

(Continued from page 2359)

to those of a C3-3 Commercial-Manufacturing District, and a corresponding use district is hereby established in the area above described.

SECTION 2. *Be It Further Ordained.* That the Chicago Zoning Ordinance be amended by changing all the C3-3 Commercial-Manufacturing District symbols and indications hereinabove established 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.

[Planned Development printed on pages 2384
thru 2389 of this Journal.]

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

—
Reclassification 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, Chapter 194A of the Municipal Code of Chicago, be, and is hereby amended by supplementing all the B4-5 Restricted Service District symbols and indications as shown on Map No. 3-F to reflect the establishment of a Communications Planned Development for the erection of an Earth Station Receiving Dish located on the roof and the same lot as the existing building located at No. 16 W. Division Street, Chicago, Illinois.

SECTION 2. This Communications Planned Development is specifically for the erection of the Earth Station Receiving Dish above described and in no way affects, alters or prejudices the existing zoning district regulations applicable to any other improved or unimproved portions of the above described area.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication.

—
Reclassification of Area Shown on Map No. 5-G.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the M2-3 General Manufacturing District symbols and indications as shown on Map No. 5-G, an area bounded by

Clybourn Avenue; Wisconsin Street; Marcy Street; and a line 200 feet north and west of and parallel to Wisconsin Street,

to those of a B4-3 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 the B4-3 District symbols and indications as shown on Map No. 5-G in the area bounded by

Clybourn Avenue; Wisconsin Street; Marcy Street; and a line 200 feet north and west of and parallel to Wisconsin Street

to those 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 Plan of Development herewith attached and made a part thereof, and to no others.

(Continued on page 2390)

PI 305

(Continued from page 2383)

PD 305

[Planned Development printed on pages 2391
thru 2399 of this Journal.]

SECTION 3. These ordinances shall be in force and effect from and after its passage and due publication

—
Reclassification of Area Shown on Map No. 6-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 R3 General Residence District symbols and indications as shown on Map No. 6-F in the area bounded by

W. 25th Place; a line 75 feet east of S. Wallace Street; the alley next south of W. 25th Place; and S. Wallace Street,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

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

—
Reclassification of Area Shown on Map No. 6-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 R3 General Residence District symbols and indications as shown on Map No. 6-F in the area bounded by

a line 75 feet north of W. 30th Street; the alley next east of and parallel to S. Canal Street; W. 30th Street; and S. Canal 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. 6-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 6-F in the area bounded by

W. 30th Place; a line 183 feet east of and parallel to S. Stewart Street; the alley next south of and parallel to W. 30th Place; and S. Stewart 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.

(Continued on page 2400)

P.D. No. 305

PLAN OF DEVELOPMENT

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT

STATEMENTS

1. The area referred to herein as Residential-Business Planned Development consists of property commonly known as 1872 North Clybourn, Chicago, Illinois ("the Property"). The plan development consists of 57,854 square feet of area bounded by Clybcurn Avenue, Wisconsin Street, Marcy Street, and a line 200 feet North and West of and parallel to Wisconsin Street. Located on the Property are five buildings which will be renovated to provide residential and convertible business-residential units. The Property will be under the ownership and control of the American National Bank and Trust Co. under a trust agreement dated August 1, 1983, and known as Trust No. 57606, pursuant to a contract to purchase dated March 14, 1983 with the Mid-City National Bank of Chicago, as trustee for Esther G. Hirsch, sole beneficiary (Richard Hirsch, attorney in fact).

2. The Applicant and his successors, assignees or grantees shall obtain all official reviews, approvals and permits for the Property.

3. Any dedications or vacations of streets or alleys or easements or any adjustment of rights of way shall require a separate submittal on behalf of the Applicant or his successors, assignees, or grantees, and approval by the City Council.

APPLICANT: Tem Horwitz
 213 West Institute Place
 Chicago, Illinois 60610

DATED: July 12, 1983

4. Within the area herein delineated as Residential-Business Planned Development, the following uses shall be permitted: residential, business, commercial, retail, related service and other uses permitted in a B4-3 Restricted Service District (except that otherwise applicable restrictions marked by an asterisk in the Zoning Ordinance shall not apply) and accessory off-street parking and loading. There will be a maximum of sixty-eight dwelling units permitted. A maximum of fourteen of these units, constituting 22,600 sq. ft., will be convertible into business or mixed residential-business space. Permitted uses may be located on any floor of any of the buildings located on the Property.

5. Any service drives or other ingress or egress lanes 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 the City 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 the City of Chicago and shall have a minimum width of sixteen feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

APPLICANT: Tem Horwitz
 213 West Institute Place
 Chicago, Illinois 60610

DATED: July 12, 1983

6. Business and business identification signs may be permitted within the area delineated herein as Residential-Business Planned Development, subject to the review and approval of the Commissioners of the Department of Planning and of the Department of Inspectional Services.

7. Off-street parking and loading for the Property will be provided in conformity with the attached Plan of Development.

8. The information in the attached Plan of Development sets forth data concerning the generalized land use plan of the area delineated herein as Residential-Business Planned Development, and illustrates that the existing improvements and any additional improvements will be in accordance with the intent and purposes of this Plan of Development.

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

APPLICANT: Tem Horwitz
 213 West Institute Place
 Chicago, Illinois 60610

DATED: July 12, 1983

RESIDENTIAL BUSINESS PLANNED DEVELOPMENTPLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATASite Area

57,854 sq. ft. or 1.33 acres

Generalized Description of Land Use

Residential, business, commercial, retail and related service and other uses permitted in a B4-3 restricted service district (except that otherwise applicable restrictions marked by an asterisk in the Zoning Ordinance shall not apply) and accessory off-street parking and loading.

Maximum Building Height

91 feet (El. 666.6 feet (including C.C.D.))

Maximum amount of commercial space to be permitted

22,600 square feet.

Maximum F.A.R.

2.4

Maximum % of Land Covered

52.00

Minimum number of off-street parking spaces to be provided

46

Minimum Number of loading spaces to be provided

1

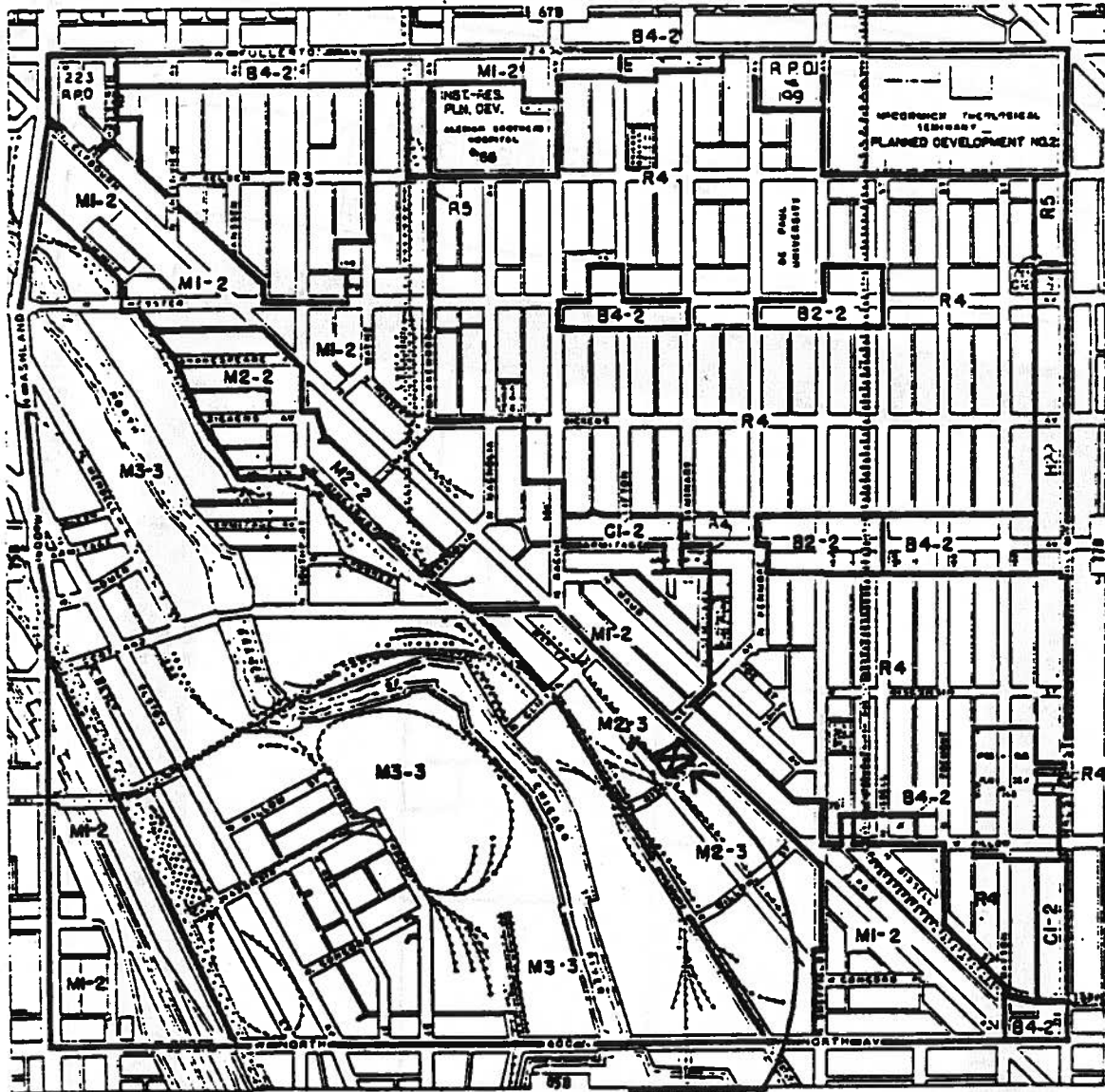
Maximum Number of dwelling units

68

APPLICANT: Tem Horwitz
 213 West Institute Place
 Chicago, Illinois 60610

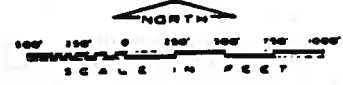
DATED: July 12, 1983

Planned Development: Clybourn Project - Zoning Map
 CHICAGO ZONING ORDINANCE SEC 38 7400 4102

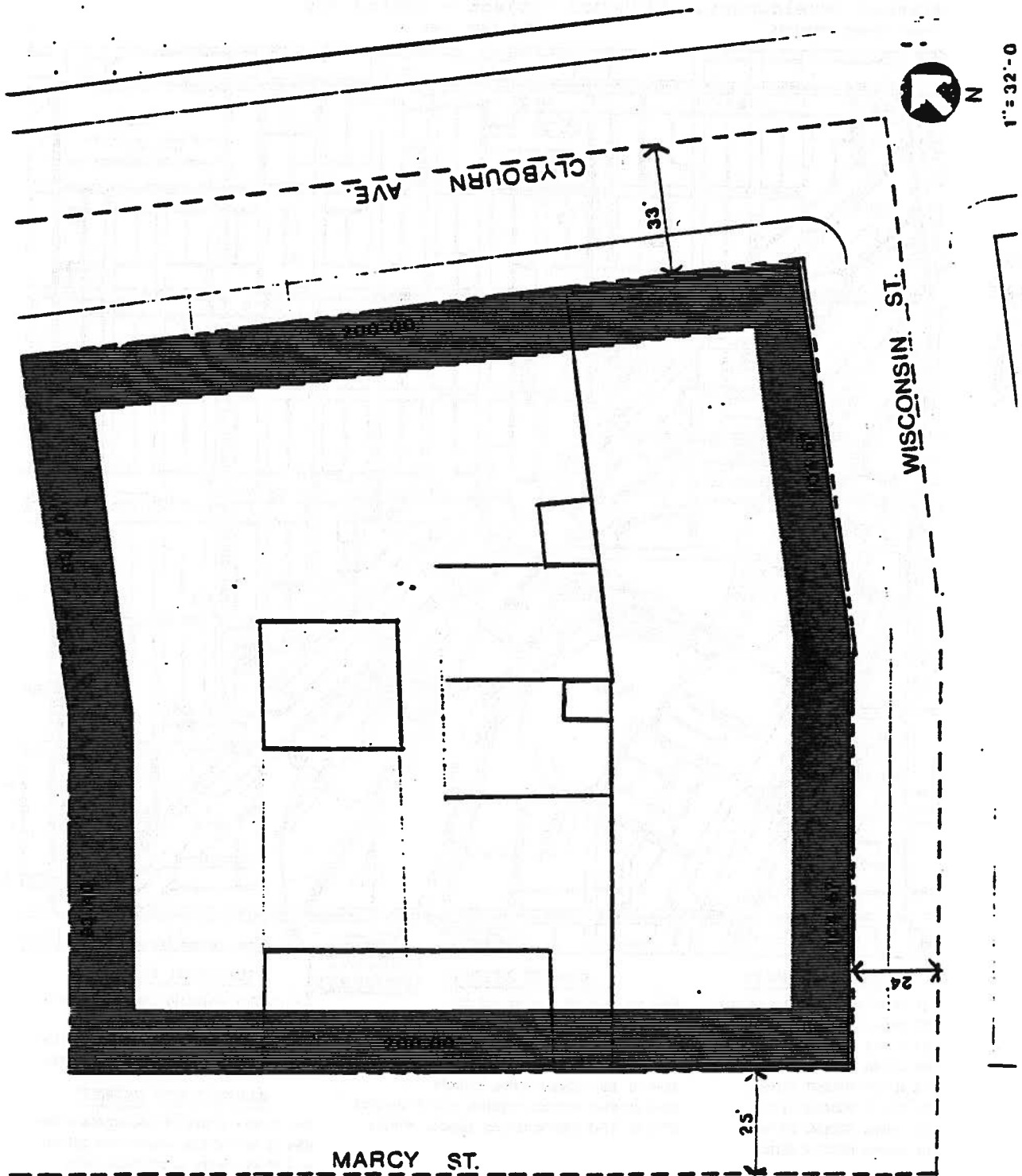


RESIDENCE DISTRICTS	BUSINESS DISTRICTS	SUBJECT PROPERTY	COMMERCIAL DISTRICTS
R1 SINGLE-FAMILY RESIDENCE DISTRICT	B1-1 TO B1-5 LOCAL RETAIL DISTRICTS	SUBJECT PROPERTY	CI-1 TO CI-5 RESTRICTED COMMERCIAL DISTRICTS
R2 SINGLE-FAMILY RESIDENCE DISTRICT	B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS		C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
R3 GENERAL RESIDENCE DISTRICT	B3-1 TO B3-5 GENERAL RETAIL DISTRICTS		C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS
R4 GENERAL RESIDENCE DISTRICT	B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS		C4 MOTOR FREIGHT TERMINAL DISTRICT
R5 GENERAL RESIDENCE DISTRICT	B5-1 TO B5-5 GENERAL SERVICE DISTRICTS		
R6 GENERAL RESIDENCE DISTRICT	B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS		
R7 GENERAL RESIDENCE DISTRICT	B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS		
R8 GENERAL RESIDENCE DISTRICT			
			MANUFACTURING DISTRICTS
			M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
			M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
			M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT

FOR USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7
 FOR USE AND BULK REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8
 FOR USE AND BULK REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9
 FOR USE AND BULK REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10

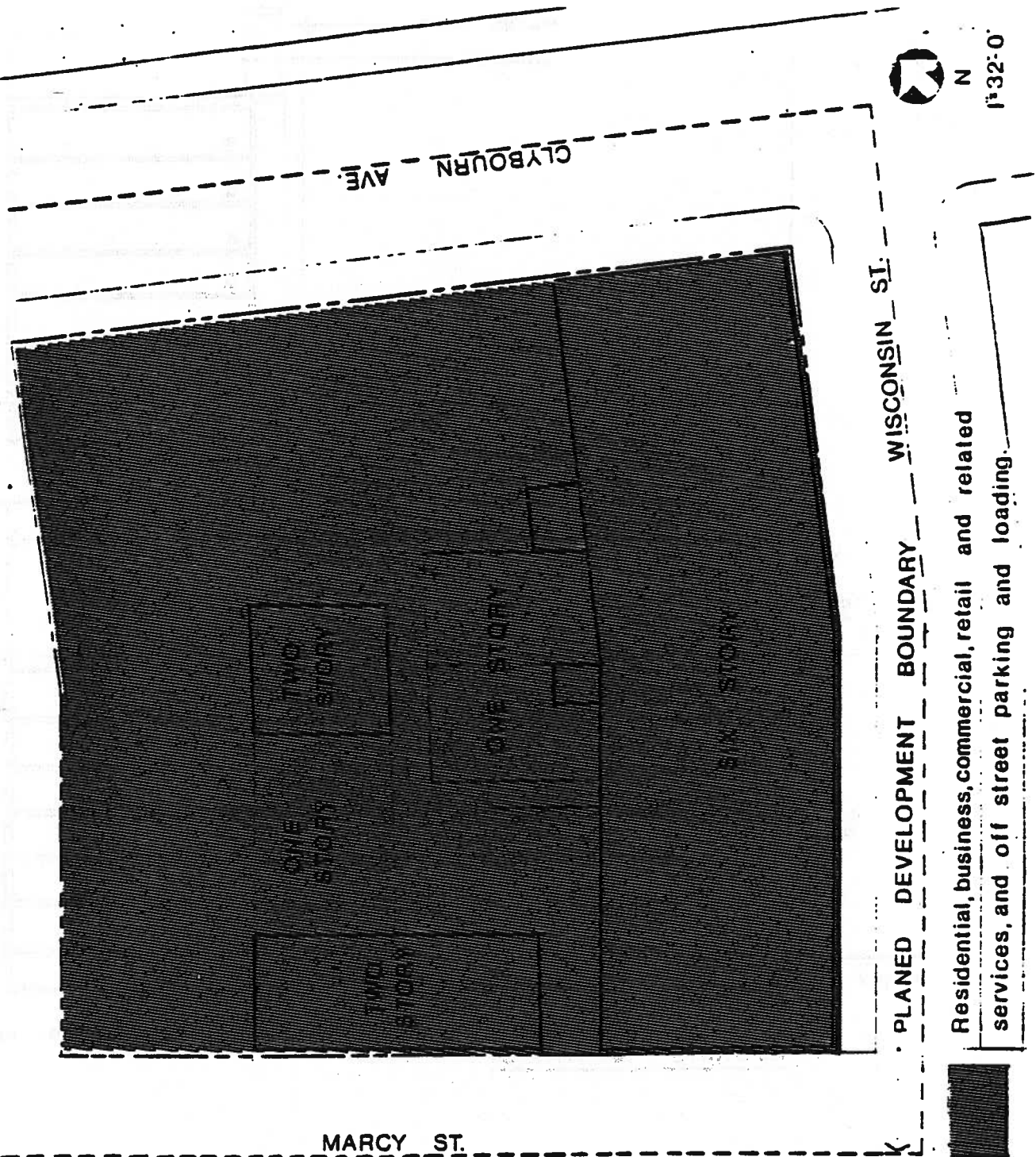


APPLICANT: ⁷⁶⁸ Tom Horwitz, 213 W. Institute Place, Chicago, IL 60610. DATE: July 12, 1983



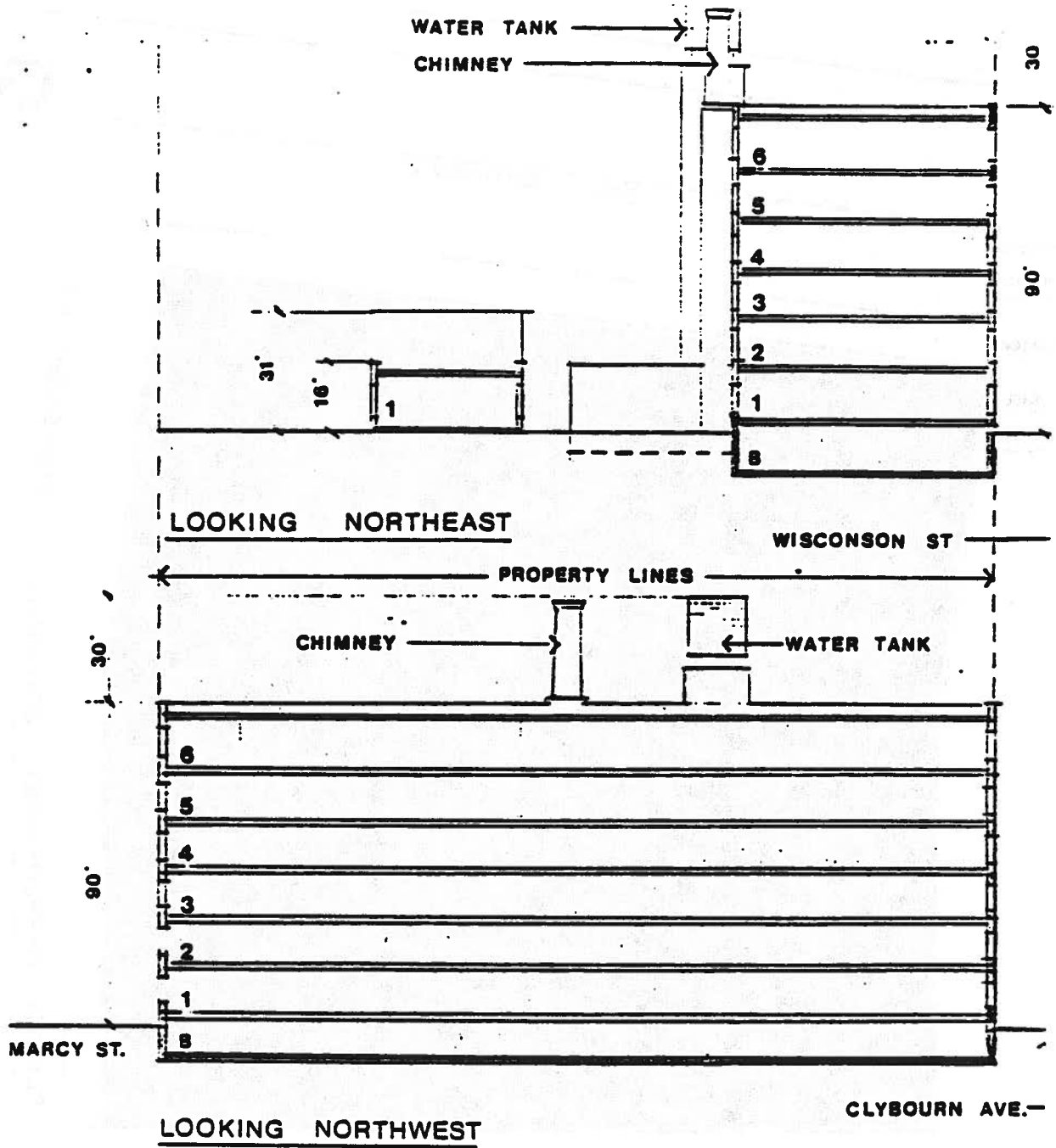
PLANNED DEVELOPMENT · CLYBOURN LOFTS
PROPERTY LINE MAP

APPLICANT: Tom Horwitz, 213 W. Institute Place, Chicago, IL 60610. DATE: July 12, 1993



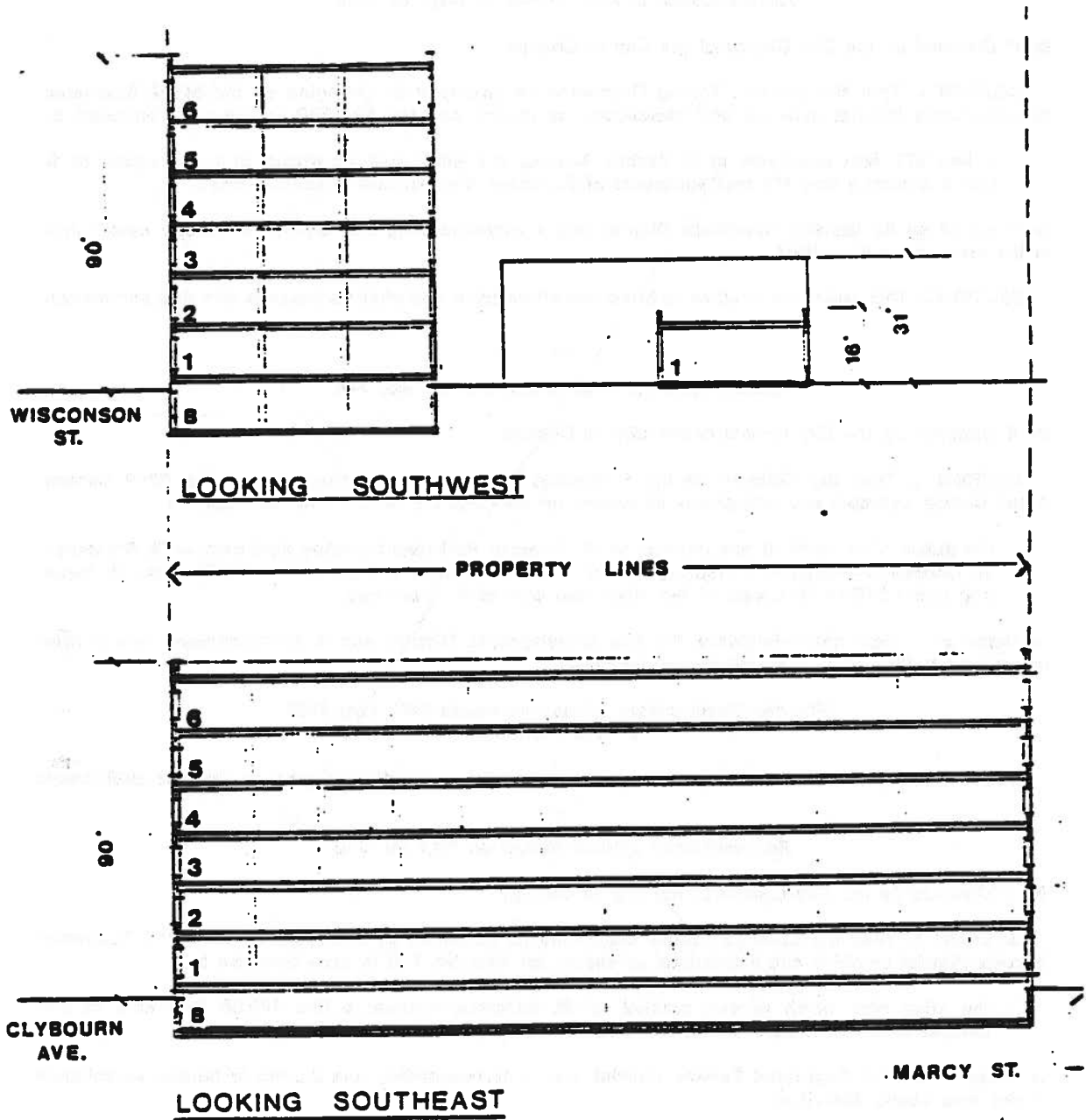
PLANNED DEVELOPMENT · CLYBOURN LOFTS
GENERALIZED LAND USE PLAN

APPLICANT: Tom Horwitz, 213 W. Institute Place, Chicago, IL 60610. DATE: July 12, 1983



PLANNED DEVELOPMENT · CLYBOURN LOFTS
SITE SECTIONS

APPLICANT: Tom Horwitz, 213 W. Institute Place, Chicago, IL 60610. DATE: July 12, 1983



PLANNED DEVELOPMENT · CLYBOURN LOFTS

SITE SECTIONS

APPLICANT: Tom Horwitz, 213 W. Institute Place, Chicago, IL 60610. DATE: July 12, 1983

(Continued from page 2390)

Reclassification of Area Shown on Map No. 6-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 6-G in the area bounded by

a line 572 feet southeast of S. Archer Avenue; the alley next northeast of and parallel to S. Quinn Street; a line 596 feet southeast of S. Archer Avenue; and S. Quinn Street,

to those of an R3 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. 7-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 B3-4 General Retail District symbols and indications as shown on Map No. 7-F in the area bounded by

the public alley north of and parallel to W. Diversey Parkway; the alley next east of N. Broadway; W. Diversey Parkway; N. Broadway; a line 125 feet north of and parallel to W. Diversey Parkway; and a line 186.14 feet west of the alley next east of N. Broadway,

to those of a Residential-Business Planned Development District and a corresponding use district is hereby established in the area above described.

[Planned Development printed on pages 2401 thru 2407
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. 7-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 B4-3 Restricted Service District symbols and indications as shown on Map No. 7-G in area bounded by

the alley next north of and parallel to W. Fullerton Avenue; a line 140.08 feet east of and parallel to N. Sheffield Avenue; W. Fullerton Avenue; and N. Sheffield Avenue,

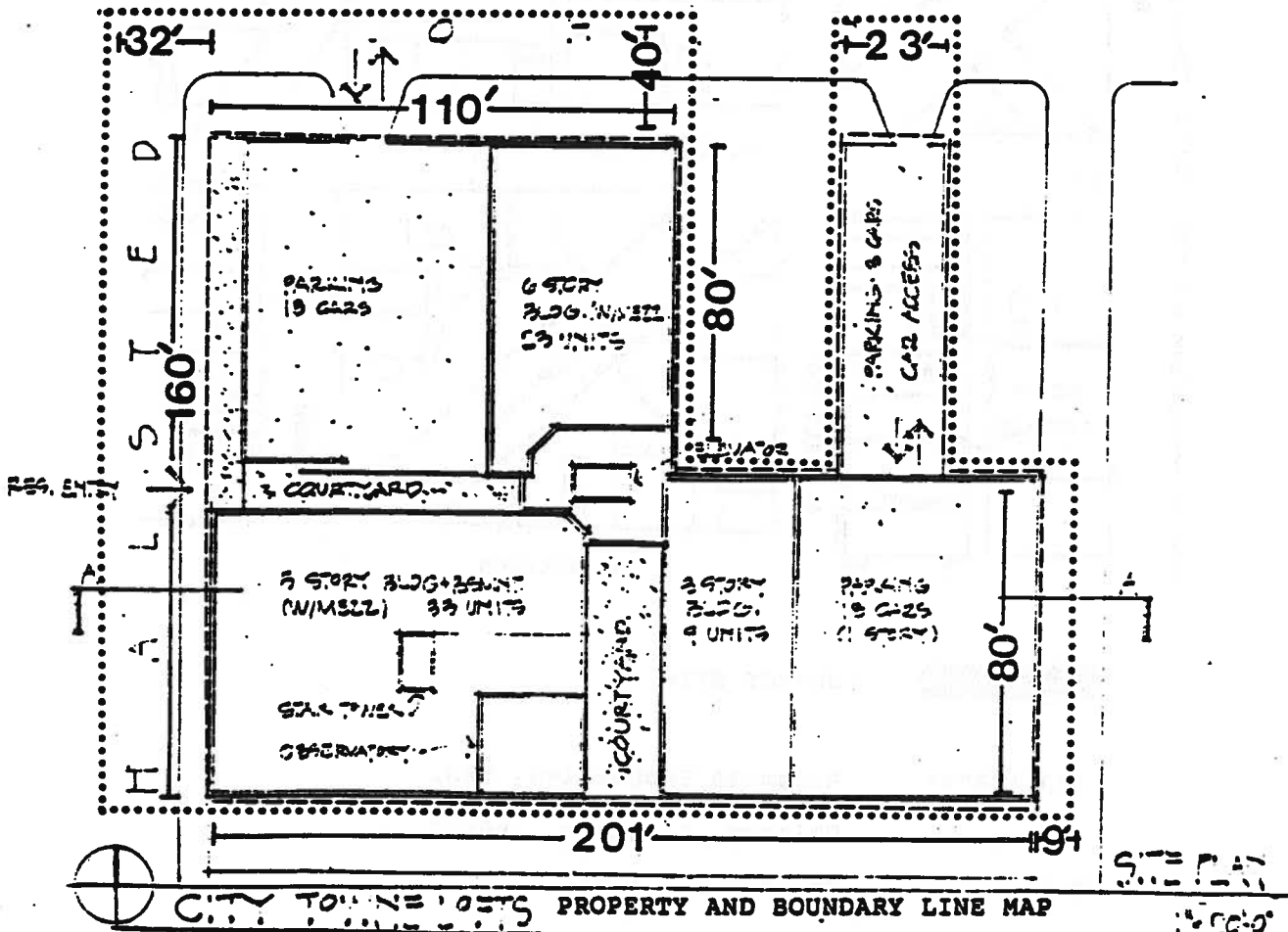
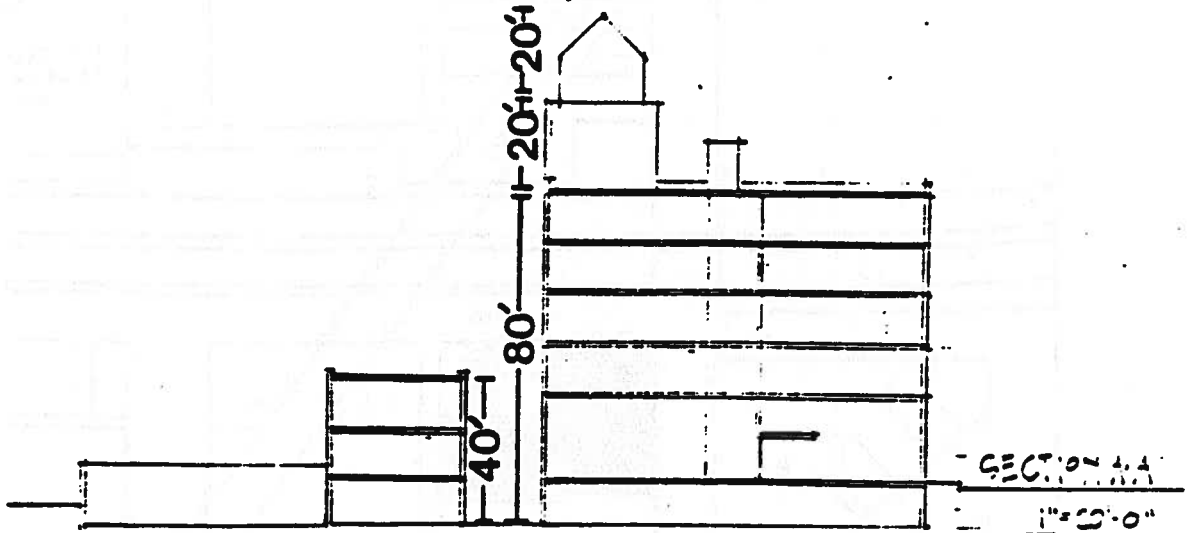
to those of a B4-4 Restricted Service District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map Nos. 8-G and 6-G.

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

(Continued on page 2408)

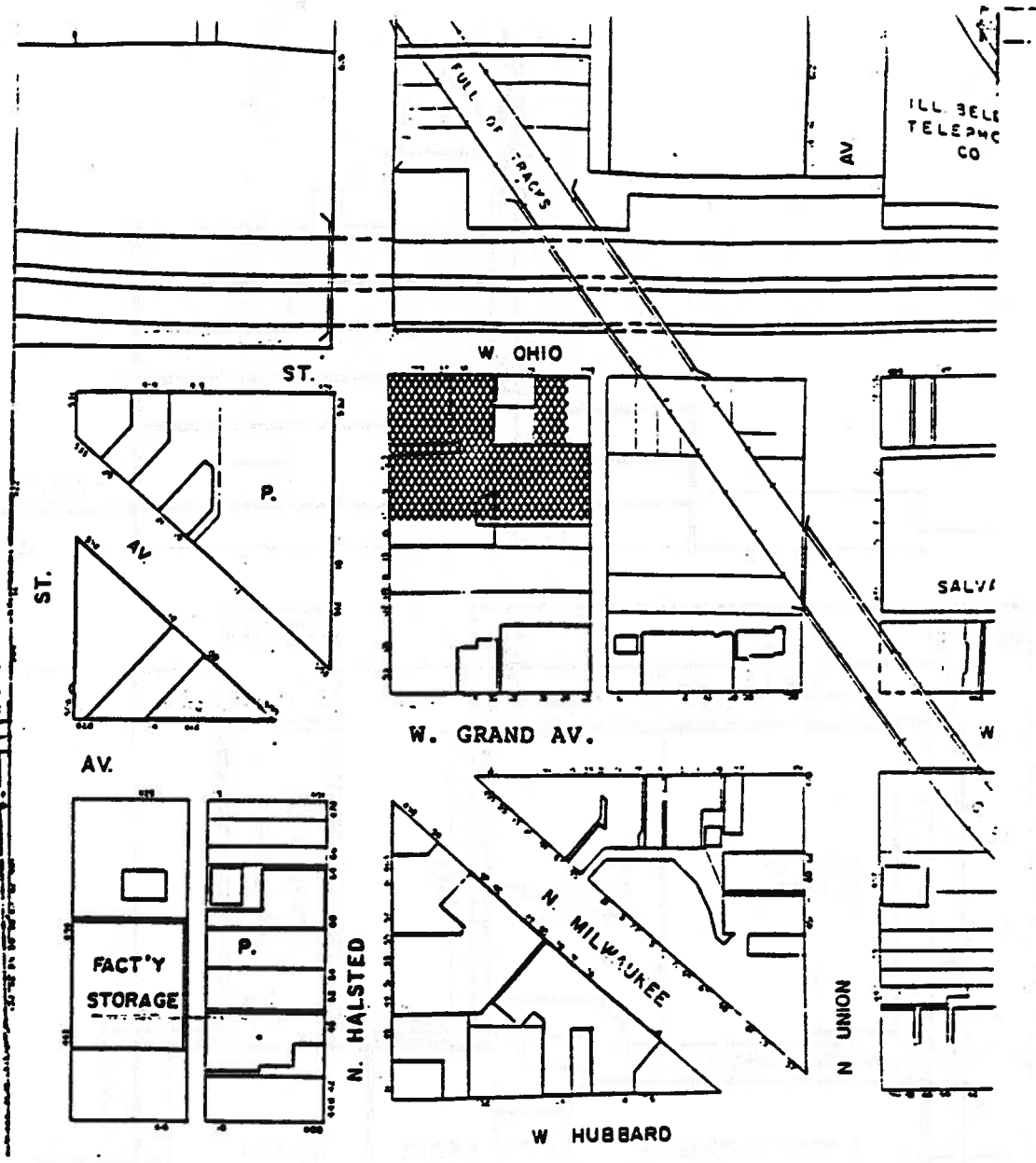


CITY TOWNE LOTS PROPERTY AND BOUNDARY LINE MAP

----- Property Line Planned Development Boundary Line

Applicant Atlantis Properties, Ltd.
 222 West Ontario St., Suite 430
 Chicago, Illinois 60610

Date: January 22, 1985



SUBJECT SITE

Applicant: Atlantis Properties, Ltd.
 222 West Ontario St., Suite 430
 Chicago, Illinois 60610

Date: January 22, 1985

VICINITY MAP