

April 20, 2021

Rachael Young
NOVUS Architects Inc.
45 Technology Parkway, Suite 150
Peachtree Corners, GA 30093

Re: Opinion response for PD 446, 7131 S. Jeffery Blvd.

Dear Ms. Young:

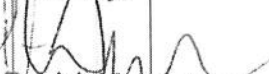
In response to your recent request, please be advised that the subject property is zoned Business Planned Development Number 446 ("PD 446").

Pursuant to Statement Number 5 of PD 446, the following uses are permitted: supermarket, hardware store, general merchandise, office, retail and service type business uses, together with parking and related uses (all exclusive of any principal activity of outdoor storage and auto service station uses).

A blood plasma donation center is classified as a Medical Service use and is therefore, permitted within PD 446.

In regard to address verification, official house numbers are assigned by the Department of Transportation. Their email address is: CDOHouseNumbers@cityofchicago.org.

Sincerely,



Patrick Murphey
Zoning Administrator

C: Main file

March 25, 2021

Meghan E. Zedick
Stafford, Owens, Piller, Murnane, Kelleher & Trombley PLLC
One Cumberland Avenue
PO Box 2947
Plattsburgh, NY 12901

Re: Opinion response for PD 446, 7131 S. Jeffery Blvd.

Dear Ms. Zedick:

In response to your recent request, please be advised that the subject property is zoned Business Planned Development Number 446 ("PD 446").

Pursuant to Statement Number 5 of PD 446, the following uses are permitted: supermarket, hardware store, general merchandise, office, retail and service type business uses, together with parking and related uses (all exclusive of any principal activity of outdoor storage and auto service station uses).

A blood plasma donation center is classified as a Medical Service use and is therefore permitted.

In regard to parking, pursuant to the Use and Bulk Regulations and Date Table of PD 446, a minimum of 270 off-street parking spaces are required.

In regard to building violations for the subject property, please contact the Building Dept. and in regard to business licensing requirements, please contact the Department of Business Affairs and Consumer Protection.

Sincerely,



Patrick Murphey
Zoning Administrator

C: Main file

Reclassification Of Area Shown On Map No. 18-C.

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 R5 General Residence, B3-3 General Retail and B5-3 General Service Districts symbols and indications as shown on Map No. 18-C in the area bounded by

10257 East 71st Street; the alley next west of and parallel to South Merrill Avenue; a line 276.21 feet south of East 71st Street; a line 743.11 feet east of South Jeffery Boulevard; East 72nd Street; South Jeffery Boulevard; a line 100 feet north of East 72nd Street; a line 115.5 feet east of South Jeffery Boulevard; a line 230 feet north of East 72nd Street; South Jeffery Boulevard; a line 300 feet north of East 72nd Street; and a line 115.5 feet east of South Jeffery Boulevard,

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 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. 446

Plan Of Development.

Statements.

1. The area delineated herein as the "Business Planned Development" is presently controlled by the City of Chicago, Department of Urban Renewal and administered by the Department of Economic Development.
2. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning. Ingress and egress to such off-street facilities shall be via Jeffery Boulevard and 71st Street.
3. All applicable official reviews, approvals or permits as required shall be obtained by the Department of Economic Development or its successors, assignees or grantees.

(Continued on page 12202)

(Continued from page 12196)

4. Dedication or vacation of streets, alleys and easements or adjustments to right-of-way or consolidation or resubdivision shall require a separate submittal on behalf of the Department of Economic Development or its successors, assignees or grantees, and approval by the Chicago City Council.
5. The following uses shall be permitted within the area delineated herein as the Business Planned Development: supermarket, hardware store, general merchandise, office, retail and service type business uses, together with parking and related uses (all exclusive of any principal activity of outdoor storage and auto service station uses).
6. Any and all service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago, with minimum width of 20 feet to provide ingress and egress for emergency vehicles. Within such areas no parking shall be permitted.
7. Business and business identification signs may be permitted subject to review and approval of the Department of Inspectional Services and the Department of Planning. There shall be no advertising signs permitted.
8. The information contained on the tables and maps attached hereto as exhibits provide data concerning the generalized plan of land use of the subject area.
9. The Plan of Development herein expressed, and as set forth in the exhibits attached hereto is subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.

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

Business Planned Development.

Use And Bulk Regulations And Data.

| Net Site Area | | General Description Of Land Use | F.A.R. | % Of Land Coverage |
|---------------|------------|---|--------|--------------------------|
| Square Feet | Acres | | | |
| 390,798.69 | 8.97 Acres | Supermarket, parking and related uses (ex- clusive of any principal | .28 | 28% |

4/13/88

UNFINISHED BUSINESS

12203

| Net Site Area | General Description | | % Of |
|----------------------|--|--------|------------------|
| Square Feet Acres | Of Land Use | F.A.R. | Land Coverage |
| | activity of outdoor storage, auto service station uses, and drive-in restaurant facilities). | | |

Gross Site Area = Net Site Area: 8.97 Acres + Area in public right of way 1.67 Acres = 10.64 Acres

Minimum Number of Parking Spaces: 270

Number of Off-street Loading Spaces: 3

Periphery Setbacks at Property Lines:

- Along Jeffery Boulevard 6 feet
- Along 71st Street 6 feet
- Along East lot line 22 feet (min.)
- Along 72nd Street 50 feet (min.)

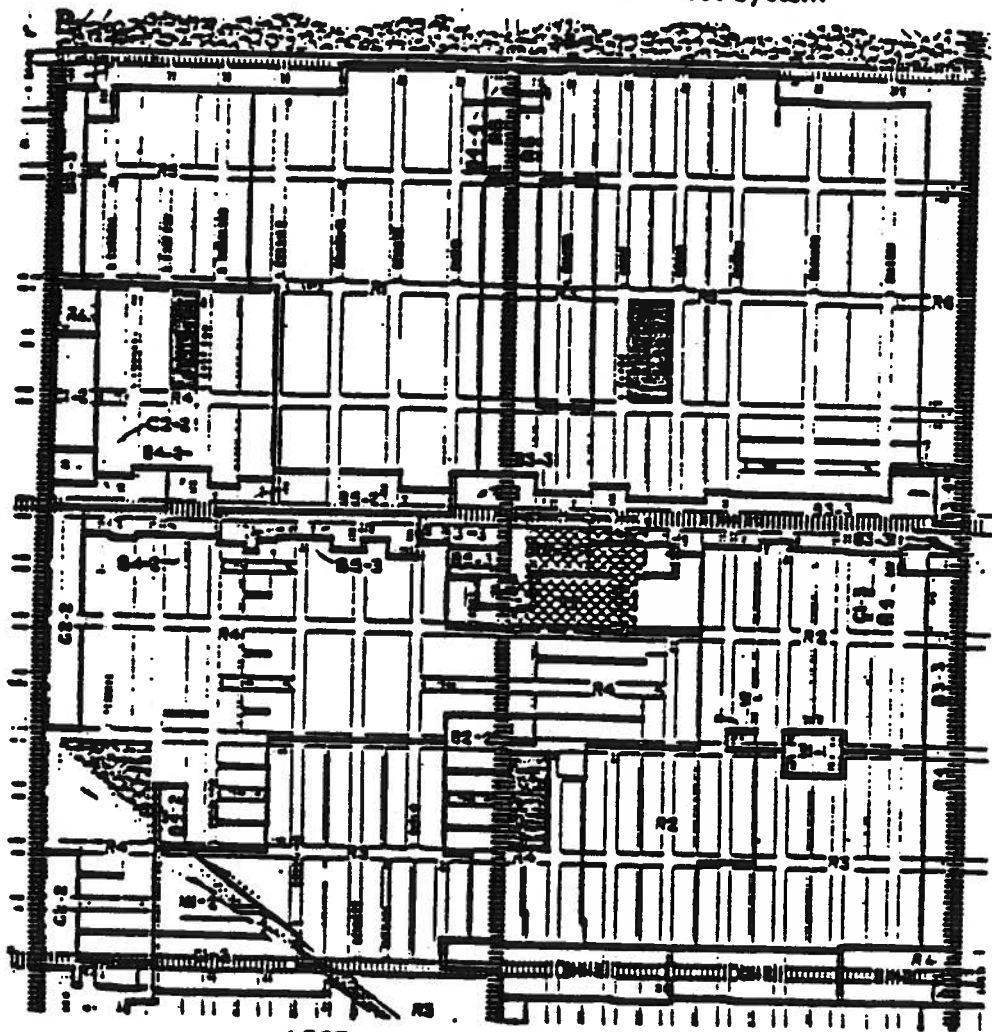
[Maps attached to the Plan of Development are printed on pages 12205 through 12208 of this Journal.]

Reclassification Of Area Shown On Map No. 19-G.







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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 19-G in the area bounded by

BUSINESS PLANNED DEVELOPMENT Existing Zoning and Preferential Street System

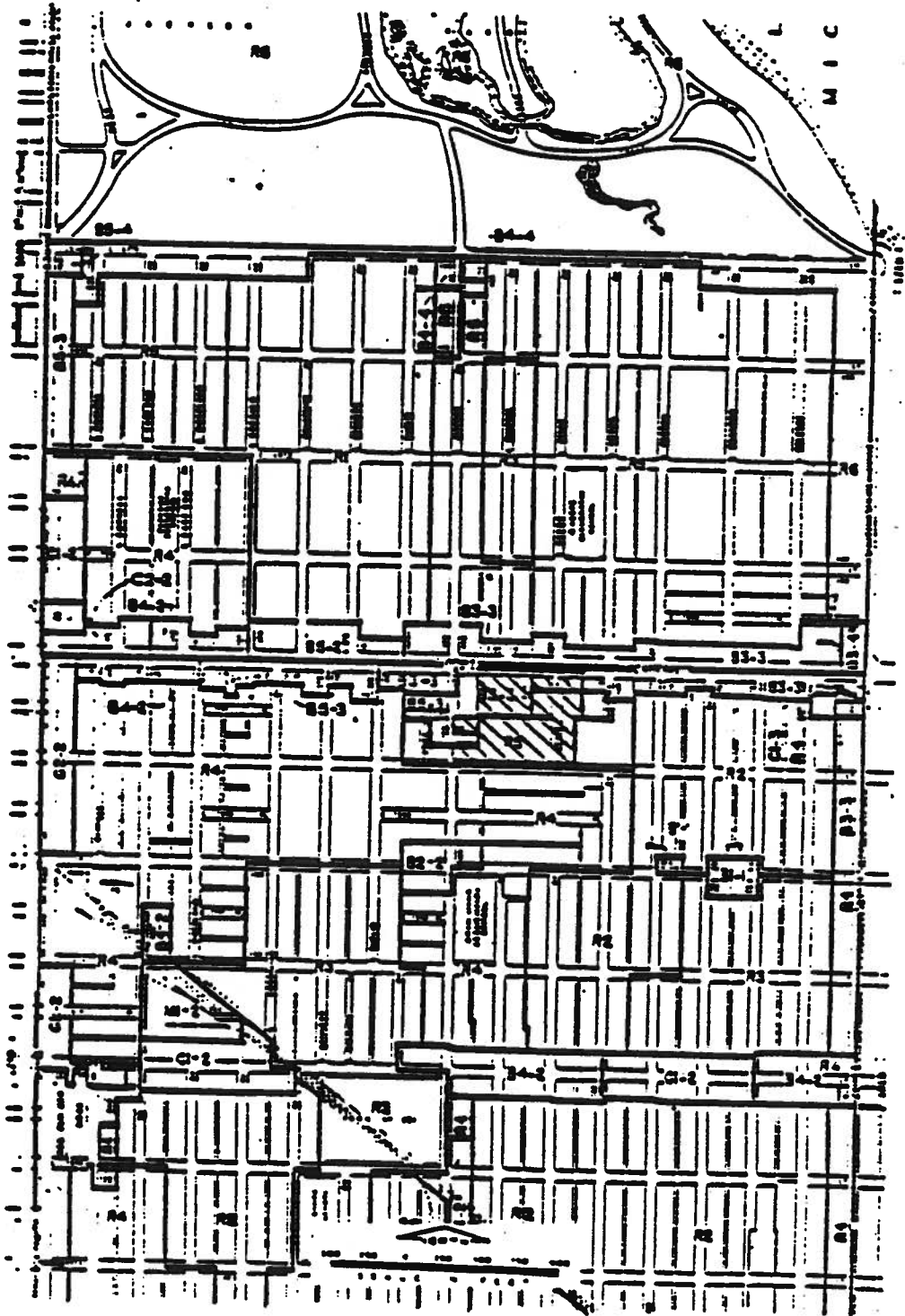


LEGEND

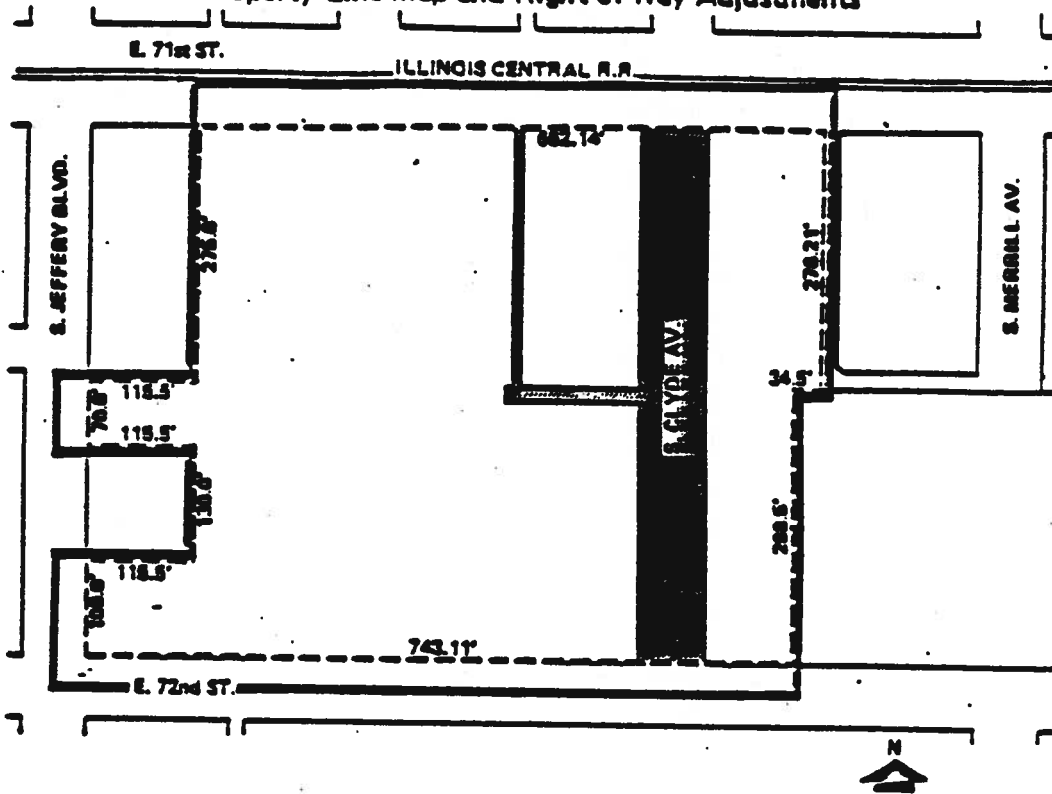
-  PLANNED DEVELOPMENT BOUNDARY
-  PLANNED DEVELOPMENT AREA
-  ZONING DISTRICT BOUNDARY
-  PARKS AND PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES
-  PREFERENTIAL STREETS






APPLICANT: DEPARTMENT OF ECONOMIC DEVELOPMENT
DATE: NOVEMBER 16, 1987



BUSINESS PLANNED DEVELOPMENT
Property Line Map and Right-of-Way Adjustments

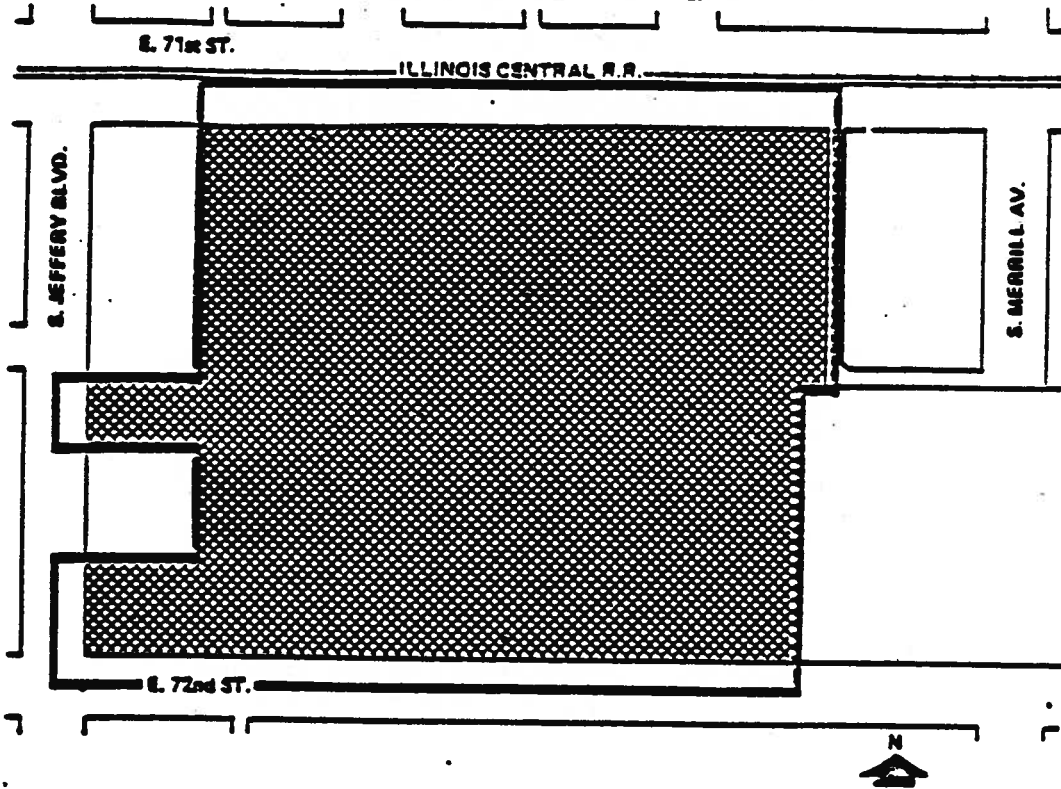


- LEGEND**
-  **PLANNED DEVELOPMENT BOUNDARY**
 -  **PLANNED DEVELOPMENT AREA**
 -  **STREETS AND ALLEYS TO BE VACATED**

APPLICANT: DEPARTMENT OF ECONOMIC DEVELOPMENT

DATE: NOVEMBER 16, 1987

BUSINESS PLANNED DEVELOPMENT
Generalized Land Use Plan



- LEGEND**
-  **PLANNED DEVELOPMENT BOUNDARY**
 -  **GENERAL MERCHANDISE, SUPERMARKET,
RETAIL AND SERVICE TYPE BUSINESS USES,
WITH RELATED PARKING AND LOADING**

APPLICANT: DEPARTMENT OF ECONOMIC DEVELOPMENT

DATE: NOVEMBER 16, 1987

OFFICIAL JOURNAL OF REGULAR MEETING HELD ON
APRIL 13, 1988, TO BE CORRECTED

Alderman Bloom moves to Correct the printed Official Journal of the regular meeting held on Wednesday, April 13, 1988, as follows:

Page 12202--by striking the numbers and words 390,798.69; 8.97 acres; 28 and 28% in the third line from the bottom of the page and inserting the numbers and words 391,346; 8.98 acres; .30 and 30%.

Page 12203--by striking the numbers and words 8.97 acres + area in public right of way 1.67 acres = 10.64 acres in the 9th and 10th lines from the top of the page and inserting the number and word 8.98 acres.