

*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. 6-F in the area bounded by

West 26th Street; South Lowe Avenue; 1st alley north of 26th Street; and a line 138.0 feet east of South Lowe Avenue,

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

SECTION 2. That this ordinance shall be in full force and effect from and after its date of 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 the M3-4 Heavy Manufacturing District symbols and indications as shown on Map No. 6-F in the area bounded by

South Lumber Street; a line 314.11 feet long that is 870.86 feet southwest of West 22nd Street (as measured along South Lumber Street) to a point 367.95 feet northeast of the Dan Ryan Expressway (as measured along the south branch of Chicago River); and the Dan Ryan Expressway.

to the designation of a Waterway 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 Development herewith attached and made a part thereof and to no others.

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

Waterway Planned Development attached to this ordinance reads as follows:

*Plan Of Development Statements. No. 419*

1. The area delineated herein as "Waterway Planned Development" is owned or controlled by Charles J. McAllister

2. This Plan of Development, consisting of ten (10) statements; and existing zoning map; a boundary and property line map including any proposed vacations or dedications of streets, alleys or other public properties; a generalized land use map; and a table of use and bulk regulations and related controls, is applicable 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 or approval as a planned development.

3. The Applicant or its successors, assignees or grantees, or such other person or party as may then own or control the area delineated herein shall obtain any and all official reviews, approval, license and permits required in connection with this Plan of Development.

4. The following uses shall be permitted within the area delineated herein as Waterway Planned Development: a marina, including, but not limited to, boat storage, the sale of supplies, pump out facilities, a club, restaurant including liquor sales, parking, recreation and health facilities and an earth station receiving station and related 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. The project will provide for a continuous public walkway 8 feet in width around it's perimeter at such future time as a river edge walkway linking adjacent properties becomes feasible.

6. 43 off-street parking spaces shall be provided in compliance with this Plan of Development and shall be subject to the review of the Bureau of Traffic Engineering and Operations and the review of the Commissioner of Planning.

7. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply, with the net site area, including the entire water area within the property.

8. Any dedication or vacation of streets, alleys, easements, grants of privilege or any adjustment of rights of way require a separate submittal by the applicant and approval of the City Council.

9. Any service drives and any other ingress and egress shall be adequately designed and paved in accordance with the now published regulations of the Bureau of Traffic Engineering and Operations in compliance with the Municipal Code of the City of Chicago related to motor vehicles, including emergency vehicles. Any fire lanes required shall be adequately designed and paved in compliance with the Municipal Code and shall have a minimum width of 18 feet. There shall be no parking in such paved areas.

10. Business identification signs may be permitted within the planned development subject to the review of Zoning and Planning. Temporary signs such as construction and marketing signs may be permitted subject to the aforesaid approvals.

11. This Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as heretofore promulgated by the Commissioner of Planning.

*Waterway Planned Development  
Use And Bulk Regulations And Data*

General Description and Land Use: Marina and Related Uses

Net Site Area: 76,176 sq. ft.

F.A.R. -- .20

Maximum Percent of Building Site Coverage: 10%

Parking -- 43

Minimum periphery Setbacks -- 0'0"

[Maps printed on pages 1898 through 1900 of this Journal.]

APPLICANT: Charles J. McAllister

DATE: June 5, 1987

AS AMENDED: June 11, 1987

---

*Reclassification Of Area Shown On Map No. 6-I.*

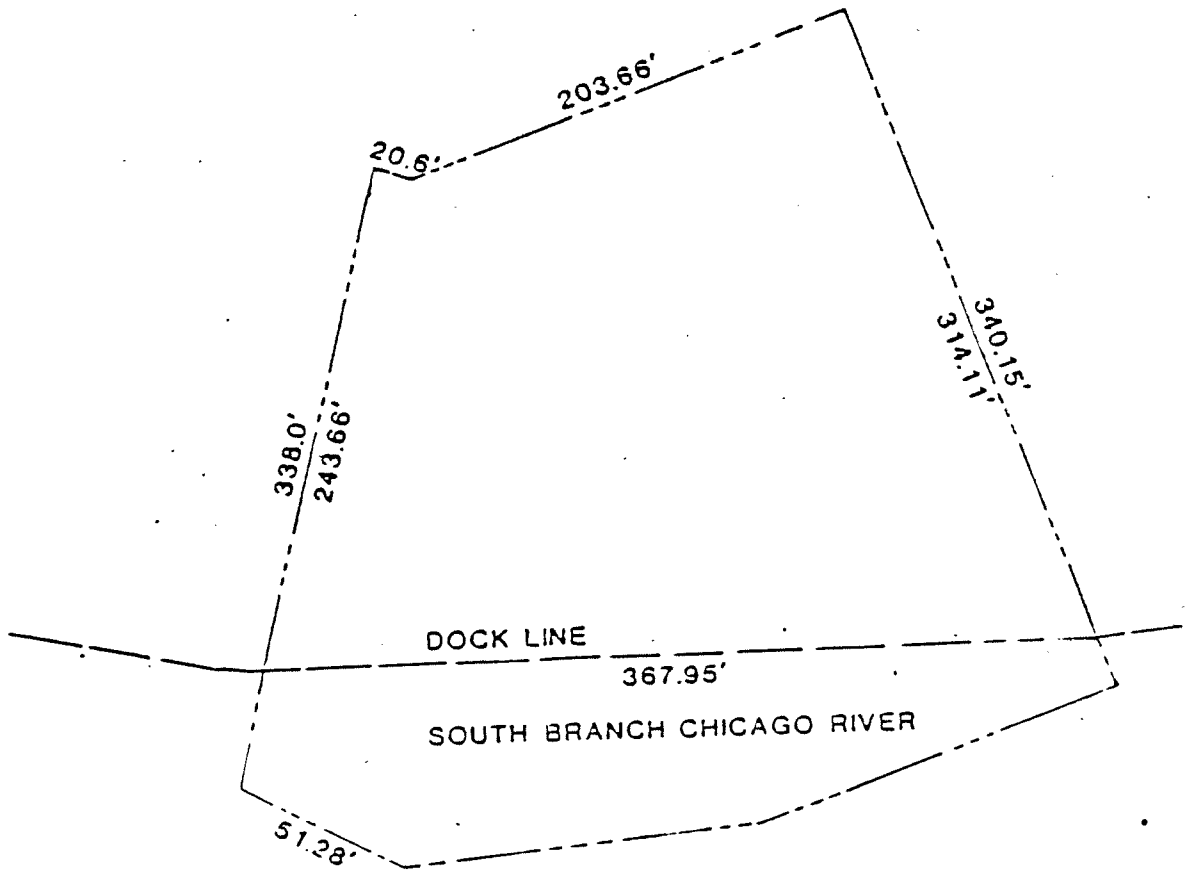
*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 6-I in the area bounded by

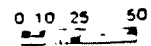
West 23rd Street; the alley next east of and parallel to South Whipple Street; a line 44 feet 7 3/4 inches south of and parallel to West 23rd Street; and South Whipple Street,

to those of a C1-2 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

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



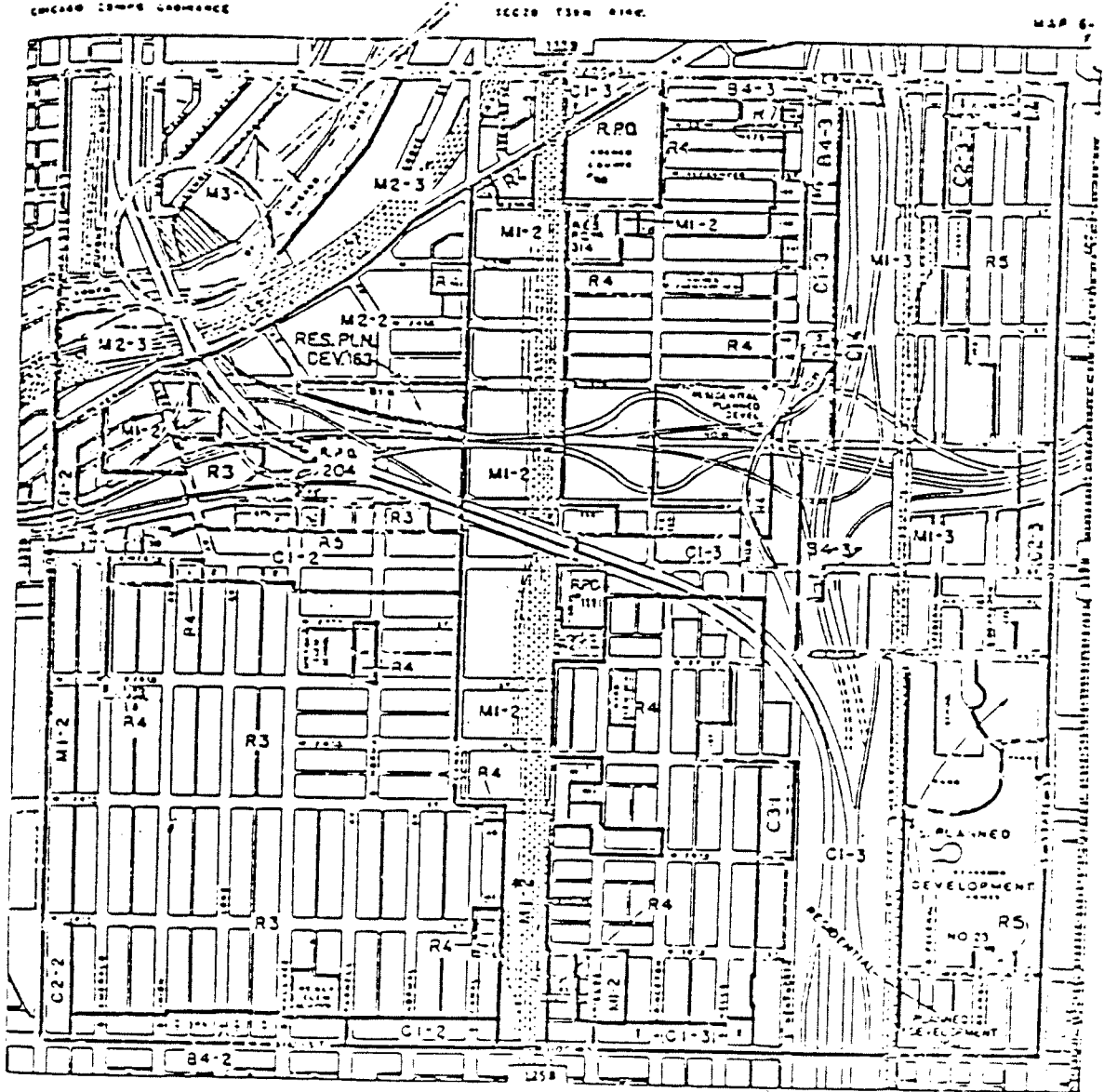
WATERWAY PLANNED DEVELOPMENT  
PROPERTY LINE MAP



----- WATERWAY PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE

APPLICANT: Charles J. McAllister

DATE: March 31, 1987



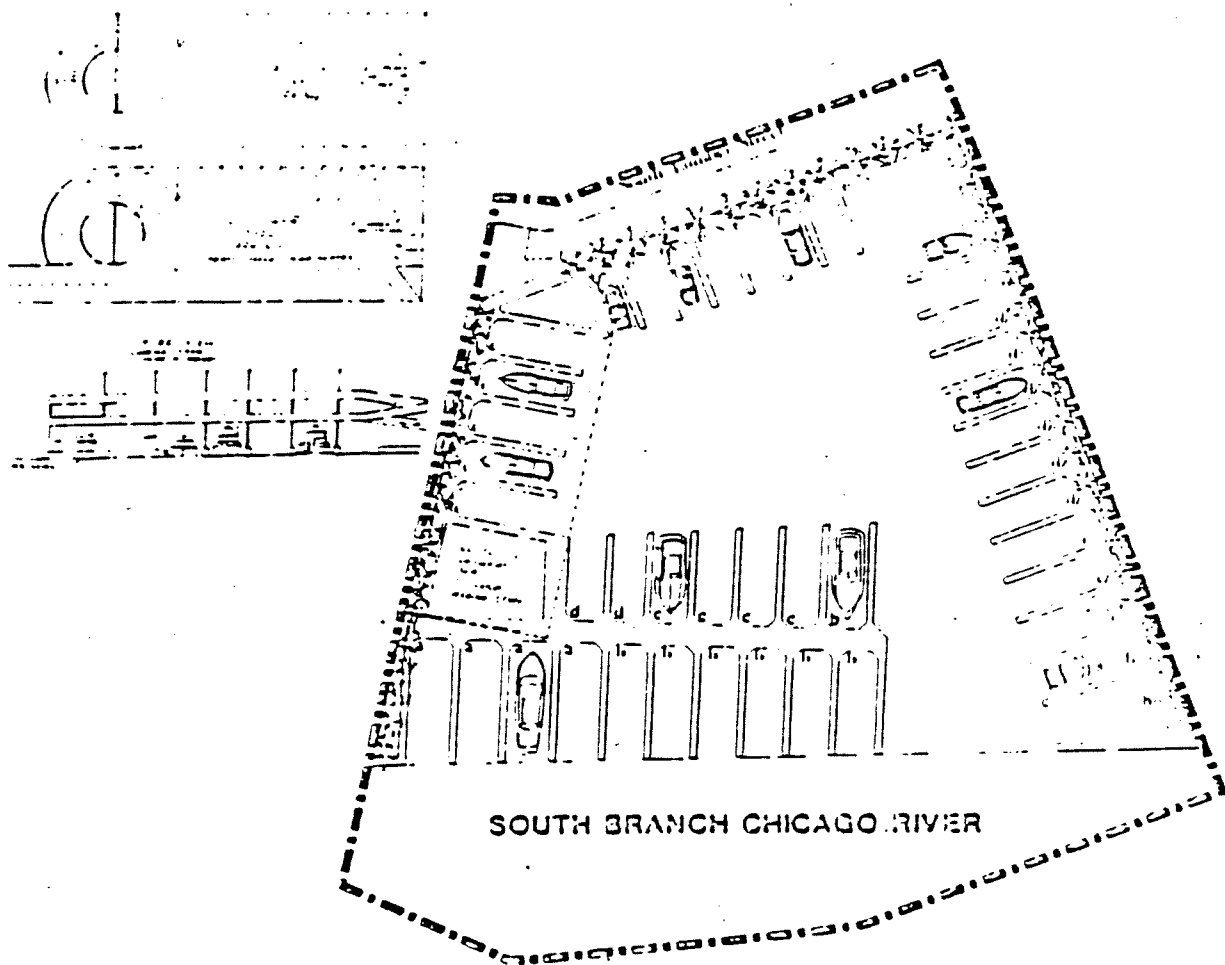
WATERWAY PLANNED DEVELOPMENT  
 EXISTING ZONING AND STREET SYSTEM

 WATERWAY PLANNED DEVELOPMENT

APPLICANT: Charles J. McAllister

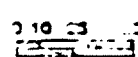
DATE: March 31, 1987





MARCIA AS SHOWN IS ILLUSTRATIVE  
ACTUAL DESIGN MAY VARY.

**WATERWAY PLANNED DEVELOPMENT  
GENERALIZED LAND USE MAP**



----- PROPERTY LINE / WATERWAY PLANNED DEVELOPMENT BOUNDARY

APPLICANT: Charles J. McAllister

DATE: June 5, 1987

REVISED: June 11, 1987