

# PD 387

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

March 26, 2026

Rolando Acosta  
Acosta Ezgur LLC  
1030 W. Chicago Ave., Third Floor  
Chicago, IL 60642

**Re: Opinion for PD 387, 750 N. Rush Street**

Dear Mr. Acosta:

In response to your recent request, please be advised the subject property is zoned Residential-Business Planned Development Number 387 ("PD 387"). Your client, Eurolux Nail Spa, Inc. is seeking to open a nail salon within a vacant commercial space at 750 N. Rush St.

Pursuant to Statement 3 of PD 387, the use of land will consist of dwelling units, business uses, related recreational uses, together with off-street parking. Upon adoption in 1986, PD 387 had an underlying zoning of B7-6. Under the 2004 comprehensive amendment to the Zoning Ordinance the B7-6 district converted to a DX-12 district.

A nail salon is defined as a personal service use and is permitted in the DX district, pursuant to Section 17-4-0207.MM of the Zoning Ordinance. Therefore, it is a permitted use within PD 387.

Sincerely,

Kyle Bartlett  
Assistant Zoning Administrator

KB:tm

C: Kyle Bartlett, Noah Szafraniec, Louis Clayton, Mike Marmo

*Yeas* -- Aldermen Roti, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Kellam, Sheahan, Krystyniak, Soliz, Hagopian, Santiago, Gabinski, Mell, Kotlarz, Banks, Cullerton, Laurino, O'Connor, Pucinski, Hansen, McLaughlin, Orbach, Schuller, Stone -- 25.

*Nays* -- Aldermen Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Carter, Langford, Streeter, Kelley, Sherman, Garcia, Henry, Gutierrez, Smith, D. Davis, Frost, Giles, Natarus, Oberman, Volini, Orr -- 22.

CHICAGO ZONING ORDINANCE AMENDED TO  
RECLASSIFY PARTICULAR AREAS.

On motion of Alderman Gabinski, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of Proceedings of May 14, 1986 pages 29900 -- 29923, recommending that the City Council pass proposed ordinances to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

On motion of Alderman Gabinski, each of the said proposed ordinances was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Vrdolyak, Huels, Majerczyk, Burke, Carter, Langford, Streeter, Kellam, Sheahan, Kelley, Sherman, Garcia, Krystyniak, Henry, Soliz, Gutierrez, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Mell, Frost, Kotlarz, Banks, Giles, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Oberman, Hansen, McLaughlin, Orbach, Schuller, Volini, Orr, Stone -- 47.

*Nays* -- None.

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

Said ordinances as passed read respectively as follows (the italic heading in each case not being a part of the ordinance):

*Reclassification of Area Shown on Map No. 1-E.*

PD 397

*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 B7-6 General Central Business District symbols and indications as shown on Map No. 1-E in the area bounded by

West Chicago Avenue; North Rush Street; the alley next South of and parallel to West Chicago Avenue; and the alley next West of and parallel to North Rush 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 thereof and to no others.

387

[Residential-Business Planned Development printed on pages 30511 through 30517 of this Journal.]

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

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*Reclassification of Area Shown on Map No. 1-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 M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in area bounded by

a line 109.11 feet north of and parallel to West Hubbard Street; the alley next East of and parallel to North Wells Street; a line 81 feet North of and parallel to West Hubbard Street; and North Wells Street,

to those of a C3-5 Commercial-Manufacturing 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.

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*Reclassification 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. 308 symbols and indications as shown on Map No. 2-F in the area bounded by

South Franklin Street; West Monroe Street; a line 141.48 feet west of South Franklin Street; and West Arcade Place,

to the designation of Business Planned Development No. 308, 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 hereof and to no others.

SECTION 2. This ordinance shall be in full 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:*

5/30/86

## UNFINISHED BUSINESS

30511

P.D.#387

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT  
STATEMENTS

1. The area delineated hereon as "Residential-Business Planned Development" is owned or controlled by Lake Shore National Bank as Trustee under Trust Nos. 1193 and 2072, 605 North Michigan Avenue, Chicago, Illinois.
2. All applicable official reviews, approvals or permits are required to be obtained by the Owner or his successors, assignees or grantees.
3. Use of land will consist of dwelling units, business uses, related recreational uses, together with off-street parking.
4. Any dedication or vacation of streets or alleys, or re-subdivision of parcels shall require a separate submittal on behalf of the Owner and approval by the City Council.
5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord 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 permitted within such paved areas.
7. Identification 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 Commissioner of the Department of Planning. There shall be no advertising signs permitted.
8. The height restriction of any building or any appurtenance attached thereto shall be subject to:
  - a. height limitations as certified on form FAA-117, successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and
  - b. airport zoning regulations as established by the Department of Planning, City and Community Development, Department of Aviation, and Department of Law, and approved by the City Council.

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9. The following information sets forth data concerning the property included in said development and a generalized Land Use Plan (Site Plan) illustrating the development of said property.
10. The Plan of Development, heraby attached, shall be subject to the "Rules and Regulations and Procedures in Relation to Planned Development", as adopted by the Commissioner of the Department of Planning.

APPLICANT: MURRAY WOLBACH, III

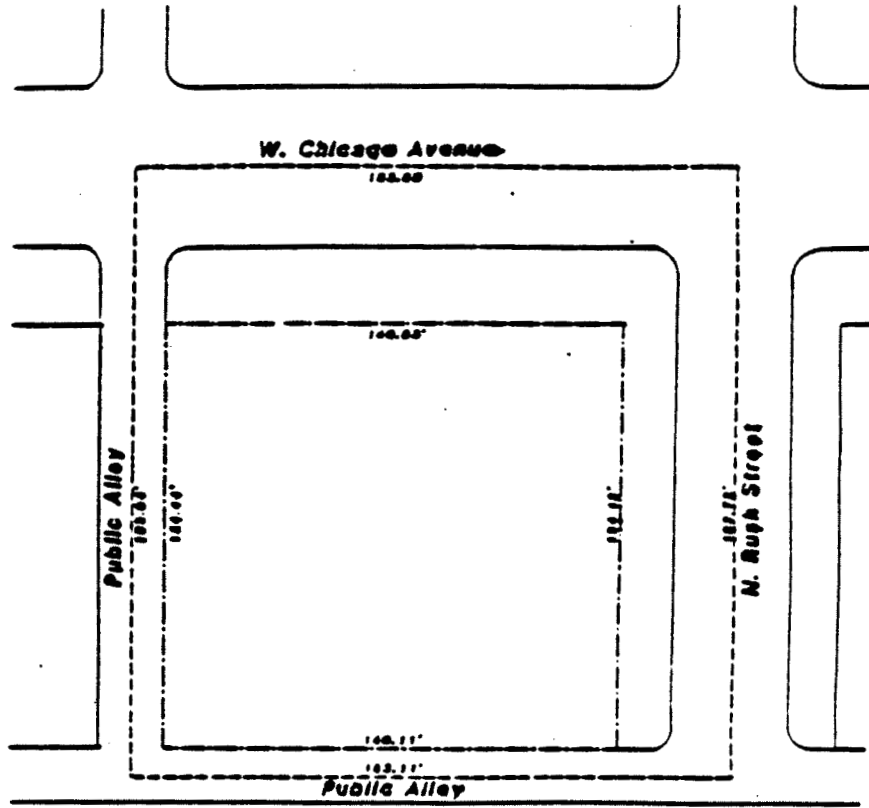
DATE: March 11, 1986

5/30/86

UNFINISHED BUSINESS

30513

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



LEGEND

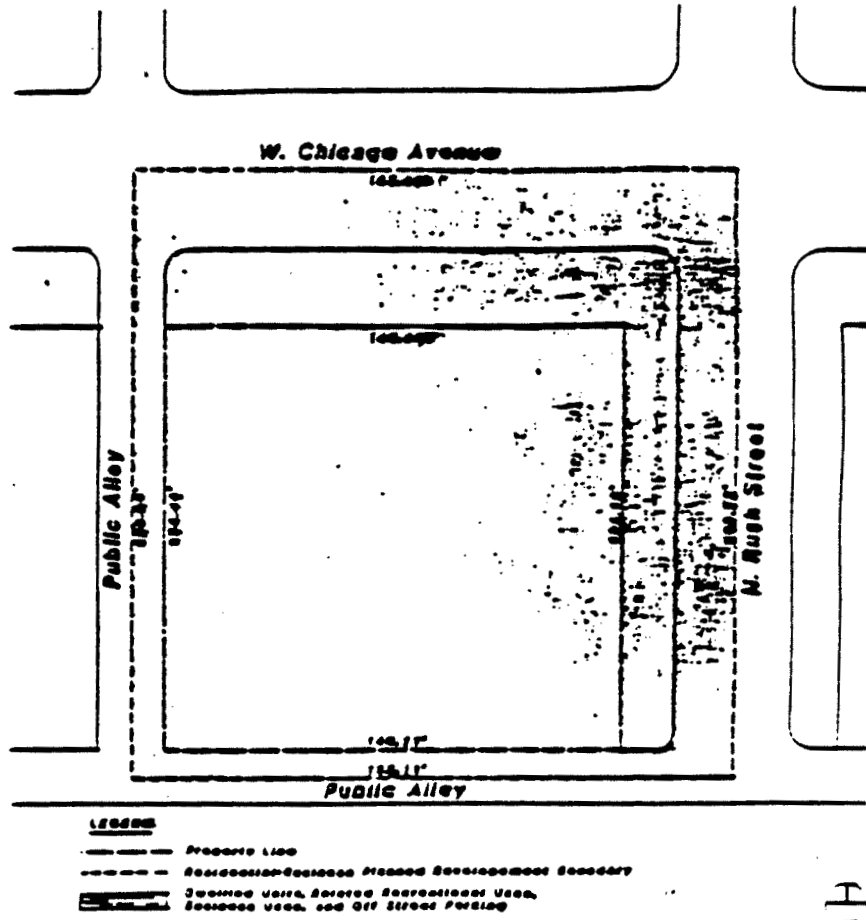
- Property Line
- Residential-Business Planned Development Boundary



APPLICANT: MURRAY WOLBACH, III

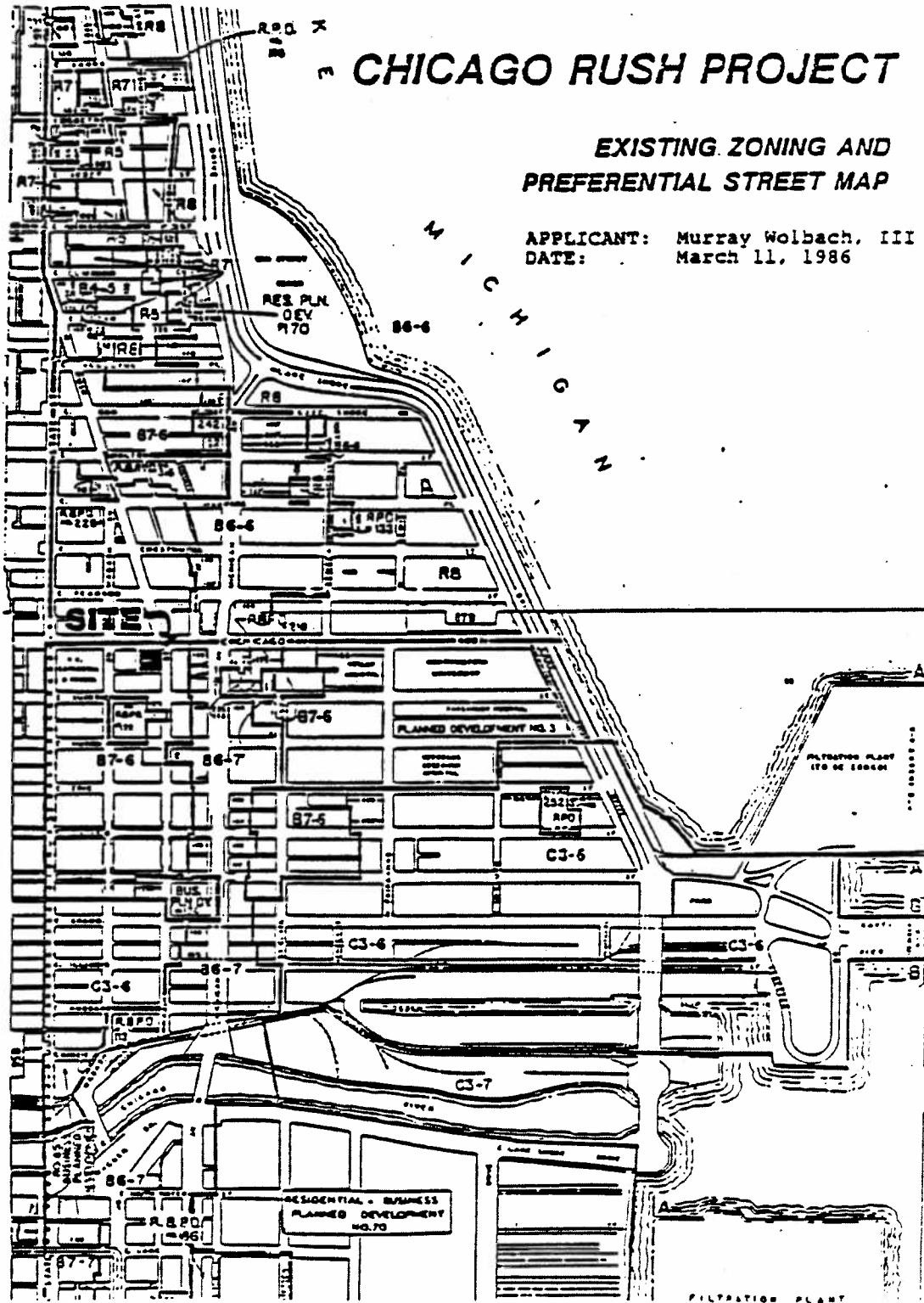
DATE: March 11, 1986

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT  
GENERALIZED LAND USE PLAN



APPLICANT: MURRAY WOLBACH, III

DATE: March 11, 1986



# CHICAGO RUSH PROJECT

## EXISTING ZONING AND PREFERENTIAL STREET MAP

APPLICANT: Murray Wolbach, III  
DATE: March 11, 1986

**SITE**

CHICAGO

FILTRATION PLANT  
(70 DE 10000)

RESIDENTIAL - BUSINESS  
PLANNED DEVELOPMENT  
NO. 70

FILTRATION PLANT

## RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

## PLANNED DEVELOPMENT USE &amp; BULK REGULATIONS &amp; DATA

NET SITE AREA	GENERAL DESCRIPTION OF LAND USE	MAX NO. OF DWELLING UNITS	MAX FLOOR AREA RATIO	MAX PERCENTAGE OF LAND COVERED
18,816 sq. ft. or .432 acres	Dwelling units, related recreational uses, including a swimming pool, business uses, (including an earth station receiving dish) and off-street parking	221	14.0	99% at grade; 42% at 90 feet above grade

NET SITE AREA

18,816 sq. ft.

GROSS SITE AREA = (net site area + area of public streets and alleys)

18,816 sq. ft. net site area + 16,531 sq. ft. public streets and alleys = 35,347 sq. ft. gross site area

MAXIMUM F.A.R. FOR NET SITE AREA

14.0

MAXIMUM NUMBER OF DWELLING UNITS

221 including a maximum of 22.6% efficiency units

MAXIMUM AREA DEVOTED TO BUSINESS USES

13,670 sq. ft.

PERCENTAGE OF LAND COVERED

99% at grade; 42% at 90 feet above grade

MINIMUM NUMBER OF OFF-STREET PARKING SPACES

164

5/30/86

UNFINISHED BUSINESS

30517

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MINIMUM NUMBER OF OFF-STREET LOADING BERTHS

2

MINIMUM SETBACKS

0

APPLICANT: MURRAY WOLBACH, III

DATE: March 11, 1986