

(continued from page 4010)

Classification of Area Shown on Map No. 2-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development No. 27 and B6-7 Restricted Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by

7. Madison Street; the west bank of the South Branch of the Chicago River; W. Jackson Boulevard; a line from a point 191.3 feet east of S. Canal Street along the south line of W. Jackson Boulevard to be connected by a 400.35 foot arc with a chord of 399.84 feet, to a point 231.21 feet east of S. Canal Street along the north line of W. Van Buren Street; W. Van Buren Street; S. Canal Street; W. Monroe Street; S. Clinton Street; W. Arcade Place; and S. Canal Street.

the designation of Business Planned Development No. 27, As Amended, which is hereby established in the area above described, subject to such and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 4022 to 4037 of this Journal]

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

Classification of Area Shown on Map No. 3-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 Residential-Business Planned Development No. 197, as Amended, District symbols and indications and R6 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 319.26 feet north of W. Oak Street; N. LaSalle Street; W. Oak Street; N. Wells Street; W. Wendell Street; and a line 102.41 feet west of N. LaSalle Street

the designation of Residential Planned Development No. 197, As Amended, which is hereby established in the area above described, and subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 4038 to 4042 of this Journal]

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. 4-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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 4-J in area bounded by

Ogden Avenue; a line 225 feet northeasterly from the intersection of W. Lawndale Avenue and W. Ogden Avenue as measured along W. Ogden Avenue and perpendicular thereto; and extend-

ing for a distance of 97.34 feet and identified as line "A" at that point a line intersects line A at an angle of 040° degrees and extension of this point of intersection to S. Millard Avenue; the alley next south of and parallel to W. Ogden Avenue; and a line 50 feet northeasterly of S. Lawndale Avenue and perpendicular thereto

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 5-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 R7 General Residence District symbols and indications as shown on Map No. 5-F in the area bounded by:

a line 75.14 feet south of and parallel to W. Menomonee Street; N. Clark Street; a line 100.21 feet south of and parallel to W. Menomonee Street; a line 118.00 feet east of and parallel to N. Wells Street; a line 150.29 feet south of and parallel to W. Menomonee Street; N. Clark Street; a line 246.26 feet south of and parallel to W. Menomonee Street; and N. Wells Street

to the designation of a Residential-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 hereof and to no others.

[Plan of Development printed on pages 4043 to 4050 of this Journal]

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. 5-G. (as amended)

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 5-G in area bounded by

W. Armitage Avenue; N. Seminary Street; the alley next south of and parallel to W. Armitage Avenue; and a line 120 feet west of and parallel to N. Seminary Street

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 5-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. 5-H in area bounded by

(continued on page 4051)

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT STATEMENTS

PD#241

1. The area delineated as a "Residential-Business Planned Development", exclusive of the public rights-of-way, hereinafter referred to as the "Planned Development Property" for purposes of these statements only, is to be owned and controlled as follows: the Condominium Property, hereinafter defined, is controlled by the Kennelly Square Condominium Association, an Illinois Not-for-Profit Corporation, formed pursuant to and submitted to both the Illinois Condominium Property Act and Chapter 100.2 of the Municipal Code of Chicago; the Commercial Property, hereinafter defined, and separate and distinct from the Condominium Property, is to be controlled by The Warehouse Group, an Illinois General Partnership, the partners of which are contract purchasers of the Commercial Property; and the entire Planned Development Property, comprised solely of the Condominium Property and the Commercial Property, is governed by and subject to that certain Declaration of Easements, Restrictions and Covenants recorded on September 20, 1979, in the Cook County Office of the Recorder of Deeds as Document Number 251560050, hereinafter referred to as the "Declaration."
2. The Planned Development Property has been used and shall continue to be used, as follows: the basement and first three floors of the ten-floor building thereon (said portion comprised of all that property within the zoning lot lying below a horizontal plane which is 53.79 feet above Chicago city datum) shall be used for business purposes further described hereinafter and subject to the further restrictions provided herein, said portion of the building being herein and in the Declaration referred to as the "Commercial Property;" the remainder of the Planned Development Property shall be used for residential purposes.
3. The Applicant or its successors, assignees, or grantees shall obtain all official reviews, approvals, and permits.
4. The following uses shall be permitted within the Commercial Property; Restricted Retail District (B-2) uses, subject to the same conditions found in Section 8.3-2.A. (1) to (6) and 8.3-2.B. of the Chicago Zoning Ordinance.
5. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.

6. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Buildings and the Commissioner of the Department of Development and Planning.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of sixteen (16) feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved area.
8. The height restriction of each building and any appurtenances attached thereto shall be subject to:
 - (a) Height limitations as certified on Form FAA-177 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and
 - (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.
9. Identification signs may be permitted within the area delineated herein as "Residential-Business Planned Development" subject to the review and approval of the Department of Buildings and the Commissioner of the Department of Development and Planning.
10. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development."
11. The Plan of Development shall be subject to the "Rules, Regulations, and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Development and Planning.
12. Liquor Licenses may be issued only for consumption on the premises provided, however, that no such liquor licenses shall be issued except to a restaurant, defined to mean any public place kept, used, maintained, advertised, and held out to the public as a place where meals are served, and where meals are actually and regularly served, without sleeping accommodations, such space being provided with adequate and sanitary kitchen and dining room equipment and capacity and having employed therein a sufficient number and kind of employees to prepare, cook and served suitable food for its guests.

8.3-2 Permitted Uses—B2-1 to B2-5 Restricted Retail Districts.

A Uses permitted in the B2-1 to B2-5 Districts inclusive are subject to the following conditions:

- (1) Dwelling Units and lodging rooms are not permitted below the second floor unless otherwise set forth or superseded hereinafter. (Amend. 7-10-61 Coun. J. page 5239)
- (2) All business establishments shall be retail or service establishments dealing directly with consumers, except for wholesale establishments where storage of merchandise is limited to samples only. All goods produced on the premises shall be sold at retail on the premises where produced.
- (3) Business establishments are restricted to a maximum gross floor area of 21,875 square feet each, exclusive of any floor area devoted to off-street parking or loading facilities. (Amend. Coun. J. 1-31-69, p. 4957.)
- (4) All business, servicing, or processing—except for off-street parking or loading—shall be conducted within completely enclosed buildings unless otherwise indicated hereinafter. (Amend. Coun. J. 7-10-74, p. 5556.)
- (5) Establishments of the "drive-in" type offering goods or services directly to customers waiting in parked motor vehicles are not permitted.
- (6) All activities involving the production, processing, cleaning, servicing, testing, or repair of materials, goods or products shall conform with the performance standards established for the M1-1 to M1-5 Manufacturing Districts in Article 10 of this comprehensive amendment, provided that performance standards shall in every case be applied at the boundaries of the lot on which any such activities take place.

B. The following uses are permitted in the B2-1 to B2-5 Districts inclusive. Except as may be allowed for planned developments, uses designated with an asterisk (*) shall not be located on the ground floor within 50 feet of any street.

- (1) Any use permitted in the B1-1 to B1-5 Districts inclusive — as set forth in Section 8.3-1 B and C. (Amend. 4-27-60, Coun. J. p. 2503). **
- (2) Antique Shops.
- (3) Art and School Supply Stores.
- (4) *Art Galleries, but not including auction rooms.
- (5) Banks and Financial Institutions.
- (6) Books and Stationery Stores.
- (7) Candy and Ice Cream Stores.
- (8) Camera and Photographic Supply Stores.
- (9) Carpet and Rug Stores.
- (10) China and Glassware Stores.
- (11) *Clubs and Lodges (nonprofit and Fraternal Organizations). (Amend. 4-27-60, Coun. J. p. 2503).
- (12) Coin and Philatelic Stores.
- (13) Currency Exchange.
- (14) Custom Dressmaking.
- (15) Department Stores.
- (16) Dry Goods Stores.
- (17) Electrical and Household Appliance Stores, including radio and television sales.
- (18) Florist Shops and Conservatories.
- (19) Frozen Food Stores, including locker rental in conjunction therewith.
- (20) Furrier Shops, including the incidental storage and conditioning of furs.
- (21) Furniture Stores, including upholstering when conducted as part of the retail operations and secondary to the principal use.

- (22) Garden Supply and Seed Stores.
- (23) Gift Shops.
- (24) Haberdasheries.
- (25) Hardware Stores.
- (26) Hobby Shops, for retail of items to be assembled or used away from the premises.
- (27) (Amend. 4-9-58 Coun. J. p. 7547).
- (28) Interior Decorating Shops, including upholstering and making of draperies, slip covers, and other similar articles, when conducted as part of the retail operations and secondary to the principal use.
- (29) Jewelry Stores, including watch repair.
- (30) *Laboratories—Medical and Dental—research and testing.
- (31) Leather goods and Luggage Stores.
- (32) Liquor Stores, Package goods only.
- (33) Loan Offices.
- (34) *Locksmith Shops.
- (35) Medical and Dental Clinics.
- (36) *Meeting Halls.
- (37) Millinery Shops.
- (38) Musical Instrument Sales and Repair.
- (38a) Day care centers, in a one-story building, or on the ground floor in a multi-story building of construction type 1-A. (Amend. Coun. J. 6-16-61, p. 5133; 1-31-69, p. 4981.)
- (39) Offices, business and professional.
- (40) Office Supply Stores.
- (41) Optometrists.
- (42) Paint and Wallpaper Stores.
- (43) Photography Studios, including the developing of film and pictures when conducted as part of the retail business on the premises.
- (44) *Physical Culture & Health Services — Gymsnasiums, Reducing Salons, Masseurs, Public Baths.
- (45) *Picture framing, when conducted for retail trade on the premises only.
- (46) Post Offices.
- (47) *Radio and Television Broadcasting Stations
- (48) Restaurants, when no entertainment or dancing is provided. Liquor may be served if incidental to the serving of food as the principal activity. Unenclosed or partially enclosed restaurants adjacent to and operated with enclosed restaurants are expressly permitted. (Amend. Coun. J. 7-10-74, p. 5556.)
- (49) *Restricted Production and Repair limited to the following: art needle work; clothing — custom manufacturing and alterations, for retail only; jewelry (from precious metals); watches, dentures; and optical lenses.
- (50) *Schools, music, dance or business.
- (51) Sewing Machine Sales and Service, household machines only.
- (52) Shoe Stores.
- (53) Sporting Goods Stores.
- (54) Tailor Shops.
- (55) Telegraph Offices.
- (56) Tobacco Shops.
- (57) Toy Shops.
- (57a) Travel Bureaus and Transportation Ticket Offices. (Added. Coun. J. 7-8-64, p. 2939.)
- (58) Wearing Apparel Shops.
- (59) *Wholesale Establishments, with storage of merchandise limited to samples only.
- (60) Accessory Uses.

** See Exhibit attached hereto and made a part hereof.

Exhibit

8.3-1 Permitted Uses—B1-1 to B1-5 Local Retail Districts

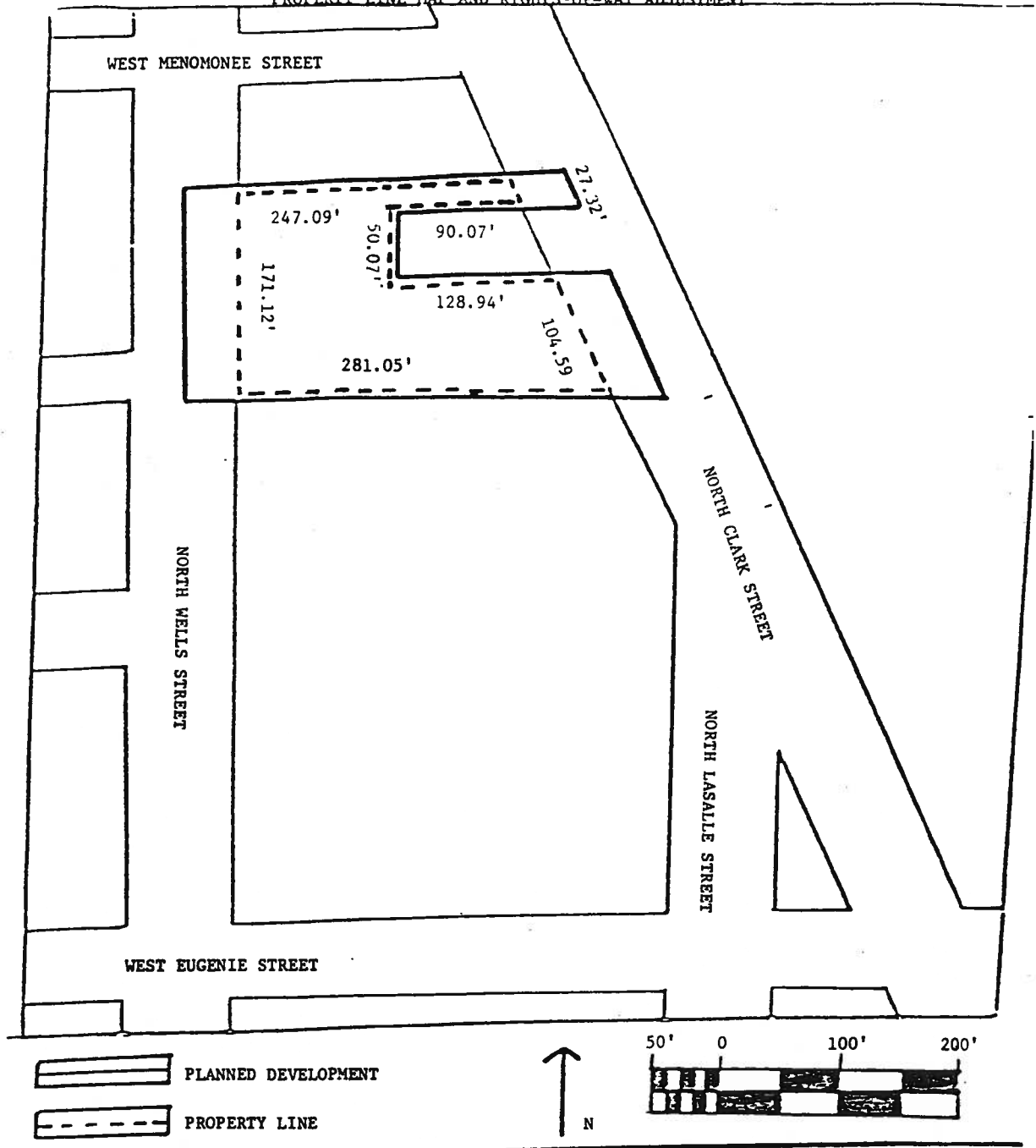
The following uses are permitted in the B1-1 to B1-5 Districts inclusive:

- (1) Dwelling Units and Lodging rooms.
- (2) Barber Shops.
- (3) Beauty Parlors.
- (4) Clothes Pressing Establishments.
- (5) Colleges and Universities, but not business colleges or trade schools.
- (6) Drug Stores.
- (7) Dry Cleaning and Laundry Receiving Stations, processing to be done elsewhere.
- (8) Food Stores, grocery stores, meat markets, bakeries, and delicatessens.
- (9) (Repealed 4-27-60, Coun. J. p. 2503).
- (9a) Day care centers in a one-story building, or in a multi-story building of construction type 1A. (Amend. Coun. J. 6-16-61, p. 5133; 1-31-69, p. 4991.)
- (10) Shoe and Hat Repair Stores.
- (11) Signs, as regulated by Section 8.9.
- (12) Temporary Buildings for Construction Purposes, for a period not to exceed the duration of such construction.
- (13) Variety Stores.
- (14) Accessory Uses.

C. The following use is allowed in the B1-2, B1-3, B1-4, and B1-5 Districts but not in the B1-1 District:

Apartment Hotels

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
PROPERTY LINE MAP AND RIGHTS-OF-WAY ADJUSTMENT

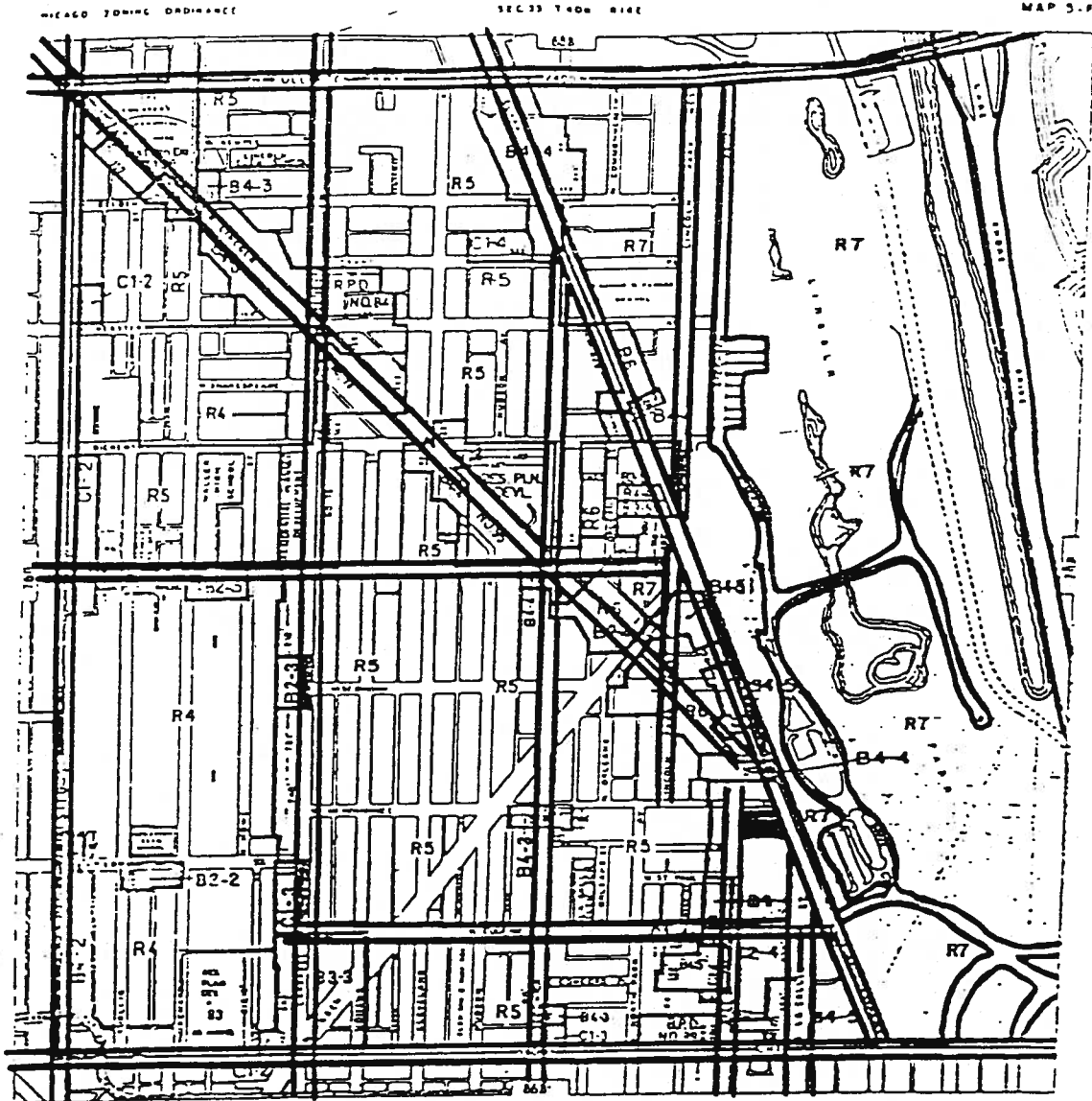


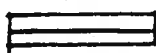
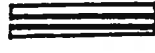

APPLICANT: RUDNICK & WOLFE (per Theodore J. Novak
and Ruth W. Wilcox)
30 North LaSalle Street, Suite 2900
Chicago, Illinois, solely as attorney
for THE WAREHOUSE GROUP, an Illinois General Partnersnip

ADDRESS OF SUBJECT PROPERTY:
1750 North Clark Street

DATE: May 30, 1980

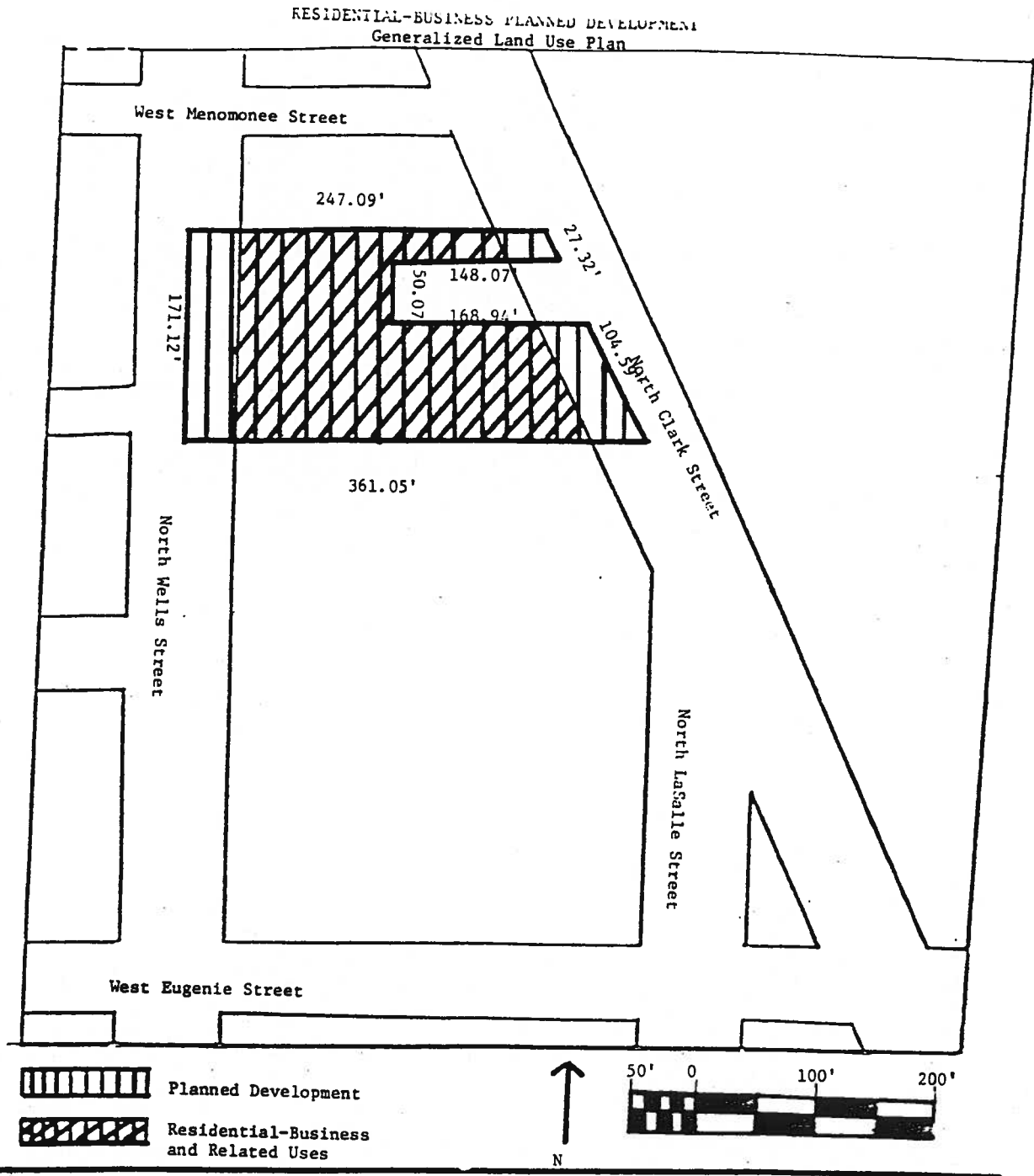
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
Existing Zoning and Preferential Street System Map



 Zoning District Boundaries
  Preferential Streets
 Residential-Business Planned Development

APPLICANT: RUDNICK & WOLFE (per Theodore J. Novak
 and Ruth W. Wilcox)
 30 North LaSalle Street, Suite 2900,
 Chicago, Illinois 60602
 solely as Attorneys for THE WAREHOUSE GROUP,
 an Illinois General Partnership
DATE: May 30, 1980

ADDRESS OF SUBJECT PROPERTY:
 1750 North Clark Street



APPLICANT: RUDNICK & WOLFE (per Theodore J. Novak and Ruth W. Wilcox)
 30 North LaSalle Street, Suite 2900
 Chicago, Illinois 60602, solely as attorney
 for The Warehouse Group, an Illinois General
 Partnership

ADDRESS OF SUBJECT PROPERTY:
 1750 North Clark Street

DATE: May 30, 1980

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATARESIDENTIAL - BUSINESS PLANNED DEVELOPMENT

NET SITE AREA SQUARE FEET	ACRES (NET SITE AREA)	GENERAL DESCRIPTION OF LAND USE	MAXIMUM NO. OF UNITS	MAXIMUM % OF COVER- AGE OF GRADE LEVEL	MINIMUM NO. OF OFF STREET PARKING SPACES	MAXIMUM FLOOR AREA RATIO
35,810	0.82	Residential units and Retail, Business and Professional Office uses	267	66.75	142	9.12

GROSS SITE AREA = NET SITE AREA OF 35,810 SQUARE FEET (0.82 ACRES) PLUS
AREA OF PUBLIC RIGHTS OF WAY OF 12,118.40 SQUARE FEET
(0.28 ACRE)

= 47,928.40 SQUARE FEET (1.10 ACRES)

MAXIMUM PERCENTAGE OF LAND
COVERAGE AT GRADE LEVEL FOR
TOTAL NET SITE AREA 66.75%

MAXIMUM FLOOR AREA RATIO FOR
TOTAL NET SITE AREA 9.12

MAXIMUM NUMBER OF APARTMENT UNITS 267

MINIMUM NUMBER OF OFF-STREET
PARKING SPACES 142

MINIMUM NUMBER OF OFF-STREET
LOADING BERTHS 1

MINIMUM PERIMETER SETBACKS AT
GRADE LEVEL 0

APPLICANT: RUDNICK & WOLFE (per Theodore J. Novak and Ruth W. Wilcox)
30 North LaSalle Street, Suite 2900, Chicago, Illinois, 60602,
solely as Attorney for THE WAREHOUSE GROUP, an Illinois General Partnership

DATE: May 30, 1980

ADDRESS OF SUBJECT PROPERTY: 1750 North Clark Street

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 R-7 General Residence District symbols and indications as shown on Map No. 5-F in the area bounded by:

A line 75.14 feet south of and parallel to West Menomonee Street; North Clark Street; a line 100.21 feet south of and parallel to West Menomonee Street; a line 118.00 feet east of and parallel to North Wells Street; a line 150.29 feet south of and parallel to West Menomonee Street; North Clark Street; a line 246.26 feet south of and parallel to West Menomonee Street; and North Wells Street.

to the designation of a Residential-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 hereof and to no others.

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

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated as a "Residential-Business Planned Development", exclusive of the public rights-of-way, hereinafter referred to as the "Planned Development Property" for purposes of these statements only, is to be owned and controlled as follows: the Condominium Property, hereinafter defined, is controlled by the Kennelly Square Condominium Association, an Illinois Not-for-Profit Corporation, formed pursuant to and submitted to both the Illinois Condominium Property Act and Chapter 100.2 of the Municipal Code of Chicago; the Commercial Property, hereinafter defined, and separate and distinct from the Condominium Property, is to be controlled by The Warehouse Group, an Illinois General Partnership, the partners of which are contract purchasers of the Commercial Property; and the entire Planned Development Property, comprised solely of the Condominium Property and the Commercial Property, is governed by and subject to that certain Declaration of Easements, Restrictions and Covenants recorded on September 20, 1979, in the Cook County Office of the Recorder of Deeds as Document Number 251560050, hereinafter referred to as the "Declaration."
2. The Planned Development Property has been used and shall continue to be used, as follows: the basement and first three floors of the ten-floor building thereon (said portion comprised of all that property within the zoning lot lying below a horizontal plane which is 53.79 feet above Chicago city datum) shall be used for business purposes further described hereinafter and subject to the further restrictions provided herein, said portion of the building being herein and in the Declaration referred to as the "Commercial Property;" the remainder of the Planned Development Property shall be used for residential purposes.
3. The Applicant or its successors, assignees, or grantees shall obtain all official reviews, approvals, and permits.
4. The following uses shall be permitted within the Commercial Property; Restricted Retail District (B-2) uses, subject to the same conditions found in Section 8.3-2.A.(1) to (6) and 8.3-2.B. of the Chicago Zoning Ordinance.
5. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.

6. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Buildings and the Commissioner of the Department of Development and Planning.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of sixteen (16) feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved area.
8. The height restriction of each building and any appurtenances attached thereto shall be subject to:
 - (a) Height limitations as certified on Form FAA-177 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and
 - (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.
9. Identification signs may be permitted within the area delineated herein as "Residential-Business Planned Development" subject to the review and approval of the Department of Buildings and the Commissioner of the Department of Development and Planning.
10. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development."
11. The Plan of Development shall be subject to the "Rules, Regulations, and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Development and Planning.
12. Liquor Licenses may be issued only for consumption on the premises provided, however, that no such liquor licenses shall be issued except to a restaurant, defined to mean any public place kept, used, maintained, advertised, and held out to the public as a place where meals are served, and where meals are actually and regularly served, without sleeping accommodations, such space being provided with adequate and sanitary kitchen and dining room equipment and capacity and having employed therein a sufficient number and kind of employees to prepare, cook and served suitable food for its guests.

5.3-2 Permitted Uses - B2-1 to B2-5 Restricted Retail Districts.

Uses permitted in the B2-1 to B2-5 Districts inclusive subject to the following conditions:

- (1) Dwelling Units and lodging rooms are not permitted below the second floor unless otherwise set forth or superseded hereinafter. (Amend. 7-10-61 Coun. J. page 5284)
 - (2) All business establishments shall be retail or service establishments dealing directly with consumers, except for wholesale establishments where storage of merchandise is limited to samples only. All goods produced on the premises shall be sold at retail on the premises where produced.
 - (3) Business establishments are restricted to a maximum gross floor area of 21,875 square feet each, exclusive of any floor area devoted to off-street parking or loading facilities. (Amend. Coun. J. 1-31-69, p. 4987.)
 - (4) All business, servicing, or processing—except for off-street parking or loading—shall be conducted within completely enclosed buildings unless otherwise indicated hereinafter. (Amend. Coun. J. 7-10-74, p. 5556.)
 - (5) Establishments of the "drive-in" type offering goods or services directly to customers waiting in parked motor vehicles are not permitted.
 - (6) All activities involving the production, processing, cleaning, servicing, testing, or repair of materials, goods or products shall conform with the performance standards established for the M1-1 to M1-5 Manufacturing Districts in Article 10 of this code and the amendment provided that performance standards shall in every case be applied at the lot lines of the lot on which any such activities are conducted.
 - (7) All uses are permitted in the B2-1 to B2-5 Districts which are designated as may be allowed for planning purposes and designated with an asterisk (*) shall be located on the ground floor within 50 feet of the street.
 - (8) All uses permitted in the B1-1 to B1-5 Districts shall be as set forth in Section 5.3-1 B and C. (Amend. 4-17-60, Coun. J. p. 2503).
- Permitted Uses:
1. Antique Shops. **
 2. Art and School Supply Stores.
 3. Art Galleries, but not including auction rooms.
 4. Banks and Financial Institutions.
 5. Books and Stationery Stores.
 6. Candy and Ice Cream Stores.
 7. Camera and Photographic Supply Stores.
 8. Carpet and Rug Stores.
 9. China and Glassware Stores.
 10. Clubs and Lodges (nonprofit and Fraternal Organizations). (Amend. 1-27-60, Coun. J. p. 2503).
 11. Coin and Philatelic Stores.
 12. Currency Exchange.
 13. Custom Dressmaking.
 14. Department Stores.
 15. Dry Goods Stores.
 16. Electrical and Household Appliance Stores, including radio and television sales.
 17. Florist Shops and Conservatories.
 18. Frozen Food Stores, including locker rental in conjunction therewith.
 19. Furrier Shops, including the incidental storage and conditioning of furs.
 20. Furniture Stores, including upholstery when conducted as part of the retail operations and secondary to the principal use.

- (22) Garden Supply and Seed Stores.
- (23) Gift Shops.
- (24) Haberdasheries.
- (25) Hardware Stores.
- (26) Hobby Shops, for retail of items to be assembled or used away from the premises.
- (27) (Amend. 4-9-58 Coun. J. p. 7547).
- (28) Interior Decorating Shops, including upholstery and making of draperies, slip covers, and other similar articles, when conducted as part of the retail operations and secondary to the principal use.
- (29) Jewelry Stores, including watch repair.
- (30) *Laboratories—Medical and Dental—research and testing.
- (31) Leather goods and Luggage Stores.
- (32) Liquor Stores, Package goods only.
- (33) Loan Offices.
- (34) *Locksmith Shops.
- (35) Medical and Dental Clinics.
- (36) *Meeting Halls.
- (37) Millinery Shops.
- (38) Musical Instrument Sales and Repair.
- (38a) Day care centers, in a one-story building, or on the ground floor in a multi-story building of construction type I-A. (Amend. Coun. J. 6-16-61, p. 5133; 1-31-69, p. 4991.)
- (39) Offices, business and professional.
- (40) Office Supply Stores.
- (41) Optometrists.
- (42) Paint and Wallpaper Stores.
- (43) Photography Studios, including the developing of film and pictures when conducted as part of the retail business on the premises.
- (44) *Physical Culture & Health Services — Gymnasiums, Reducing Salons, Masseurs, Public Baths.
- (45) *Picture framing, when conducted for retail trade on the premises only.
- (46) Post Offices.
- (47) *Radio and Television Broadcasting Stations.
- (48) Restaurants, when no entertainment or dancing is provided. Liquor may be served if incidental to the serving of food as the principal activity. Unenclosed or partially enclosed restaurants adjacent to and operated with enclosed restaurants are expressly permitted. (Amend. Coun. J. 7-10-74, p. 5556.)
- (49) *Restricted Production and Repair limited to the following: art needle work; clothing — custom manufacturing and alterations, for retail only; jewelry (from precious metals); watches, dentures; and optical lenses.
- (50) *Schools, music, dance or business.
- (51) Sewing Machine Sales and Service, household machines only.
- (52) Shoe Stores.
- (53) Sporting Goods Stores.
- (54) Tailor Shops.
- (55) Telegraph Offices.
- (56) Tobacco Shops.
- (57) Toy Shops.
- (57a) Travel Bureaus and Transportation Ticket Offices. (Added. Coun. J. 7-8-64, p. 2929.)
- (58) Wearing Apparel Shops.
- (59) *Wholesale Establishments, with storage of merchandise limited to samples only.
- (60) Accessory Uses.

** See Exhibit attached hereto and made a part hereof.

Exhibit

8.3-1 Permitted Uses—B1-1 to B1-5 Local Retail Dis-
tricts

The following uses are permitted in the B1-1 to B1-5 Districts inclusive:

- (1) Dwelling Units and Lodging rooms.
- (2) Barber Shops.
- (3) Beauty Parlors.
- (4) Clothes Pressing Establishments.
- (5) Colleges and Universities, but not business colleges or trade schools.
- (6) Drug Stores.
- (7) Dry Cleaning and Laundry Receiving Stations, processing to be done elsewhere.
- (8) Food Stores, grocery stores, meat markets, bakeries, and delicatessens.
- (9) (Repealed 4-27-60, Coun. J. p. 2503).
- (9a) Day care centers in a one-story building, or in a multi-story building of construction type 1A. (Amend. Coun. J. 6-16-61, p. 5133; 1-31-69, p. 4991.)
- (10) Shoe and Hat Repair Stores.
- (11) Signs, as regulated by Section 8.9.
- (12) Temporary Buildings for Construction Purposes, for a period not to exceed the duration of such construction.
- (13) Variety Stores.
- (14) Accessory Uses.

C. The following use is allowed in the B1-2, B1-3; B1-4, and B1-5 Districts but not in the B1-1 District:

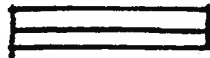
Apartment Hotels

RESIDENTIAL-BUSINESS, PLANNED DEVELOPMENT
Existing Zoning and Preferential Street System Map

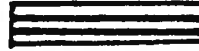
CHICAGO ZONING ORDINANCE

SEC 33 T 40N R 14E.

MAP 5-F



Zoning District Boundaries



Preferential Streets



Residential-Business Planned Development

APPLICANT:

RUDNICK & WOLFE (per Theodore J. Novak
and Ruth W. Wilcox)

30 North LaSalle Street, Suite 2900,
Chicago, Illinois 60602

solely as Attorneys for THE WAREHOUSE GROUP,
an Illinois General Partnership

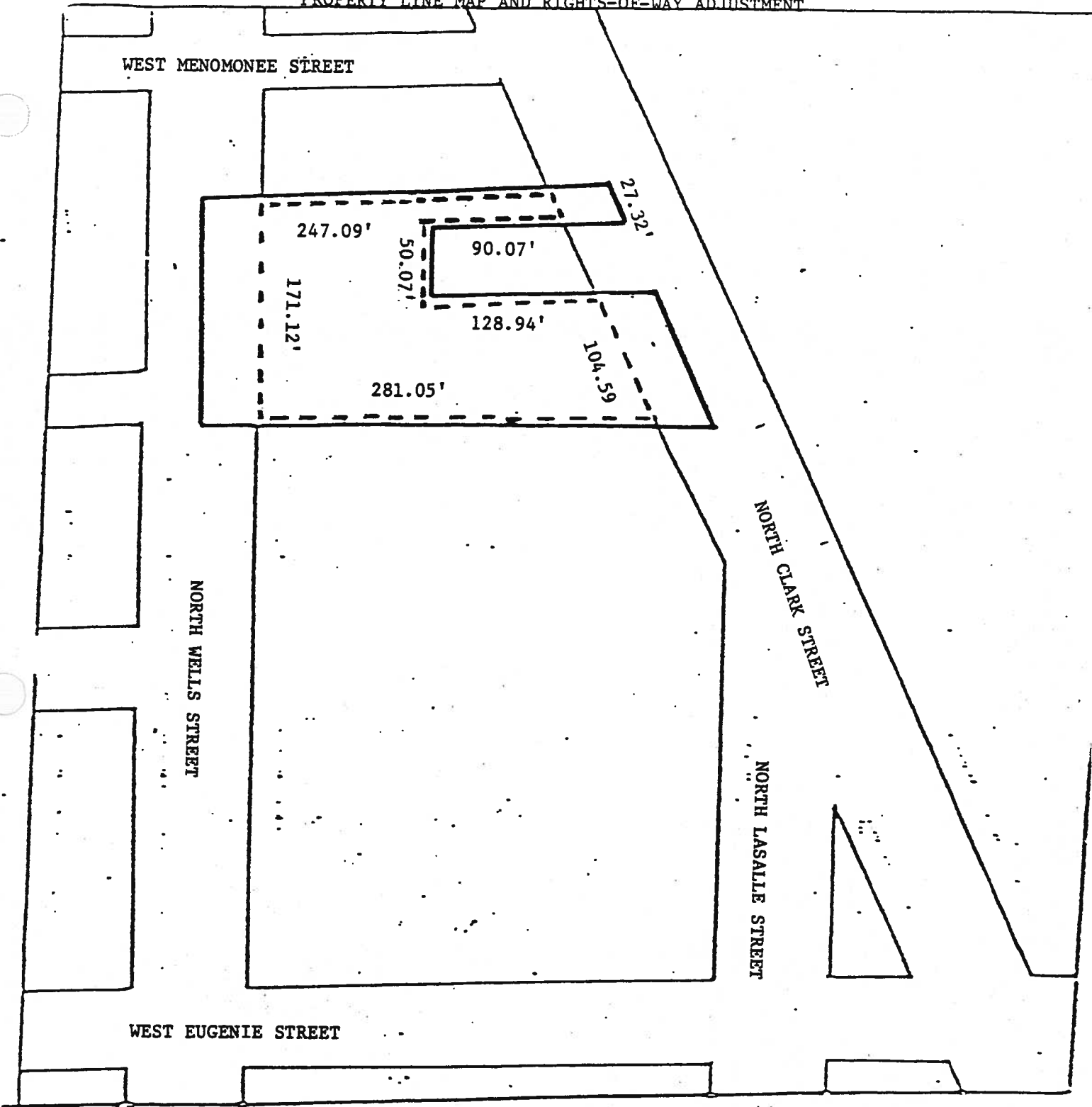
May 30, 1980



ADDRESS OF SUBJECT PROPERTY:

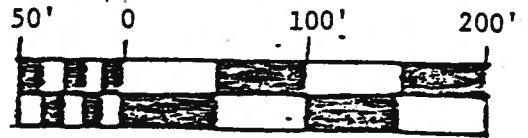
1750 North Clark Street

DATE:

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
 PROPERTY LINE MAP AND RIGHTS-OF-WAY ADJUSTMENT



 PLANNED DEVELOPMENT
 PROPERTY LINE

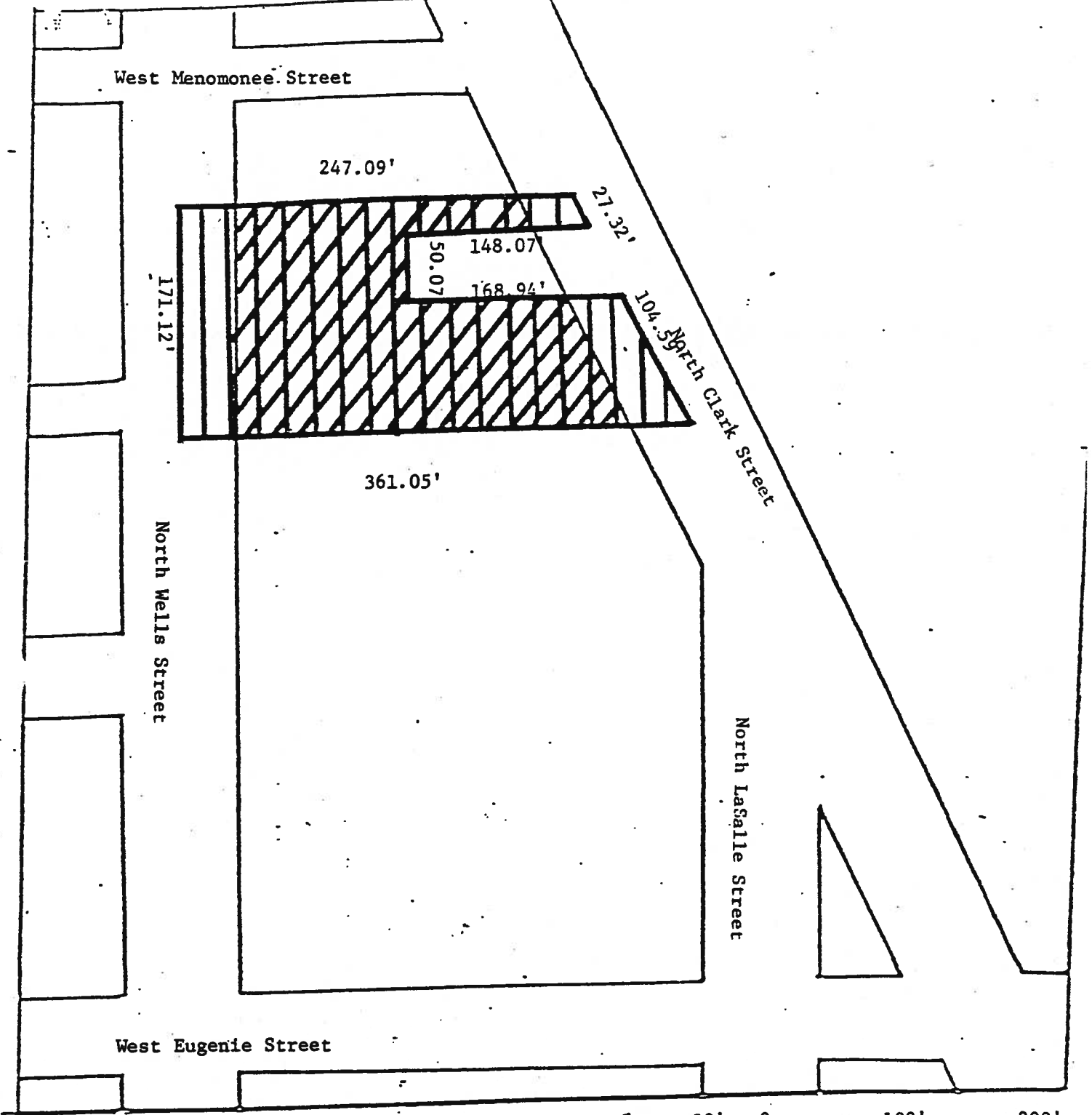




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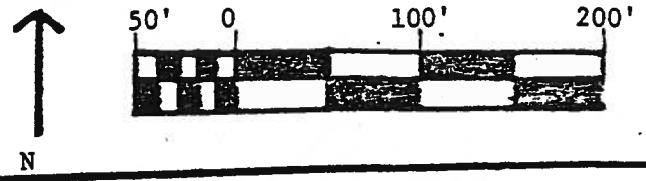
ADDRESS OF SUBJECT PROPERTY:
 1750 North Clark Street

DATE: May 20 1990

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT
Generalized Land Use Plan



 Planned Development
 Residential-Business and Related Uses



A. LICANT: RUDNICK & WOLFE (per Theodore J. Novak and Ruth W. Wilcox
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 Chicago, Illinois 60602, solely as attorney
 for The Warehouse Group, an Illinois General
 Partnership

ADDRESS OF SUBJECT PROPERTY:

1750 North Clark Street

DATE: May 30, 1980

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT

NET SITE AREA SQUARE FEET	ACRES (NET SITE AREA)	GENERAL DESCRIPTION OF LAND USE	MAXIMUM NO. OF UNITS	MAXIMUM % OF COVER- AGE OF GRADE LEVEL	MINIMUM NO. OF OFF STREET PARKING SPACES	MAXI F.A.
35,810	0.82	Residential units and Retail, Business and Professional Office uses	267	66.75	142	9.12

GROSS SITE AREA = NET SITE AREA OF 35,810 SQUARE FEET (0.82 ACRES) PLUS
 AREA OF PUBLIC RIGHTS OF WAY OF 12,118.40 SQUARE FEET
 (0.28 ACRE)
 = 47,928.40 SQUARE FEET (1.10 ACRES)

MAXIMUM PERCENTAGE OF LAND
 COVERAGE AT GRADE LEVEL FOR
 TOTAL NET SITE AREA 66.75%

MAXIMUM FLOOR AREA RATIO FOR
 TOTAL NET SITE AREA 9.12

MAXIMUM NUMBER OF APARTMENT UNITS 267

MINIMUM NUMBER OF OFF-STREET
 PARKING SPACES 142

MINIMUM NUMBER OF OFF-STREET
 LOADING BERTHS 1

MINIMUM PERIMETER SETBACKS AT
 GRADE LEVEL 0

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 solely as Attorney for THE WAREHOUSE GROUP, an Illinois General Partnership

DATE: May 30, 1980

ADDRESS OF SUBJECT PROPERTY: 1750 North Clark Street