

PD 399

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**DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO**

October 23, 2025

VIA EMAIL

Katie Jahnke Dale
DLA Piper
444 W Lake St
Suite 900
Chicago, IL 60606
(312) 368-2153

Re: Minor Change and Site Plan Approval to PD 399, 1800 N. Clybourn Avenue

Dear Ms. Dale:

Please be advised that your request for a minor change and site plan approval to Residential Business Planned Development No. 399 ("PD 399") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 399. Statement 2 in PD 399 authorizes any minor change relief pursuant to MCC § 17-8-0400. Pursuant to Statement 15 in PD 399, as amended, the future development of Subarea C requires Site Plan Approval.

CMR Properties Group Ltd, is seeking a minor change PD 399 for the development at 1800 North Clybourn Avenue to demolish all existing building of the north and south parcels; construct a new +/-8,300 square foot single-story building ("Retail A") at the southwest corner of North Clybourn Avenue and West Willow Street on the south parcel; construct the following on the north parcel: (i) new +/- 9,500 square foot single-story building (Retail B") on the northwest corner of North Clybourn Avenue and West Willow Street, (ii) new +/-8,300 square foot single-story building ("Retail C") along North Clybourn, (iii) new +/-9,500 square foot single-story building ("Retail E") on the northeast corner of West Willow Street and North Marcey Street, and (iv) new +/-8,300 square foot single-story building ("Retail D") along North Marcey Street; reorganize the parking area to be more efficient for vehicular ingress and egress; add additional green space to meet the landscape ordinance requirements

The Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The following departments have reviewed and approved the changes: Chicago Department of Transportation, Chicago Fire Department, Department of Stormwater Management, and the Mayor's Office for People with Disabilities.

121 NORTH LASALLE STREET, ROOM 1101, CHICAGO ILLINOIS 60602

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 399, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

The following exhibits prepared by Stantec Architects, the project architect demonstrate the changes outline above:

- Site Plan, dated 09/24/2025
- Exterior Elevations for Buildings A, B, C, D, and E, dated 09/24/2025

We have reviewed the drawings and exhibits submitted, and they comply with and satisfy the requirements of PD 399. Accordingly, this site plan approval is hereby approved.

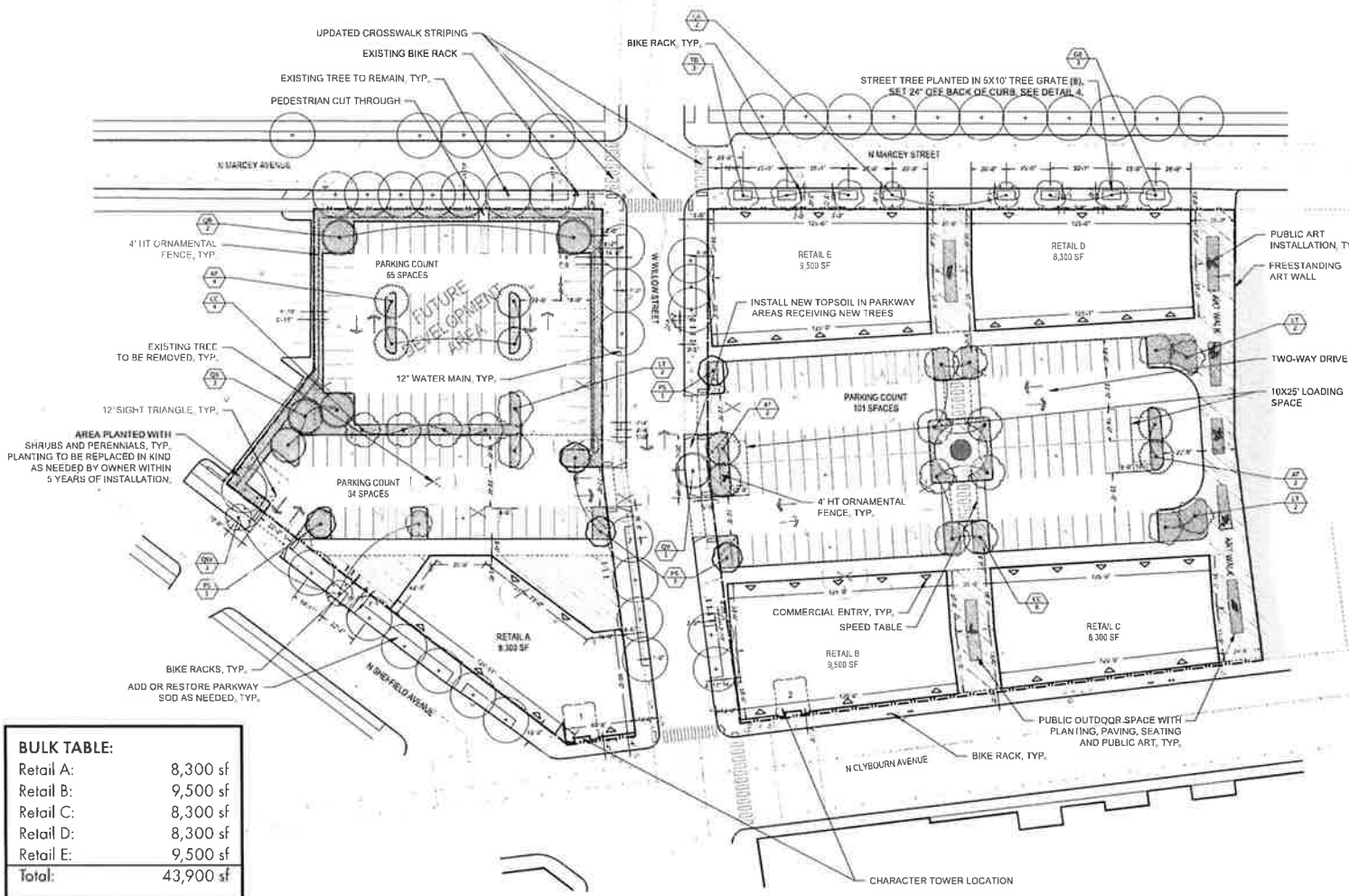
Sincerely,



Noah Szafraniec
Assistant Commissioner

CC: Teresa McLaughlin, Mike Marmo, Janice Hill, Stephen Nutt, Main file

SITE PLAN | PROPOSED



BULK TABLE:	
Retail A:	8,300 sf
Retail B:	9,500 sf
Retail C:	8,300 sf
Retail D:	8,300 sf
Retail E:	9,500 sf
Total:	43,900 sf

DISCLAIMER:
 All art shown within is for preliminary illustrative purposes only. The Applicant reserves all rights to select final art pieces and their locations based on preference, availability, and budget.

VEHICULAR USE CALCULATIONS

SOUTH LOT:
 VEHICULAR USE AREA: 29,823 SF
 GREEN SPACE REQUIRED (7.5%): 2,237 SF
 GREEN SPACE PROVIDED: 3,287 SF
 TREES REQUIRED: 18 TREES
 TREES PROVIDED: 22 TREES
 PUBLIC OPEN SPACE PROVIDED: 2,877 SF

NORTH LOT:
 VEHICULAR USE AREA: 31,957 SF
 GREEN SPACE REQUIRED (10%): 3,196 SF
 GREEN SPACE PROVIDED: 4,377 SF
 TREES REQUIRED: 26 TREES
 TREES PROVIDED: 18 TREES
 PUBLIC OPEN SPACE PROVIDED: 9,385 SF

PARKING CALCULATIONS

SOUTH LOT:
 TOTAL SPACES: 99
 ADA SPACES REQUIRED: 4
 ADA SPACES PROVIDED: 4

NORTH LOT:
 TOTAL SPACES: 101
 ADA SPACES REQUIRED: 5
 ADA SPACES PROVIDED: 5

OVERALL:
 TOTAL SPACES: 200
 ADA SPACES REQUIRED: 9
 ADA SPACES PROVIDED: 9

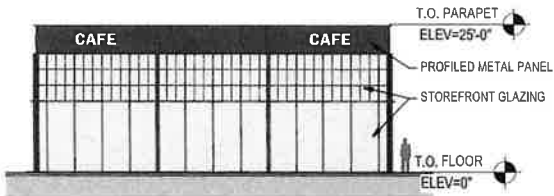
BICYCLE PARKING

SOUTH LOT:
 EXISTING/RELOCATED RACKS: 1
 NEW RACKS: 6
 TOTAL RACKS: 7

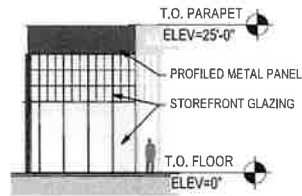
NORTH LOT:
 EXISTING/RELOCATED RACKS: 6
 NEW RACKS: 10
 TOTAL RACKS: 16



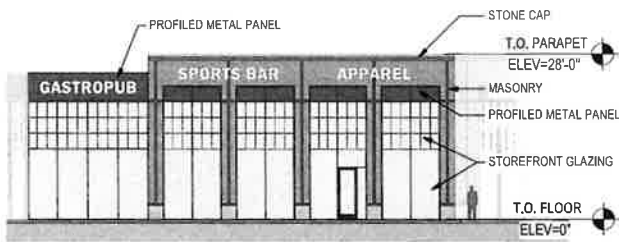
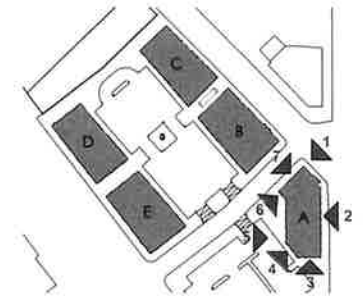
EXTERIOR ELEVATIONS | BUILDING A



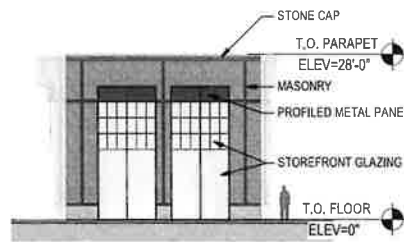
7 BUILDING A - NW ELEVATION



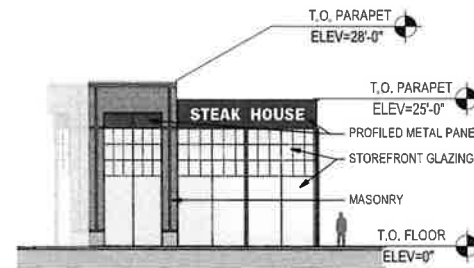
6 BUILDING A - SW ELEVATION



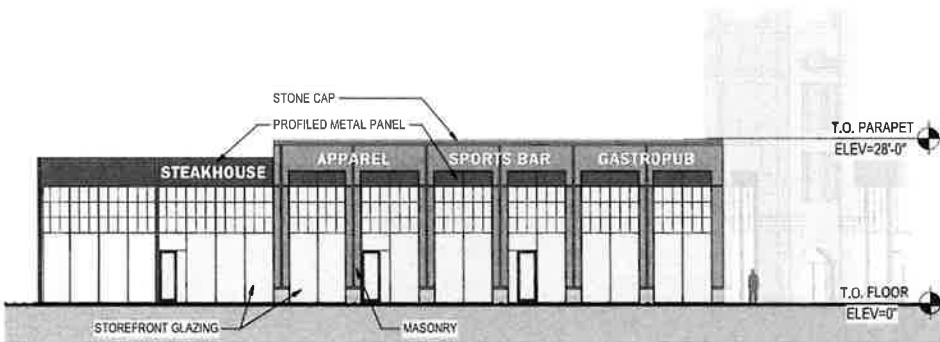
5 BUILDING A - W ELEVATION



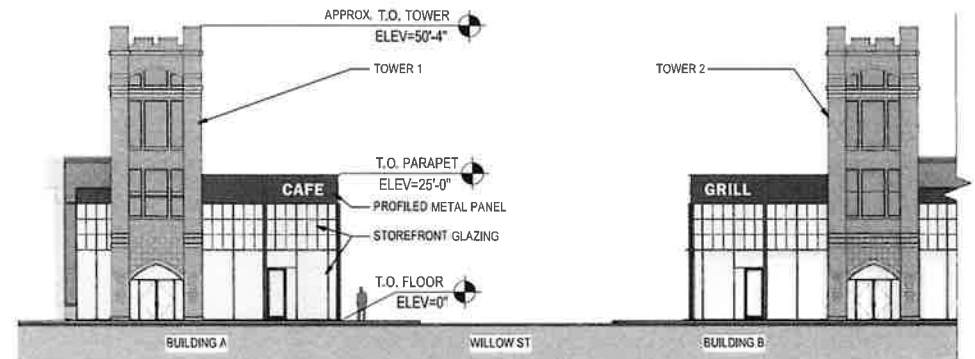
4 BUILDING A - SW ELEVATION



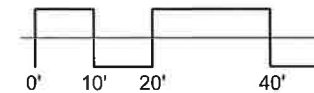
3 BUILDING A - S ELEVATION



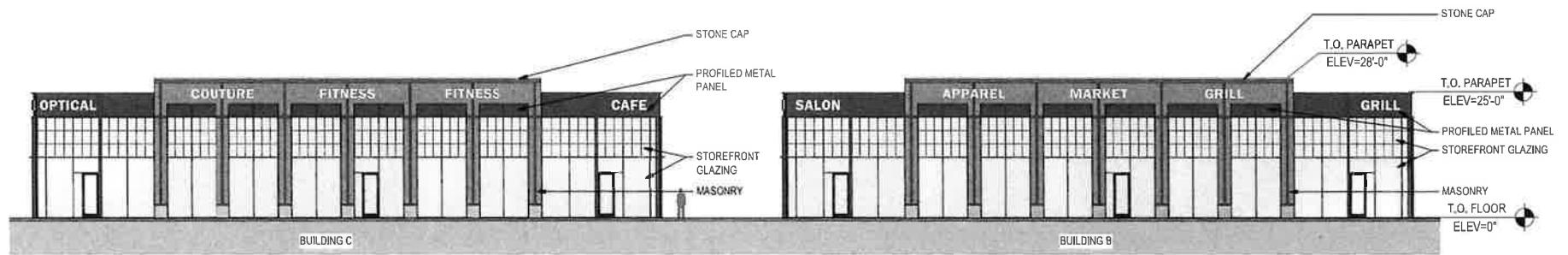
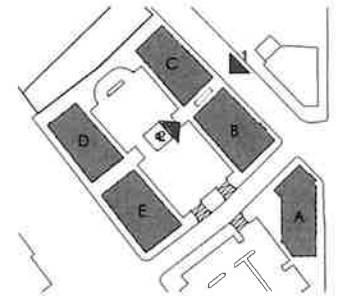
2 BUILDING A - E ELEVATION



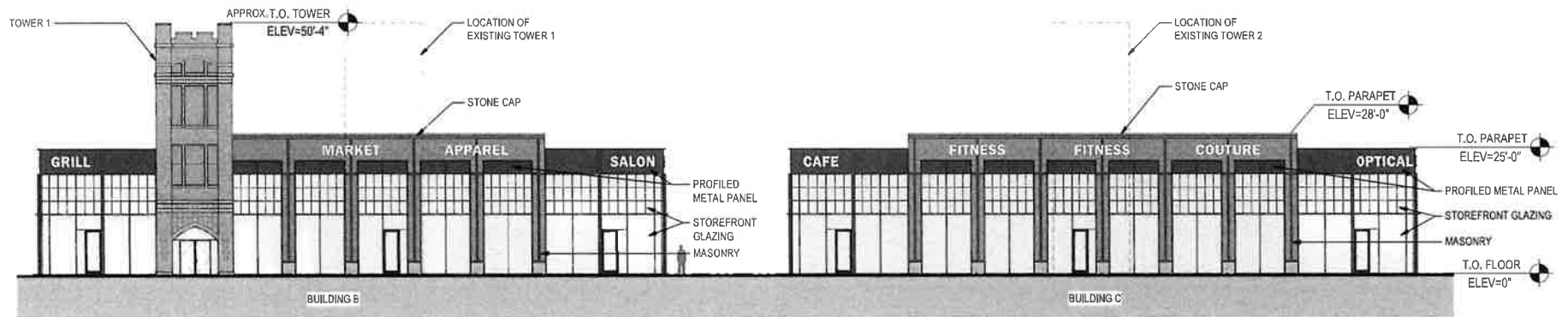
1 BUILDING A - NE ELEVATION



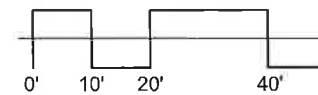
EXTERIOR ELEVATIONS | BUILDING B+C



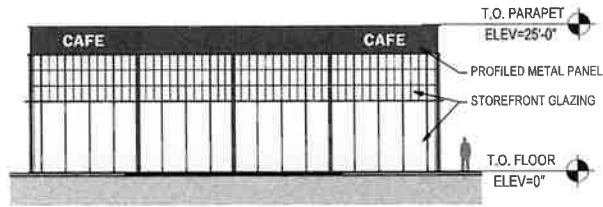
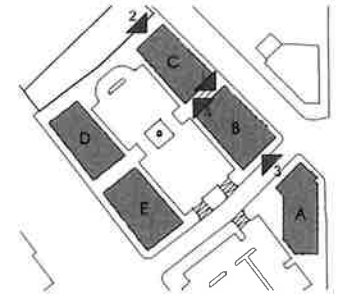
2 BUILDINGS B&C - SW ELEVATION



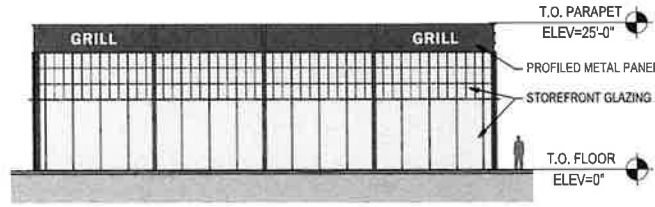
1 BUILDINGS B&C - NE ELEVATION



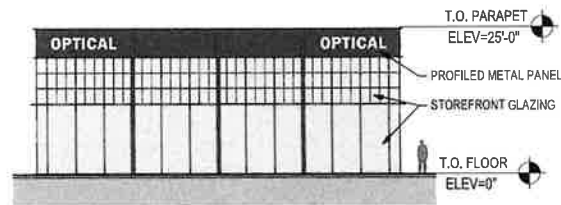
EXTERIOR ELEVATIONS | BUILDING B+C



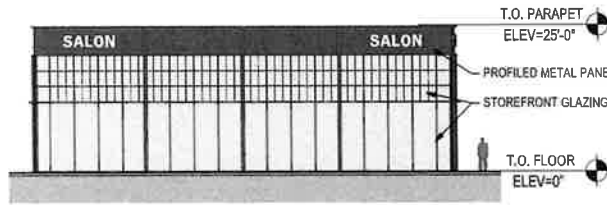
4 BUILDING C - SE ELEVATION



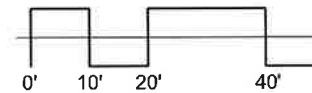
3 BUILDING B - SE ELEVATION



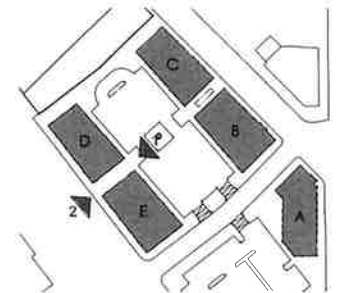
2 BUILDING C - NW ELEVATION



1 BUILDING B - NW ELEVATION



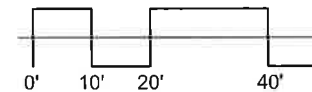
EXTERIOR ELEVATIONS | BUILDING D+E



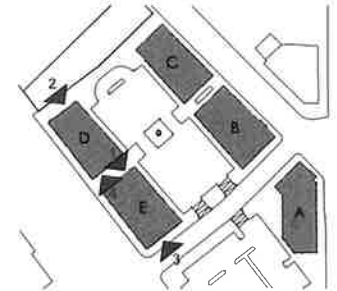
2 BUILDINGS D&E - SW ELEVATION



1 BUILDINGS D&E - NE ELEVATION



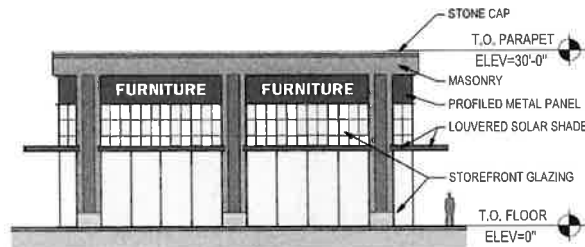
EXTERIOR ELEVATIONS | BUILDING D+E



4 BUILDING D - SE ELEVATION



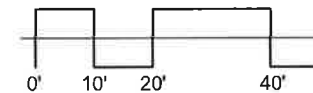
3 BUILDING E - SE ELEVATION



2 BUILDING D - NW ELEVATION



1 BUILDING E - NW ELEVATION





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 23, 2024

Agnes Plecka
Jaffe & Berlin
111 W. Washington St., Suite 900
Chicago, IL 60602

Re: **Opinion response for PD 399, 1800 N. Clybourn Avenue**

Dear Ms. Plecka:

In response to your recent request, please be advised that the subject property is zoned Commercial Planned Development Number 399 ("PD 399").

Per your request, the subject property at 1800 N. Clybourn Ave. is improved with a 2-story, commercial building with approximately 36,000 square feet of floor area and a parking area shared with two other retailers located on the same zoning lot. Your client is proposing to establish a temporary, immersive themed cultural and entertainment experience within the 2-story building. The use would be operated on a temporary basis with an estimated operational period of three months, from Oct. 2024 to Jan. 2025. The use may include interactive games (mini golf, laser tag, and/or other similar participant activities), and scenery and photo opportunities for spectators and participants (both children and adults). Timed entries would occur every 30 minutes and there would be a maximum ticketing capacity of 100 guests every 30 minutes. The operator would either apply for an incidental liquor license to allow a themed bar area serving pre-prepared snacks and liquor for on-site consumption or instead provide such food and liquor via catering vendors with their own liquor license.

Based on the information submitted, it is our opinion that the proposed use would be defined as indoor participant sports and recreation. Pursuant to Statement 4 of PD 399, which was approved in 1986, the following uses are permitted: those uses permitted, except residential uses, in the C1 Restricted Commercial District and accessory uses subject to such limits, maximum and minimum, as are set forth in the table of use and bulk regulations and related controls made a part of this Plan of Development. The C1 district remained C1 under the 2004 Zoning Ordinance and pursuant to Section 17-3-0207-QQ2 of the Zoning Ordinance, indoor participant sports and recreation is permitted by-right in the C1 district. Therefore, the proposed temporary use is allowed at the subject site.

We cannot confirm zoning approval of a PPA license until such time a complete license application is submitted for our review. According to our zoning map, there is no RS district within 125 feet of the subject property, therefore, no variation is required pursuant to Section 17-13-1101-M of the Ordinance.

In regard to parking, PD 339 requires a minimum of 141 parking spaces and allows a maximum of 220 parking spaces. According to our Part II records, PD 339 currently contains 191 off-street parking spaces. No additional parking spaces are required for the proposed temporary use.

Sincerely,


Patrick Murphey
Zoning Administrator

PM:tm

C: Noah Szafraniec, Mike Marmo, Janice Hill, Main file



September 9, 1993

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voices)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

Mr. Robert Buono
Kirkland and Ellis
200 East Randolph Drive
Chicago, IL 60601

Re: 1800 North Clybourn
Commercial Planned Development No. 399

Dear Mr. Buono:

Please be advised that your request for a minor change to Commercial Planned Development No. 399 on behalf of CMR Development Corporation, Ltd. has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and is hereby approved subject to the conditions described herein.

Specifically, you requested that commercial uses, as permitted on the north parcel of the Planned Development, be permitted on the parcel south of Willow Street. The current Planned Development permits only parking on the south parcel. In addition, you requested that a specific Site/Landscape Plan (which depicts building configurations, parking areas, driveway locations, parkway trees and internal landscaping) be substituted in place of the generalized land use map included in the Planned Development.

With regard to your request, the Department of Planning and Development has determined that these modifications would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance, provided that the development is constructed in accordance with the Site/Landscape Plan on file at the Department of Planning and Development dated September 9, 1993.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor changes, but no other changes to Commercial Planned Development No. 399.

Sincerely,

Valerie B. Jarrett
Commissioner





City of Chicago
Richard M. Daley, Mayor

**Department of Planning
and Development**

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

October 7, 1994

Mr. Paul Woznicki
Zoning Administrator
Department of Zoning
Room 800-City Hall
Chicago Illinois 60602

Re: Issuance of a "Foundation Permit Only"- Commercial
Planned Development No. 399

Proposal: The Construction of New Retail Structures
A, B, B' and C.

Location: 1800 North Clybourn (North Parcel only)

Dear Mr. Woznicki:

We have received an Interim Stage Part II submittal for the construction of new retail structures at 1800 N. Clybourn.

The Department of Planning and Development has determined that, based on the plans and data submitted by the Applicant, the proposed structures will be in basic conformity with the Plan of Development as passed by the Chicago City Council on September 8, 1986 and the Administrative Relief granted on September 9, 1993 and on October 6, 1994 (attached). In addition, the applicant agrees to the conditions for use of the non-standard loading dock outlined in the Department of Transportation's memo dated September 29, 1994 (attached), or limiting the loading for semi-trailers (WB 50 or larger) at that dock to the hours between 11:00 p.m. and 6:00 a.m.

Although we have not completed our entire review of a Part II submittal, we have completed that portion which relates to foundation work and would have no objection to you reviewing foundation plans and issuing a " Foundation Only" permit.

Upon completion of our review of a full Part II submittal, we will inform your Department. In no way does this letter absolve the owner or contractor from obtaining a full Part II approval or other approvals as required by Chicago City Code.

Sincerely,

Philip Levin
Director of Zoning





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

October 6, 1994

Mr. Robert Buono
Kirkland and Ellis
200 East Randolph Drive
Chicago, Il 60601

Re: Request for minor change to Commercial
Planned Development No. 399. 1800 N.
Clybourn

Dear Mr. Buono:

Please be advised that your request for a minor change to Commercial Planned Development No. 399 on behalf of CMR Development Company has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and is hereby approved subject to the following conditions.

Specifically, you requested that the requirement for having a minimum of one 10' X 50' loading dock be deleted. The Department has determined that, based on the condition placed on the use of the loading dock serving the north parcel located on Marcey Street by the Department of Transportation in their September 29, 1994 Memorandum, the deletion of this requirement constitutes a minor change.

The Department of Transportation has indicated its concurrence with this requested change providing that when semi-trailer (WB 50 or larger) trucks use the Marcey Street dock that the tractor be disconnected from the trailer and parked elsewhere so that the vehicle will not block the public way. The Department has also determined that if loading operations for WB 50 or larger sized vehicles are restricted to the hours between 11:00 p.m. and 6:00 a.m., the intent would be met of not blocking vehicular or pedestrian traffic attempting to use Marcey Street.

Therefore, based on the above mentioned conditions, the Department of Planning and Development hereby approves the proposed minor change under Section 11.11-3(c) of the Chicago Zoning Ordinance.

Sincerely,

Valerie B. Jarrett
Commissioner



to those of a C3-6 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.

Reclassification of Area Shown on Map No. 3-E.

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. 3-E in the area bounded by

the alley next north of East Oak Street; a line 710.76 feet west of North Michigan Avenue; East Oak Street; and a line 802.51 feet west of North Michigan Avenue,

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

[Residential-Business Planned Development printed on
pages 33709 through 33716
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.

PD 399

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 M2-3 General Manufacturing District symbols and indications as shown on Map No. 5-G in the area bounded by

a line 300.08 feet north of West Willow Street; North Clybourn Avenue; North Sheffield Avenue; a line 244.47 feet south of Clybourn Avenue continuing westerly for 81.69 feet, thence southwesterly for 91.58 feet to a point 164.47 feet south of West Willow Street; and North Marcey Street,

(Continued on page 33717)

(Continued from page 33708)

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

[Commercial Planned Development printed on pages
33718 through 33726 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-I.

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-I in area bounded by

West Dickens Avenue; a line 25 feet east of and parallel to North Richmond Street; the alley next south of and parallel to West Dickens Avenue; and North Richmond Street,

to those of a B2-1 Restricted Retail 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-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 R3 General Residence District symbols and indications as shown on Map No. 7-G in area bounded by

the alley next north of and parallel to West Nelson Street; a line 72.16 feet east of and parallel to North Lakewood Avenue; West Nelson Street; and North Lakewood Avenue,

(Continued on page 33727)

COMMERCIAL PLAN OF DEVELOPMENT

COMMERCIAL PLANNED DEVELOPMENT NO. 399STATEMENTS

1. The area delineated herein as Commercial Planned Development (the "Planned Development") consists of 129,579 square feet of real property bounded on the north by a line 300.08 feet north of West Willow Street; on the east by North Clybourn Avenue and North Sheffield Avenue; on the south by a line beginning at a point 244.47 feet south of North Clybourn Avenue continuing westerly for 81.69 feet, thence southwesterly for 91.58 feet to a point 164.47 feet south of West Willow Street; and on the west by North Marcey Street (the "Property"), as identified in the drawing attached hereto entitled "Boundary and Property Line Map." The Property is currently owned by the LaSalle National Bank, as Trustee under Trust Agreement dated May 4, 1981 and known as Trust No. 10-38457-09.

2. The Applicant or its successors, assignees or grantees shall obtain all official City reviews,

APPLICANT: Horwitz-Matthews, Inc.
814 North Franklin
Chicago, Illinois 60610

DATE: May 29, 1986

approvals and permits required in connection with this Plan of Development.

3. Any dedication or vacation of streets or alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.

4. The following uses shall be permitted within the Planned Development: Those uses permitted, except residential uses, in the C1 Restricted Commercial District and accessory uses subject to such limits, maximum and minimum, as are set forth in the table of use and bulk regulations and related controls made a part of this Plan of Development.

5. 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 the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved

APPLICANT: Horwitz-Matthews, Inc.
814 North Franklin
Chicago, Illinois 60610

DATE: May 29, 1986
Amended July 25, 1986

areas. Ingress and egress shall be subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning.

6. The height restriction of the development and any appurtenance attached hereto shall be subject to:

- (1) Height limitations as certified on Form FAA-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration; and
- (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
- (3) Height limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.

APPLICANT: Horwitz-Matthews, Inc.
814 North Franklin
Chicago, Illinois 60610

DATE: May 29, 1986

7. Off-street parking and loading facilities will be provided on a staged basis in compliance with this Plan of Development and shall be subject to the review and approval of the Commissioner of Planning, the Bureau of Traffic Engineering and Operations, the Chicago Plan Commission and the City Council Committee on Zoning.

8. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of this Plan of Development.

9. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Departments of Planning, Zoning and Inspectional Services. Temporary signs such as construction and marketing signs may be permitted subject to the aforesaid approvals.

10. This Plan of Development, consisting of eleven (11) statements; an existing zoning map; a boundary and property line map; a generalized land use map; and a table of use and bulk regulations and related controls, is applicable to the area delineated

APPLICANT: Horwitz-Matthews, Inc.
814 North Franklin
Chicago, Illinois 60610

DATE: May 29, 1986
Amended July 25, 1986

herein. These and no other controls shall apply to the area delineated herein. This Plan of Development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a Planned Development under Chicago Zoning Ordinance Section 11.11-1(k):

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

APPLICANT: Horwitz-Matthews, Inc.
814 North Franklin
Chicago, Illinois

DATE: May 29, 1986

COMMERCIAL PLANNED DEVELOPMENT NO. _____
 PLAN OF DEVELOPMENT

USE AND BULK REGULATIONS AND DATA

NET SITE AREA SQ. FEET/ACRES	GENERAL DESCRIPTION OF LAND USE	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENT OF SITE COVERAGE
129,579 2.98	Uses permitted, except residential uses, in the C1 Restricted Commercial District and accessory related uses.	2.2	63%

GROSS SITE AREA = PUBLIC RIGHTS-OF-WAY + NET SITE AREA .

177,564 square feet = 47,985 square feet + 129,579 square feet

OFF STREET PARKING AND LOADING CONTROLS

MINIMUM NUMBER OF PARKING SPACES: 141

MAXIMUM NUMBER OF PARKING SPACES: 220*

3 LOADING DOCKS (one of which shall be 10' X 50')

MAXIMUM FLOOR AREA RATIO: 2.2

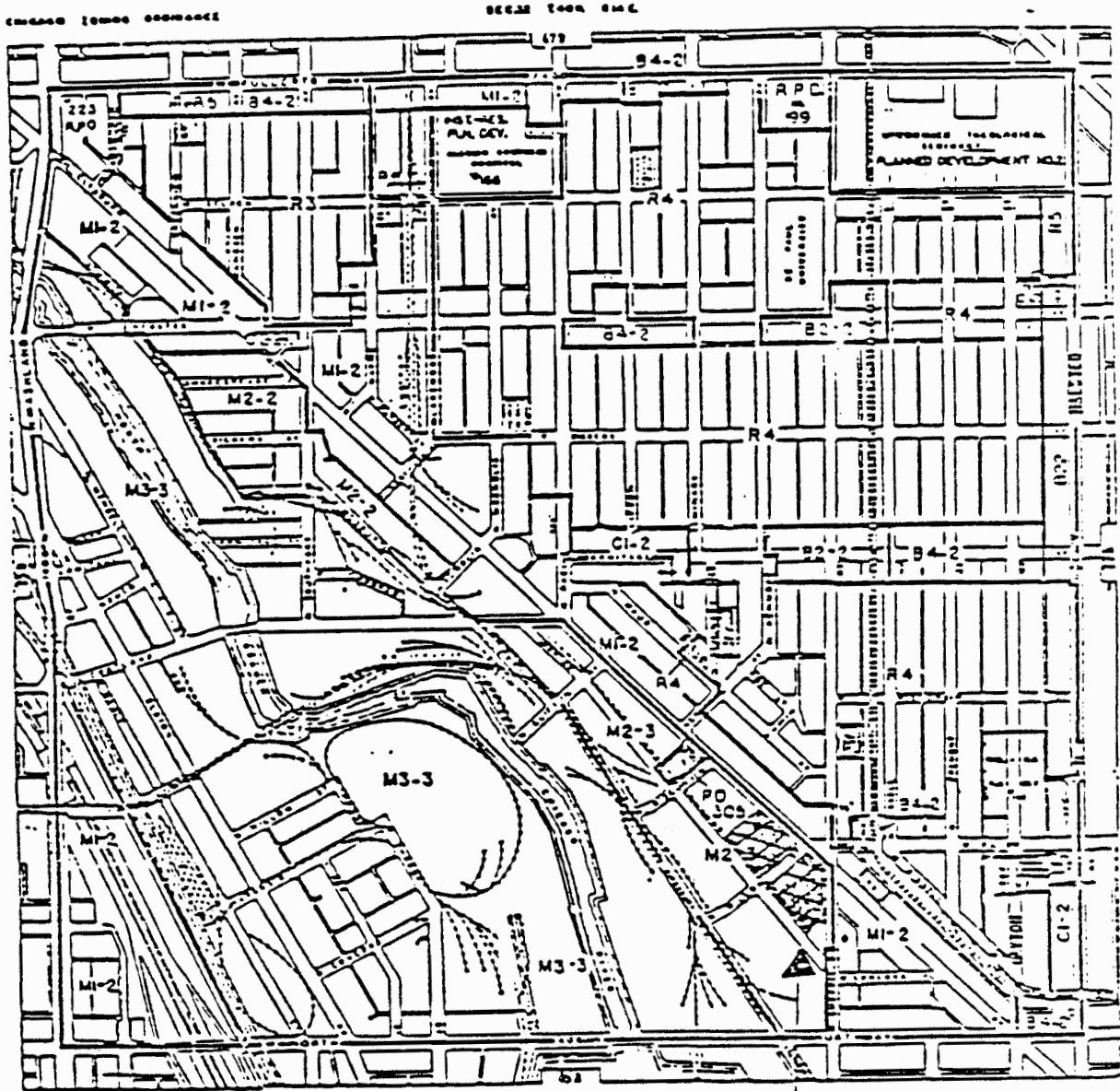
SETBACKS AND SITE COVERAGE

There will be no setbacks on the north parcel.
 The south parcel will be used solely for parking.

- * Required parking will be provided on a staged basis with a minimum of 141 spaces at the commencement of the use and a maximum of 220 spaces or a lesser amount no later than four years after the effective date of this ordinance, to be determined by the Commissioner of Planning with the approval of the Chicago Plan Commission and the City Council Committee on Zoning.
 If it is determined that an additional number of parking spaces above the minimum required by this planned development is required, such additional parking may be provided off-site with the approval of the Zoning Board of Appeals through a special use permit.

APPLICANT: Horwitz-Matthews, Inc.
 814 North Franklin
 Chicago, IL 60602

DATE: May 29, 1986
 Amended July 25, 1986
 Amended August 5, 1986



COMMERCIAL PLANNED DEVELOPMENT - EXISTING ZONING

APPLICANT: Horwitz-Matthews, Inc.
814 North Franklin
Chicago, Illinois 60610

SUBJECT SITE

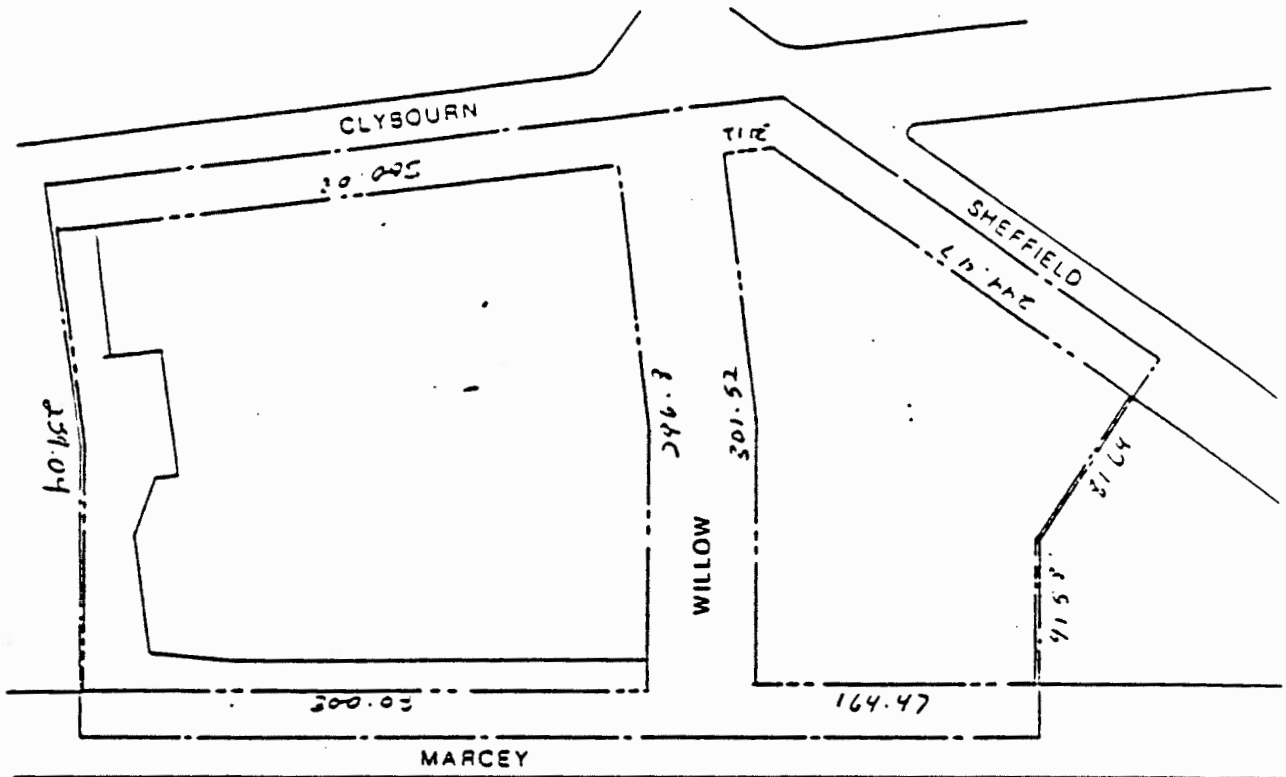
DATE: May 29, 1986

9/8/86

UNFINISHED BUSINESS

33725

COMMERCIAL PLANNED DEVELOPMENT NO.
BOUNDARY AND PROPERTY LINE MAP



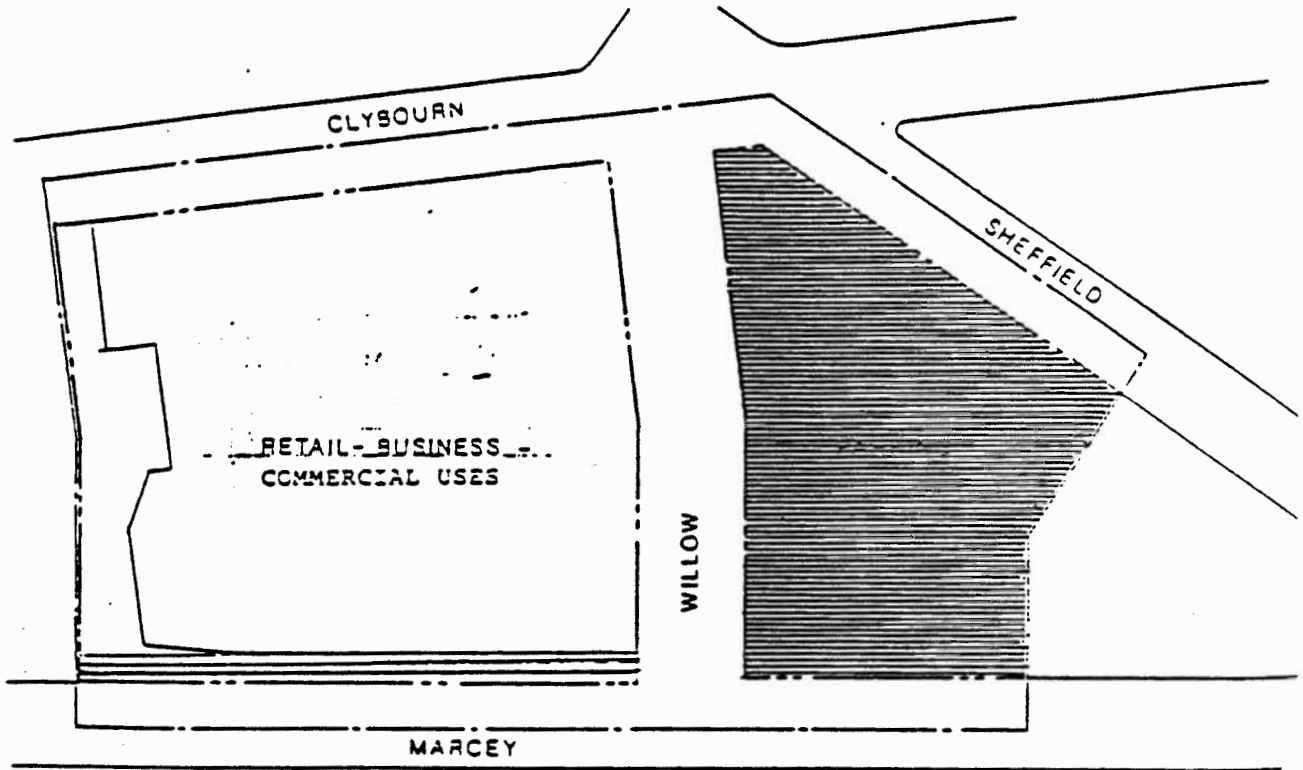
LEGEND

- PROPERTY LINE
- - - - - PLANNED DEVELOPMENT BOUNDARY

APPLICANT: Horwitz-Matthews, Inc.
814 North Franklin
Chicago, Illinois 60610

DATE: May 29, 1986

COMMERCIAL PLANNED DEVELOPMENT NO. _____
GENERALIZED LAND USE MAP .



LEGEND

- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY
- ▭ RETAIL- BUSINESS - COMMERCIAL USES
- ▨ PARKING

APPLICANT: Horwitz-Matthews, Inc.
814 North Franklin
Chicago, Illinois 60610

DATE: May 29, 1986