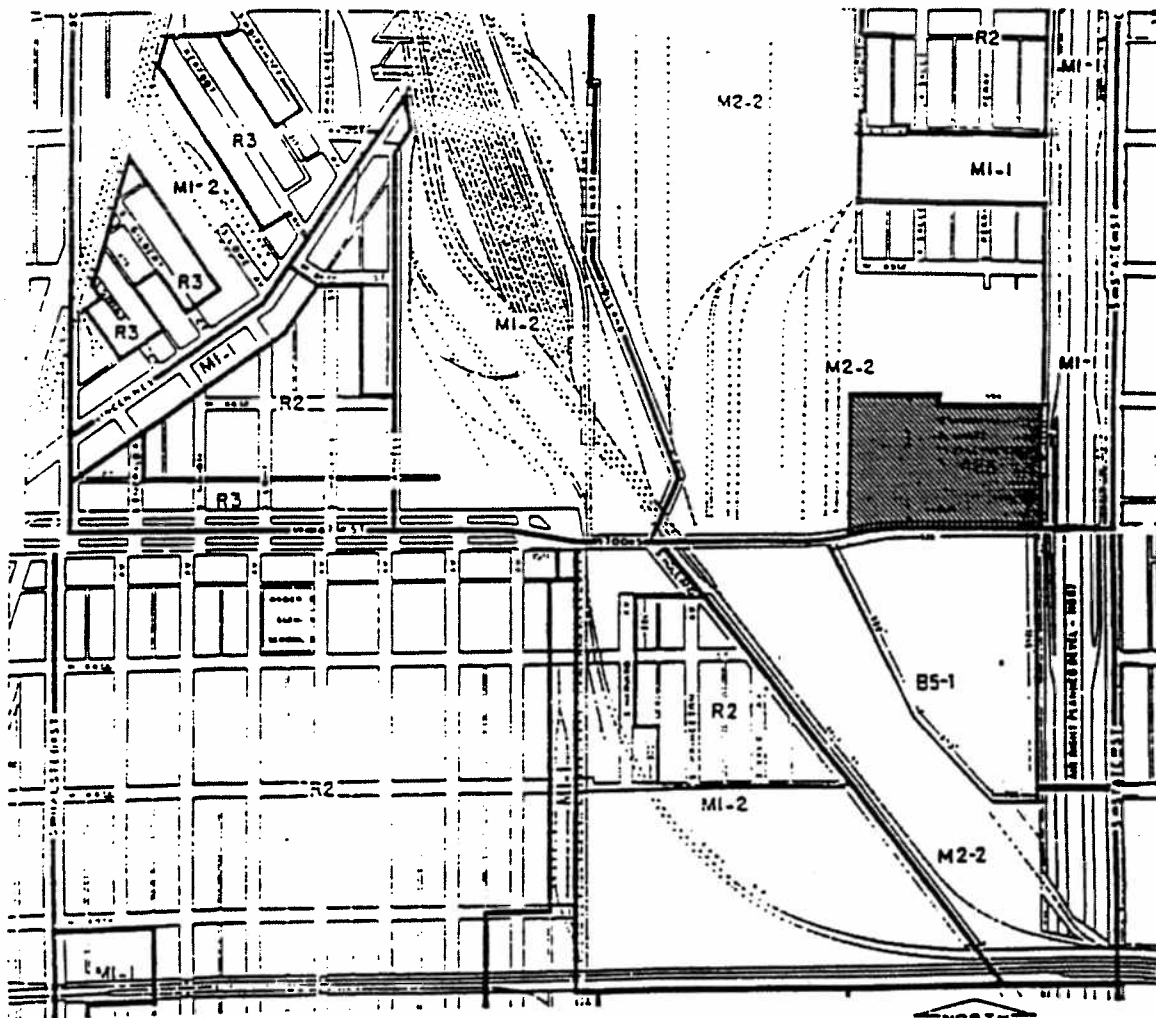
NOTE: NO RIGHT-OF-WAY ADJUSTMENTS PROPOSED

APPLICANT: First National Realty Development Corporation

ADDRESS: 30 West 87th Street, Chicago, Illinois

DATE:

BUSINESS PLANNED DEVELOPMENT, NO. 425, AS AMENDED
ZONING MAP.



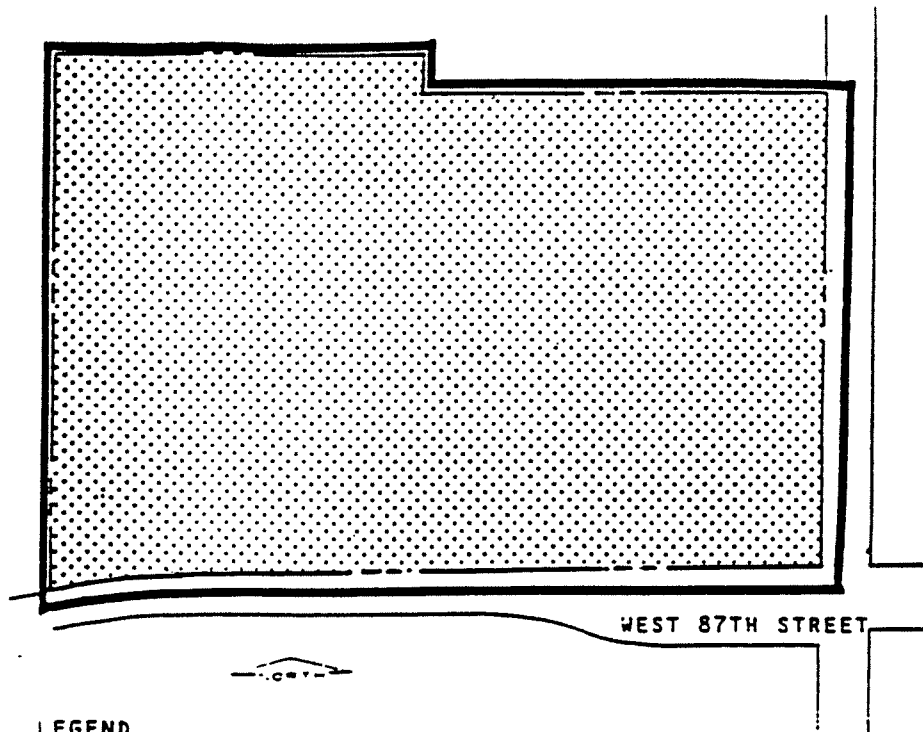
LEGEND



SUBJECT PROPERTY

APPLICANT: First National Realty Development Corporation
 ADDRESS: 30 West 37th Street, Chicago, Illinois
 DATE:

BUSINESS PLANNED DEVELOPMENT NO. 425, AS AMENDED
GENERALIZED LAND USE PLAN.



LEGEND

— PLANNED DEVELOPMENT BOUNDARY

PERMITTED USES: general merchandise uses, retail drug stores, food stores, restaurants, department stores, indoor and outdoor automobile sales and display, offices, technical schools, service type business uses, parking and related uses, as permitted under the 85 General Service District (all exclusive of any principal activity of outdoor storage and auto service station uses).

APPLICANT: First National Realty Development Corporation

ADDRESS: 30 West 87th Street, Chicago, Illinois

DATE:

Failed To Pass -- CHICAGO ZONING ORDINANCE AMENDED
TO RECLASSIFY PARTICULAR AREAS.

(Adverse Committee Recommendation)

On motion of Alderman Burke, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of June 7, 1990, pages 16879 through 16881, recommending that the City Council do not pass said proposed ordinances amending the Chicago Zoning Ordinance by reclassifying particular areas.

On motion of Alderman Banks, the said proposed ordinances *Failed to Pass* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, Tinman, T. Evans, Bloom, Steele, Beavers, Dixon, Huels, Fary, Burke, Carter, Streeter, Kellam, Sheahan, Troutman, J. Evans, Garcia, Krystyniak, Henry, Soliz, Gutierrez, E. Smith, Davis, Bialczak, Figueroa, Austin, Kotlarz, Banks, Giles, Cullerton, Laurino, O'Connor, Natarus, Eisendrath, Hansen, Levar, Shiller, M. Smith, Orr, Stone -- 41.

Nays -- None.

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

Said ordinances, which failed to pass, read as follows (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 12-L.

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. 12-L in area bounded by:

West 51st Street; South Cicero Avenue; a line 100 feet south of West 51st Street; and the alley next west of and parallel to South Cicero Avenue,

to those of a C2-1 General Commercial District and a corresponding use district is hereby established in the area above described.

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

(Continued from page 3774)

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. 20-F in the area bounded by

a line 647.88 feet north of the intersection of West 87th Street and South Lafayette Avenue as measured along the west line of South Lafayette Avenue; a line 503.51 feet west of South Lafayette Avenue; a line 596.16 feet north of West 87th Street; South Lafayette Avenue; West 87th Street; and a line 953.57 feet west of South Lafayette Avenue (as measured perpendicularly from South Lafayette Avenue),

to the designation of a Commercial 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 2. This ordinance shall be in force and effect from and after its passage and due publication.

Commercial Planned Development attached to this ordinance reads as follows:

Plan Of Development Commercial Plan No. 425

Development Statements.

1. Johnson Products, Co. is the legal owner and contract Seller of the area delineated herein as "Commercial Plan Development." The American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated June 27, 1986 and known as Trust No. 67592 is the contract purchaser.
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 "Commercial Plan Development," General merchandise uses, restaurants with drive-thru capacity, parking and related uses, and any other uses permitted in a C3 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 "Commercial 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 must 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 "Commercial 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 0.32.
10. Business and identification signs may be permitted within the area delineated herein as "Commercial 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 87th Street entrance to the "Commercial 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 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 "Commercial 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 and Procedures in relation to the Plan Developments", as promulgated by the Commissioner of Planning.

*First National Realty Development Corporation
Commercial Plan Development.*

Use And Bulk Regulations And Data.

Gross Site Area of Land Use Sq. Ft.	Acres	General Description F.A.R.	Coverage	% Land
594,594	13.65	Commercial Strip Shopping Center with restaurants with drive-through capacity, a technical learning institute, off-street parking, and other related uses.	0.32	0.32

Minimum Off-Street Loading Spaces: _____ Spaces (determined by the Dept. of Planning)

Minimum Off-Street Parking Spaces: 660 Spaces

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

Minimum Required Setbacks: 0 along all property lines.

APPLICANT: First National Realty Development Corp.

DATE: February 17, 1987

REVISED: _____

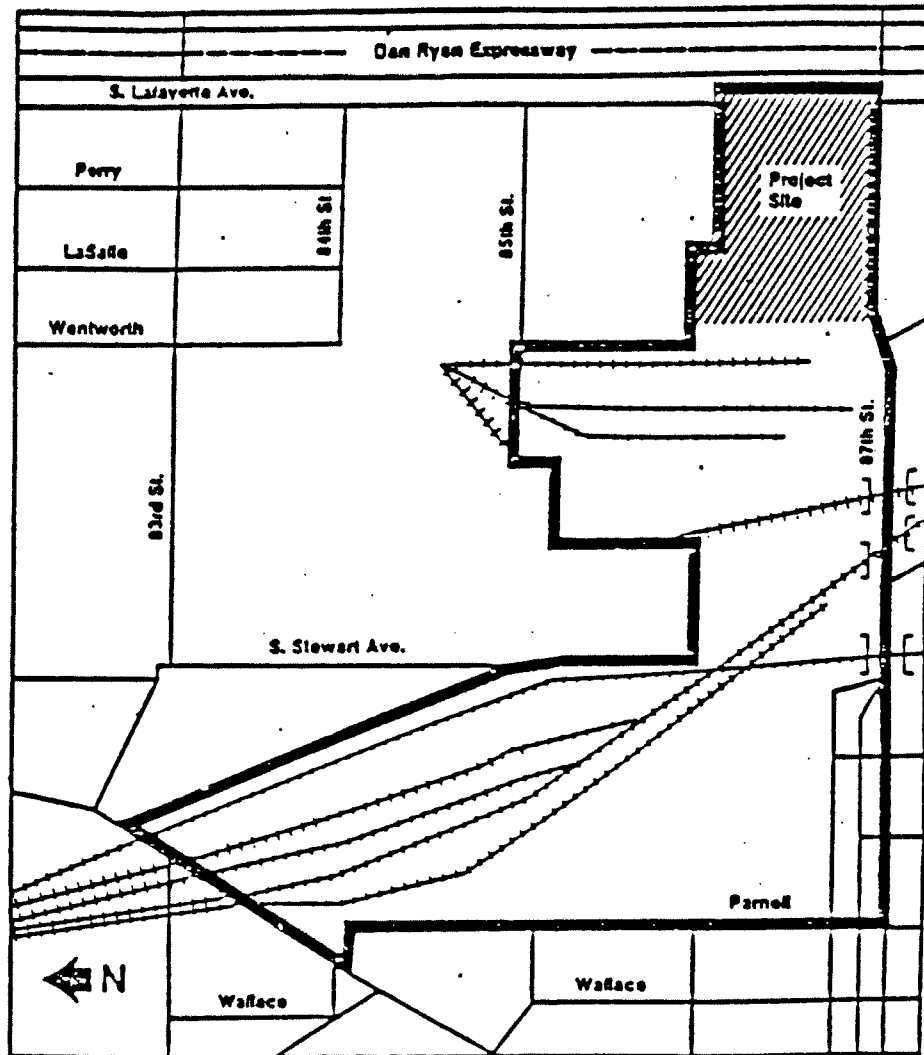
(950/N)

[Map attached to the Plan of Development is printed on page 3783 of this Journal.]




Reclassification Of Area Shown On Map No. 22-B.

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

CHATHAM RIDGE REDEVELOPMENT AREA Project Site



KEY

-  Redevelopment Area
-  Project Site
(is within Redevelopment Area)
-  Railroad

