

*Reclassification Of Area Shown On Map No. 13-J.
(Application No. 20367)
(Common Address: 4918 N. Drake Ave.)*

[O2020-1865]

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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 13-J in the area bounded by:

a line 208.97 feet north of and parallel to West Ainslie Street; North Drake Avenue; a line 178.97 feet north of and parallel to West Ainslie Street; and the alley next west of and parallel to North Drake Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

Reclassification Of Area Shown On Map No. 14-H.

(As Amended)

(Application No. A-8523)

*(Common Address: 6101 -- 6133 S. Oakley Ave., 6003 S. Claremont Ave.
And 5939 S. Western Ave.)*

[SO2020-751]

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 614 symbols and indications as shown on Map Number 14-H in the area bounded by:

a line 457.91 feet south of and parallel to West 59th Street; the west line of the Conrail Mainline Railroad right-of-way; the south line of West 62nd Street if extended where no street exists; the west line of South Oakley Avenue if extended where no street exists; a line 299.69 feet north of and parallel to West 62nd Street; the vacated alley next east of and parallel to vacated South Claremont Avenue; a line 585.42 feet north of and parallel to West 62nd Street; a line 250 feet east of and parallel to South Western Avenue; a line 1,015.44 feet south of and parallel to West 59th Street; a

line 290 feet east of and parallel to South Western Avenue; a line 761.44 feet south of and parallel to West 59th Street; South Western Avenue; a line 665.82 feet south of and parallel to West 59th Street; and a line 280 feet east of and parallel to South Western Avenue,

to those of a B3-1 Community Shopping District and a corresponding use district is hereby established in the area above described.

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

Reclassification Of Area Shown On Map No. 16-D.
(Application No. 20416)
(Common Address: 1500 E. 71st St.)

[O2020-2376]

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 16-D in the area bounded by:

the alley next west of and parallel to South Harper Avenue; a line 25 feet north of and parallel to East 71st Street; a line 90 feet west of and parallel to South Harper Avenue; and East 71st Street,

to those of a C1-2 Neighborhood Commercial District.

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

Reclassification Of Area Shown On Map No. 16-E.
(Application No. 20411)
(Common Address: 6830 S. Michigan Ave.)

[O2020-2447]

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,

Reclassification Of Area Shown On Map Number 13-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 B4-2 Restricted Service District symbols and indications as shown on Map Number 13-H in the area bounded by:

a line 178 feet south of West Ainslie Street; North Damen Avenue; a line 282 feet south of West Ainslie Street; and the alley next west of and parallel to North Damen Avenue,

to those of a C1-2 Restricted 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.

Reclassification Of Area Shown On Map Number 14-H.

PD 614

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District and M2-2 General Manufacturing District symbols and indications as shown on Map Number 14-H in the area bounded by:

from a point 330.0 feet east of the centerline of South Western Avenue and 490.91 feet south of the south line of West 59th Street; then east along said line 490.74 feet south of and parallel to the south line of West 59th Street, to a point 820.76 feet east of the centerline of South Western Avenue; south along an arc of 232.97 feet to a point 17 feet west of the west line of the Conrail Mainline Railroad; a line parallel to South Western Avenue for a distance of 1,331.13 feet; southward coinciding with the west line of the Conrail Mainline Railroad to the south line of vacated West 62nd Street; west along said south line for a distance of 208.03 feet; north for a distance of 66 feet; west for a distance of 66 feet; north for a distance of 299.69 feet; west for a distance of 132.94 feet; north for a distance of 285.73 feet; west for a distance of 165.92 feet; north for a distance of 4.15 feet; northwest on an arc of 65.78 feet; west for a distance of 6.98 feet; north for a distance of 282.74 feet; east for a distance of 40 feet; north for a distance of 96.0 feet parallel to and 340.0 feet east of the centerline of South Western Avenue; west a distance of

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290.0 feet to the east line of South Western Avenue; north a distance of 28.0 feet along the east line of South Western Avenue; east a distance of 280.0 feet; and north a distance of 231.0 feet parallel to and 330.0 feet east of the centerline of South Western Avenue to the point of beginning,

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

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B5-1 General Service District symbols and indications established in Section 1 above to the designation of a Business Planned Development which is hereby established in the area above described, subject to such bulk and use 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 Statements referred to in this ordinance reads as follows:

Business Planned Development No. 614

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development consists of approximately 740,275 (16.99 acres) square feet which is depicted on the attached Planned Development Boundary and Property Line Map ("the Property") and is owned or controlled by the Applicant, Marquette National Bank, on behalf of Southwest Development Corporation, L.L.C..
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assigns of the Applicant and the Property owner of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property and all portions thereof shall throughout the period this Planned Development is in effect, be held under the ownership disclosed by this application or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by

the owner or owners of all of the Property as authorized agent of the Property for the limited purpose of (1) receiving any and all zoning enforcement-related or other zoning-related communication from the City in relation to and behalf of the affected property owner or owners and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) on behalf of the affected owner or owners of the Property.

4. This Plan of Development consists of fourteen (14) statements; Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Site/Landscape Plan prepared by Trkla, Pettigrew, Allen and Payne, Ltd., dated September 12, 1996 on behalf of Marquette National Bank, the Applicant. Full size sets of the Site/Landscape Plan are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply.

The 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 shall be permitted within the area delineated herein as "Business Planned Development": General merchandise and retail permitted in a B5-1 General Business District, movie theaters, restaurants, earth stations receiving dishes, department stores, offices, service type business uses, parking and related uses.
6. Business identifications signs may be permitted within the area delineated herein as "Business Planned Development", subject to the review and approval by the Department of Buildings and the Department of Planning.
7. Applicant recognizes and acknowledges that upon the completion of the retail component of this Planned Development identified on the Site Plan as North Parcel 3, the need for additional traffic signalization at the intersection of 60th and Western Avenue may be needed to meet traffic demands. Accordingly, if the Department of Transportation determines that traffic conditions warrant, the Applicant shall pay for the cost of installation of traffic signalization at the intersection of 60th and Western.
8. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Transportation, and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designed for parking for the handicapped.

9. Any service drives or any other ingress or egress must be adequately designed and paved in accordance with regulations of the Department of Transportation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles.
10. In addition to the maximum height restriction of any building prescribed herein, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
11. The maximum permitted Floor Area Ratio (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
12. The improvements on the Property, including driveways and landscaping, shall be designed, constructed and maintained in substantial conformance with the Site Plan and Landscape Plan. In addition, parkway streets depicted on the Landscape Plan shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The improvements to be constructed within the Planned Development shall be designed and constructed to be architecturally compatible and present a unified development scheme.
13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicants and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement 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.
14. Unless substantial construction has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire, provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided for by said amendatory ordinance (the first day of which as applied to this

Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this statement, then the zoning of the Property shall automatically revert to a B5-1 General Service District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; and Site/Landscape Plans referred to in these Plan of Development Statements printed on pages 31619 through 31623 of this Journal.]

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

Business Planned Development No. 614

Bulk Regulation And Data Table.

| Gross Site Area | Net Site Area | Maximum Floor Area Ratio | Maximum Percent Of Site Coverage |
|---|---|--------------------------|---|
| 746,042 square feet (17.12 acres) | 740,275 square feet (16.99 acres) | 0.3 | In accordance with Site/Landscape Plan |

Area In Public Way

5,767 square feet
(0.13 acres)

Gross Site Area = Net Site Area (740,275 square feet) + Right-of-Way (5,767 square feet) = 746,042 square feet or 17.12 acres.

Minimum Off-Street Loading
Spaces:

Per B5-1 General Service District
Requirement.

| | |
|--|--|
| Minimum Off-Street Parking Spaces: | 1,000 spaces (2.5 cars per 1,000 square feet). A minimum of two percent (2%) of all parking spaces shall be devoted to parking for the handicapped. |
| Minimum Required Setbacks: | In accordance with the Site Plan filed herein. |
| Maximum Building Heights: | 40 feet. |
| Movie Theaters: | 40 feet. |
| Retail: | 32 feet. |
| Maximum Number of Movie Theater Seats: | 2,500. |

Reclassification Of Area Shown On Map Number 14-J.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single-Family Residence District, R3 General Residence District and B4-1 Restricted Service District symbols and indications as shown on Map Number 14-J in the area bounded by:

West 55th Street; a line 135.4 feet east of South Pulaski Road; West 55th Place; and South Pulaski Road,

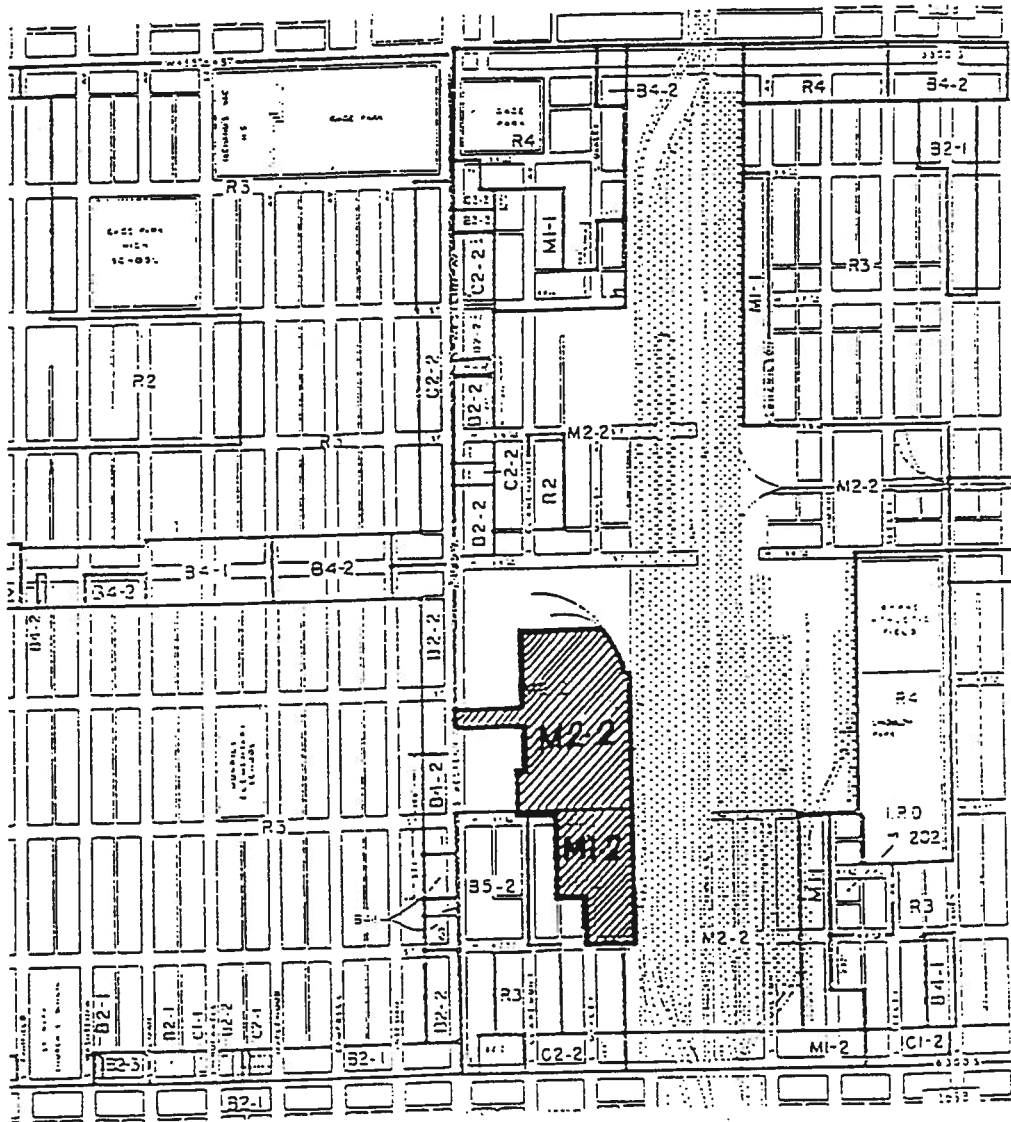
to those of a B5-3 General Service District and a corresponding use district is hereby established in the area above described.

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

Existing Zoning Map.

BUSINESS PLANNED DEVELOPMENT NO. ___

EXISTING ZONING MAP

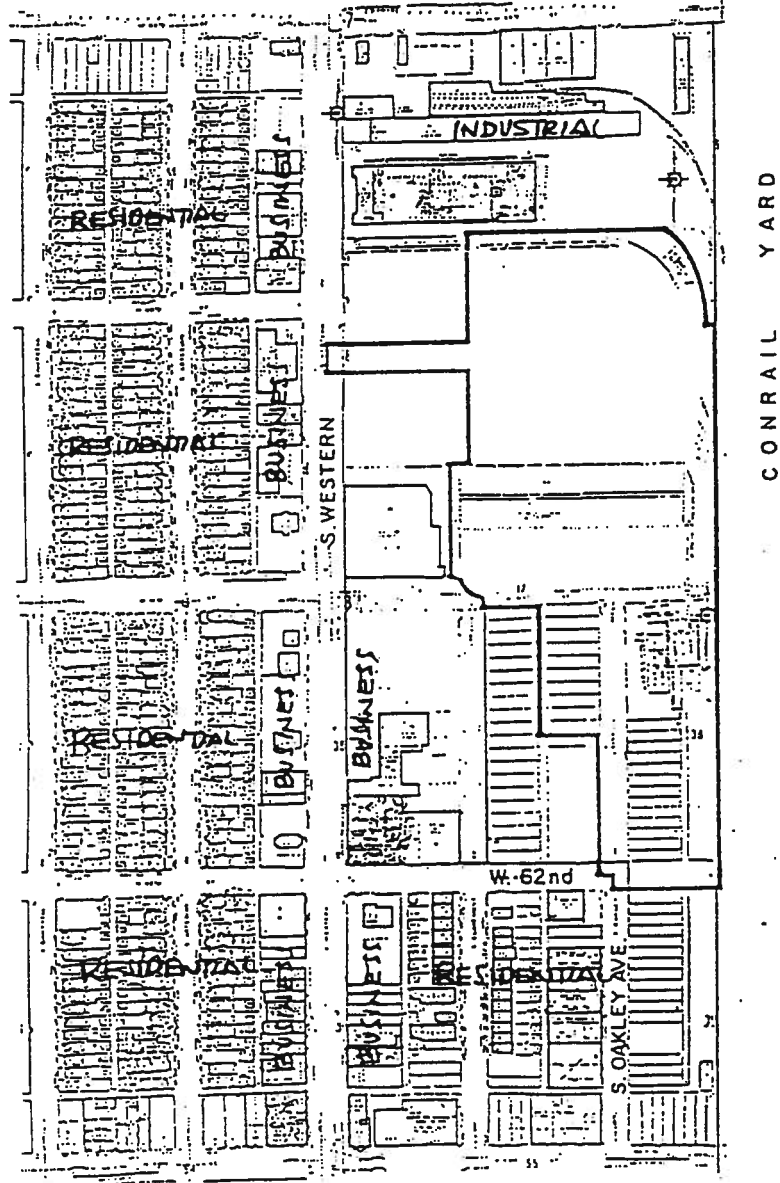


Applicant: Marquette National Bank
Address: 6017 South Western Avenue
Date: February 29, 1994
Revised Date:

Existing Land-Use Map.

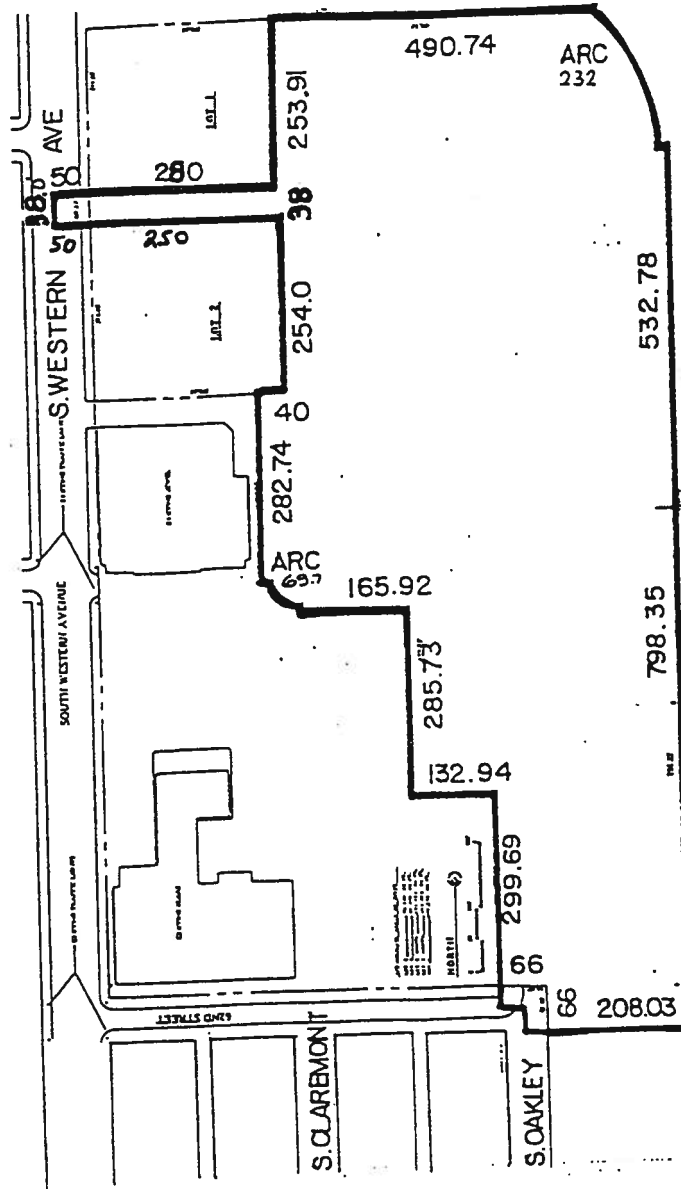
BUSINESS PLANNED DEVELOPMENT NO. ____

EXISTING LAND USE MAP



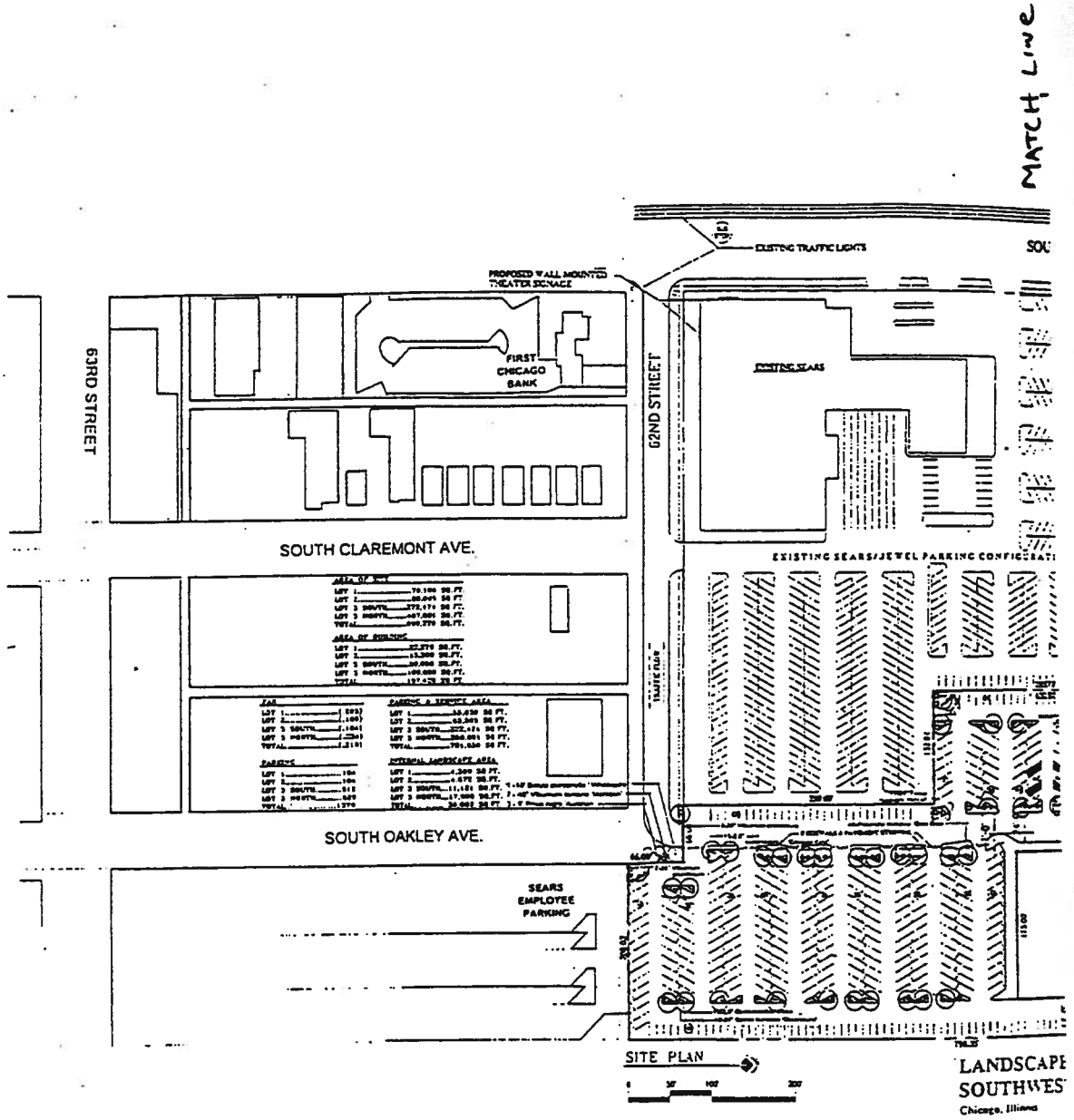
Applicant: Marquette National Bank
 Address: 6017 South Western Avenue
 Date: February 29, 1994
 Revised Date:

Planned Development Boundary And Property Line Map.



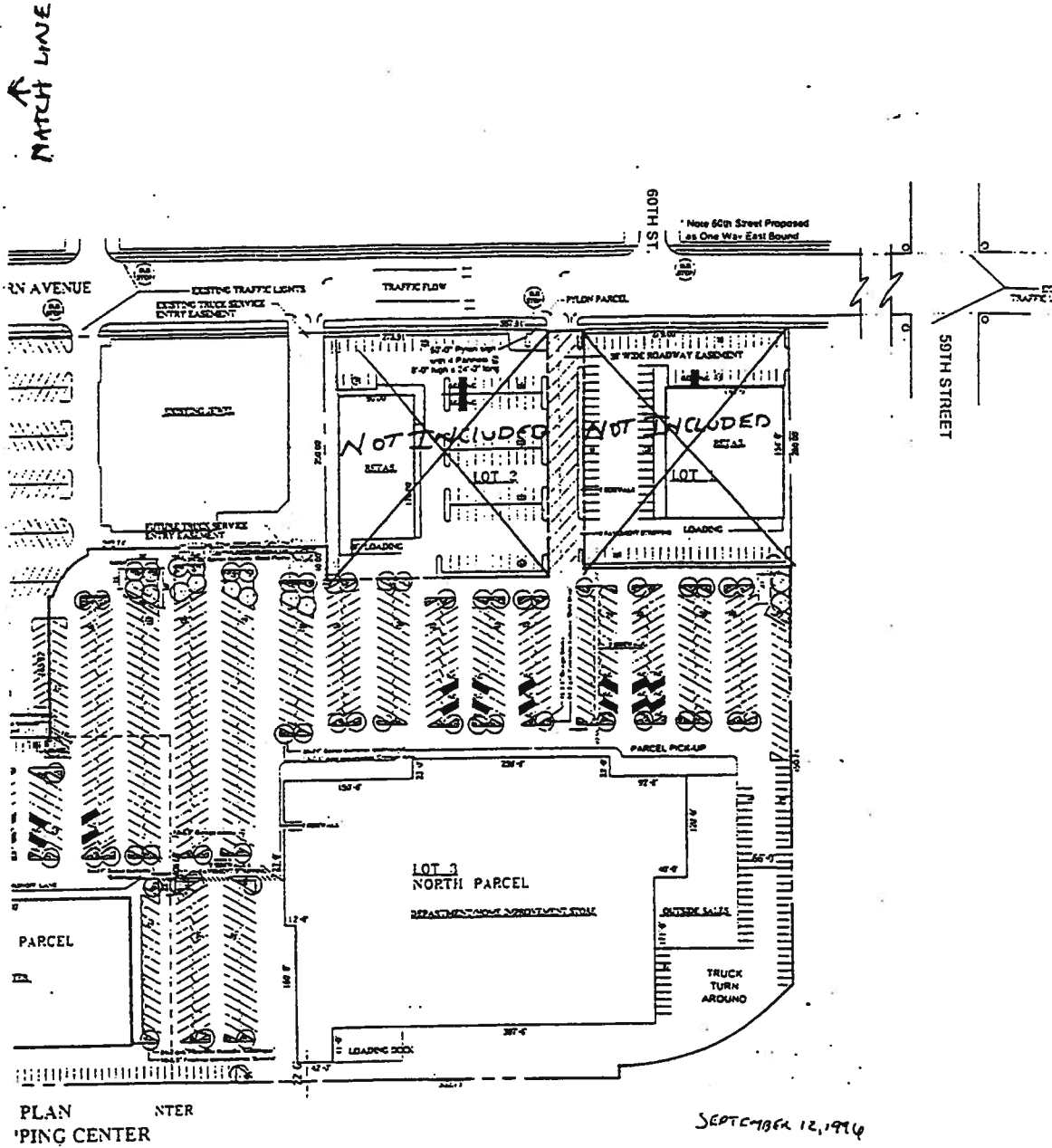
Applicant: Marquette National Bank
 Address: 6017 South Western Avenue
 Date: February 29, 1994
 Revised Date:

Site/Landscape Plan.
(Page 1 of 2)



Applicant: Marquette National Bank
 Address: 6017 South Western Avenue
 Date: February 29, 1994
 Revised Date: SEPT/13/96

Site/Landscape Plan.
(Page 2 of 2)



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|---------------|---------------------------|
| Applicant: | Marquette National Bank |
| Address: | 6017 South Western Avenue |
| Date: | February 29, 1994 |
| Revised Date: | SEPTEMBER 12, 1996 |