

Maximum % of Land Covered at Grade:

44%

Gross Site Area:

(Gross site area = net site area (65,385.5 sq. ft.) + area of public alley (0 sq. ft.))

65,385.5 square feet, or 1.50 acres

Total Number of Off-Street Parking Spaces for Residents of the Development (Accessory):

38

Total Number of Off-Street Parking Spaces for Members of Lakeshore Athletic Club (Non-Accessory):

78

Minimum Number of Off-Street Loading Spaces:

0

Maximum Number of Dwelling Units:

37

[Maps attached to the Plan of Development are printed on pages 7527 through 7531 of this Journal.]

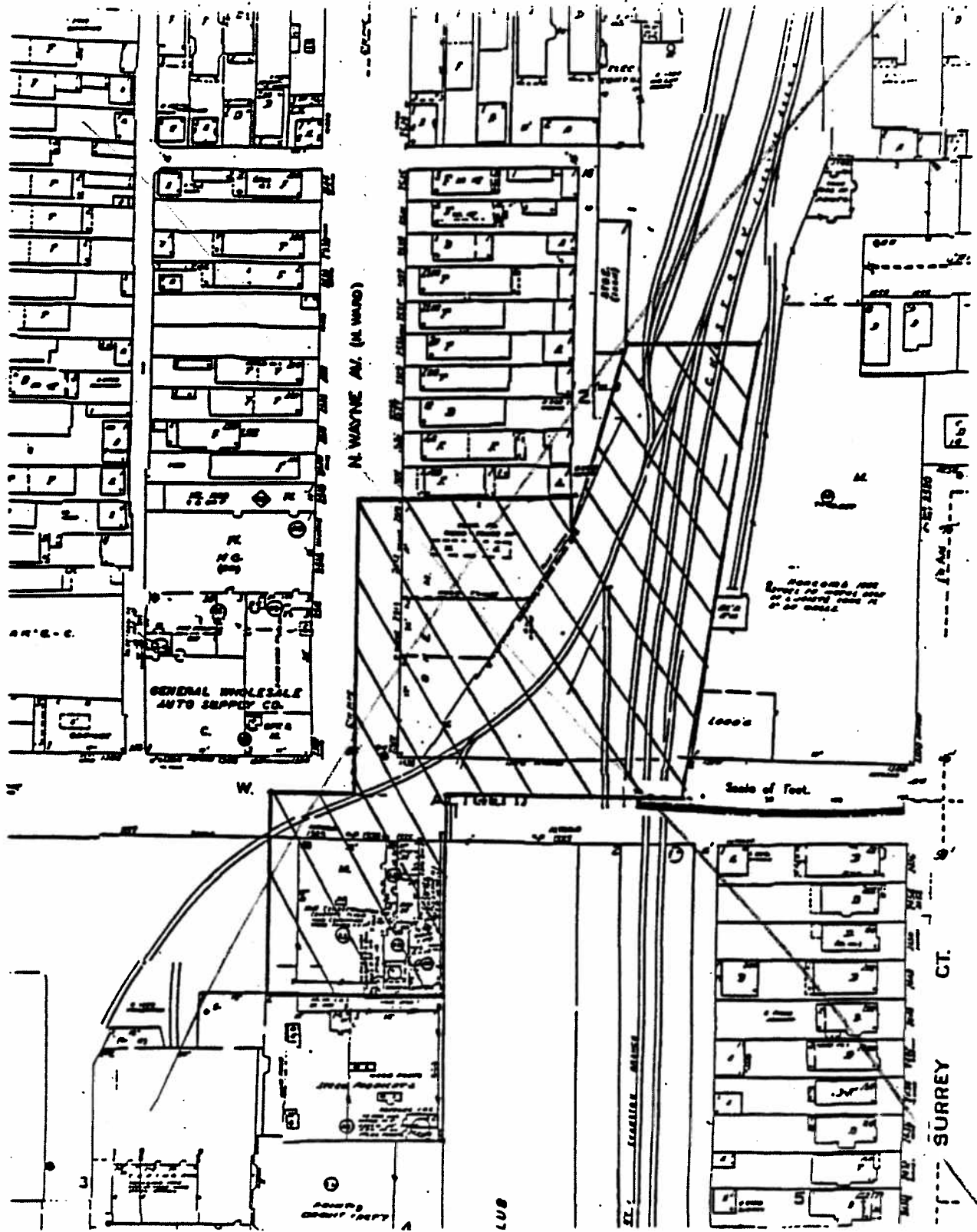
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Reclassification Of Area Shown On Map No. 7-H.

PD 437

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 M3-3 Heavy Manufacturing District symbols and indications as shown on Map No. 7-H in the area bounded by

(Continued on page 7532)



(Continued from page 7526)

~~North Clybourn Avenue; a line 15 feet west of and parallel with the west right of way line of the Chicago and Northwestern Railroad; West Fullerton Avenue; the North Branch of the Chicago River; a line perpendicular to North Clybourn Avenue from a point on the westerly line of Clybourn Avenue 680 feet northwest of its intersection with a line 15 feet west of and parallel with the west right of way line of the Chicago and Northwestern Railroad; a line 272 feet southwest of and parallel with North Clybourn Avenue; and a line perpendicular to North Clybourn Avenue from a point on the westerly line of Clybourn Avenue 385 feet northwest of its intersection with a line 15 feet west of and parallel with the west right of way line of the Chicago and Northwestern Railroad,~~

to those of a B5-3 General Service 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 all the B5-3 General Service District symbols in the area described in Section 1 of this ordinance to the designation of a 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.

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

~~Plan of Development attached to this ordinance reads as follows:~~

Plan Of Development

Business Planned Development No. 437

Statements.

1. The total area delineated herein as a Business Planned Development is Centrum Properties, Incorporated, an Illinois corporation.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees.
3. Any dedication or vacation of streets and alleys, or easements, or adjustments of right of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees.
4. The following uses shall be permitted within the area delineated herein as Business Planned Development: grocery stores, retail drug stores, general

merchandise uses, restaurants, retail and service type business uses, office and banking uses, and related uses including the sale of liquor and the provision of live entertainment (exclusive of any principal activity of permanent outdoor storage and service station uses).

5. Accessory and/or outlot buildings or structures may be constructed in the Business Planned Development either prior to, subsequent to, or concurrently with any one or more principal buildings, subject to the approval of the Department of Planning.
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 Bureau of Traffic Engineering and Operations and the approval of the Department of Planning. Access to the accessory or outlot structures shall be from the same location serving the general parking for the Planned Development.
7. Any service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Bureau of Traffic Engineering and Operations 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, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
8. Business establishments shall be unrestricted in respect to maximum gross floor area, subject only to aggregate maximum floor area ratio. The maximum floor area ratio shall be 0.35.
9. Business and business identification signs may be permitted within the area delineated herein as Business Planned Development of Inspectional Services and the Department of Planning. Temporary signs such as construction and marketing signs may be permitted subject to the aforesaid approvals.
10. The height restriction of any building or appurtenance attached hereto shall be subject to:
 - a. height limitations as certified on form F.A.A. 117, or 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, as approved by the City Council.
11. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Business Planned Development, and stipulates the land use and development controls applicable to the site.

Attached hereto and incorporated herein by reference are:

- A. Property line map and right of way adjustments;
 - B. Existing zoning and preferential street system map;
 - C. Generalized Land Use Plan; and
 - D. Planned Development Use and Bulk Regulations and Data Chart.
12. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as promulgated by the Commissioner of Planning.

[Bulk Regulations and Maps attached to this Plan of Development
are printed on pages 7535 through 7539
of this Journal.]

Reclassification Of Area Shown On Map No. 9-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 B3-3 General Retail District symbols and indications as shown on Map No. 9-G in area bounded by

a line 325 feet northwest of West Belmont Avenue (as measured along the east line of North Clark Street); North Dayton Street; a line 275 feet northwest of West Belmont Avenue (as measured along the east line of North Clark Street); and North Clark Street,

to those of a B4-3 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 No. 9-G.

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

(Continued on page 7540)

**BUSINESS PLANNED DEVELOPMENT NO. _____
USE AND BULK REGULATIONS AND DATA**

Net Site Area Sq. Ft. acres	General Description of Land Use	Floor Area Ratio	Percent of Land Coverage
<u>721,634</u> 16.56	B5 General Service District Uses including but not limited to: grocery stores, retail drug stores, general merchandise uses, restaurants, retail and service type business uses, office and banking uses, and related uses including the sale of liquor and the provision of live entertainment (exclusive of any principal activity of permanent outdoor storage and service station uses.)	0.35	35

Gross Site Area = Net Site Area of 16.56 acres + Area in Public Right-of-Way of 0.75 acres = 17.31 acres.

• Maximum Floor Area Ratio: 0.35
 • Maximum Percent Site Coverage: 35%
 Off-Street Loading: per B5-3 requirements
 Off-Street Parking Minimum: 485
 Actual: 800+

Minimum Periphery Building Setbacks:

Clybourn Avenue.....40 feet
 Fullerton Avenue.....20 feet
 Chicago River.....35 feet
 Other property lines.....20 feet

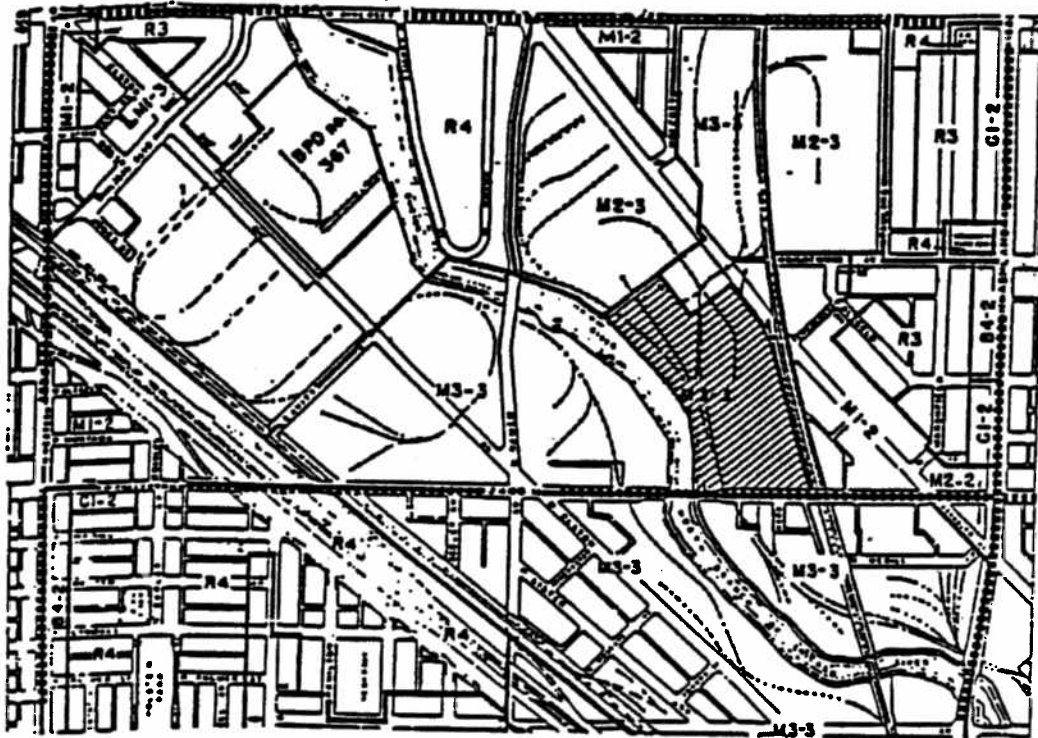
APPLICANT: Centrum Properties, Inc.



ADDRESS: 1730-1840 Fullerton & 2536-70 Clybourn

DATE: 24 June 1987

REVISED: 12 November 1987

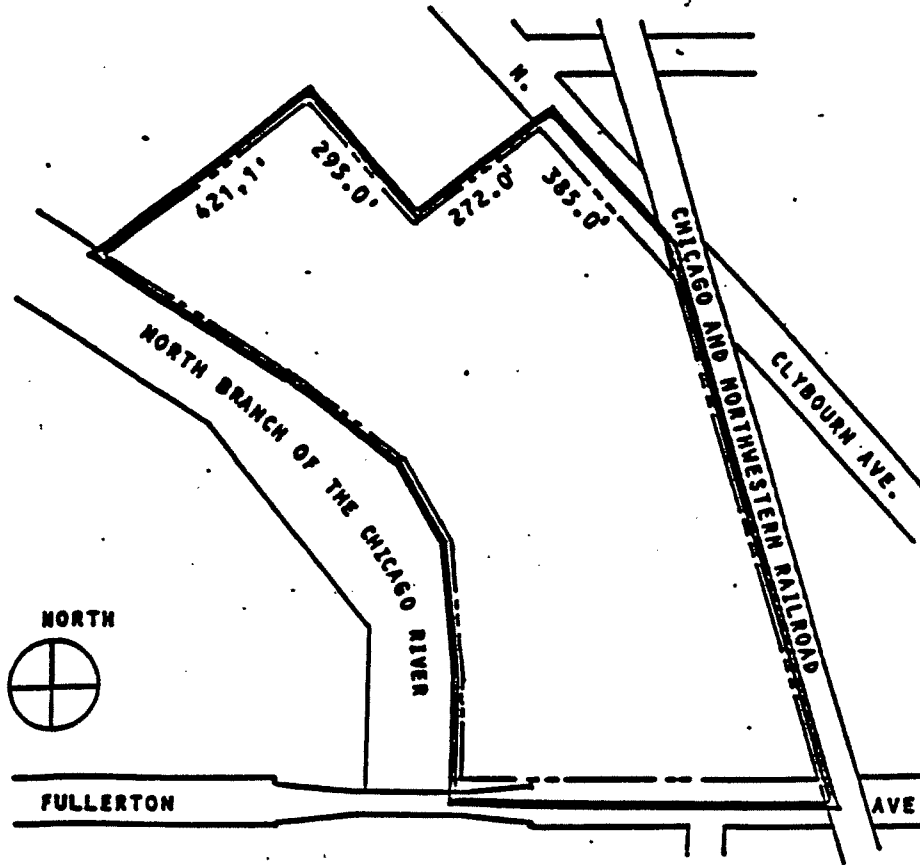
BUSINESS PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



-  Subject Property
-  Preferential Streets

APPLICANT: Centrum Properties, Inc.
 ADDRESS: 1730-1840 Fullerton & 2536-70 Clybourn
 DATE: 24 June 1987

**BUSINESS PLANNED DEVELOPMENT NO. _____
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS**



LEGEND

----- PROPERTY LINE

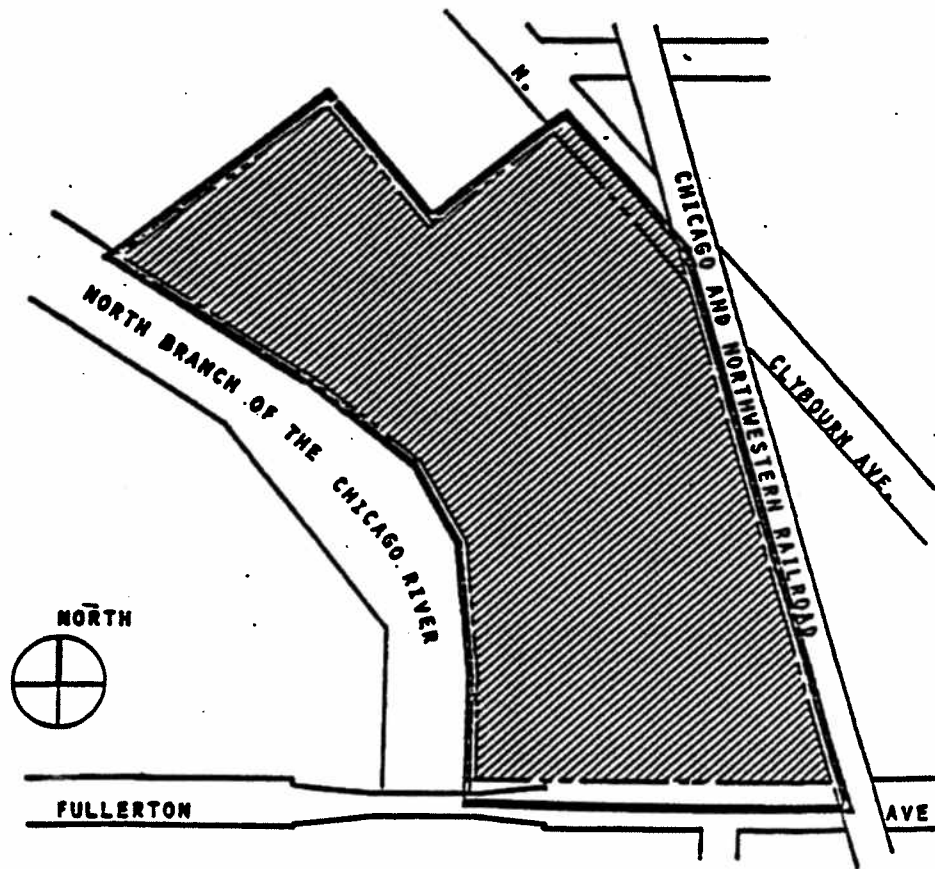
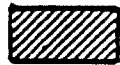
———— PLANNED DEVELOPMENT BOUNDARY

APPLICANT: Centrum Properties Inc.

ADDRESS: 1730-1840 Fullerton & 2536-70 Clybourn

DATE: 24 June 1987

BUSINESS PLANNED DEVELOPMENT NO. _____
GENERALIZED LAND USE PLAN _____

**LEGEND**

BS General Service District Uses
(See Statement 4 and Table of Controls)



Planned Development Boundary

APPLICANT: Centrum Properties, Inc.

ADDRESS: 1730-1840 Fullerton & 2536-70 Clybourn

DATE: 24 June 1987