

(Continued from page 26622)

the alley next north of and parallel to West Flournoy Street; a line 150.19 feet east of and parallel to South Lawndale Avenue; West Flournoy Street; South Lawndale Avenue,

to those of an M1-3 Restricted 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-F  
(As Amended).*

PD 472

*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 R6 General Residence District symbols and indications as shown on Map No. 3-F in area bounded by

a line 170.39 feet south of and approximately parallel to West Goethe Street; North Dearborn Street; a line 220.34 feet south of and approximately parallel to West Goethe Street; and the alley next west of North Dearborn Street,

to those of a Residential Planned Development which is hereby established in the area above described, subject to the 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 force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

*Residential-Business Planned Development*

(Continued from page 26622)

the alley next north of and parallel to West Flournoy Street; a line 150.19 feet east of and parallel to South Lawndale Avenue; West Flournoy Street; South Lawndale Avenue,

to those of an M1-3 Restricted 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-F  
(As Amended).*

472

*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 R6 General Residence District symbols and indications as shown on Map No. 3-F in area bounded by

a line 170.39 feet south of and approximately parallel to West Goethe Street; North Dearborn Street; a line 220.34 feet south of and approximately parallel to West Goethe Street; and the alley next west of North Dearborn Street,

to those of a Residential Planned Development which is hereby established in the area above described, subject to the 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 force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

*Residential-Business Planned Development*

*Plan Of Development**Statements.*

1. The area delineated herein as Residential-Business Planned Development consists of the property commonly known as 1244 North Dearborn Street, legal title to which is held by LaSalle National Bank, as Trustee under Trust No. 103006.
2. All required disclosures are contained within the Economic Disclosure Statement filed with the City of Chicago in accordance with applicable requirements. Centrum Properties, Incorporated, is the authorized agent of the owner of the Property. The Property will be held and developed under single ownership or control or under single designated control by Centrum Properties, Incorporated, its affiliates, successors or assigns.
3. Adequate drainage shall be provided so as to permit run-off of flow to an established City of Chicago sewer.
4. The applicant or its successors, assigns or grantees shall obtain all required City reviews, approvals and permits in connection with this Plan of Development.
5. 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, assigns or grantees, and approval by the City Council.
6. Use of land shall consist of transient and apartment hotel units, retail, business and related uses as are more specifically defined in the Bulk Regulations and Data Table included herein.
7. Business identification signs may be permitted within the Planned Development subject to the review and approval of the Department of Planning and the Department of Inspectional Services. No advertising signs will be permitted.
8. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as the Planned Development and illustrates development to such area will be in accordance with the intent and purposes of the Chicago Zoning Ordinance.
9. 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 the Department of Planning, to the extent that such Rules, Regulations and Procedures have been published, are in effect and generally available for inspection as of the date of approval of this Planned Development.

[Generalized Land Use Map, Existing Zoning and Preferential Street System Map and Property Line Map and Right-of-Way Adjustment Map printed on pages 26631 through 26633 of this Journal.]

Bulk Regulations and Data attached to this Plan of Development reads as follows:

*Residential-Business Planned Development*

*Bulk Regulations And Data.*

For that certain property commonly known as 1244 North Dearborn Street in Chicago:

Net Site Area:	7,350.8 square feet (.168 acres)
Permitted Uses:	Transient and apartment hotel rooms, retail uses and such uses as are currently permitted or special uses within the R6 Zoning District (including the operation of radio or television towers and/or earth station receiving dishes).
Maximum Floor Area Ratio:	10.9
Maximum Percentage of Site Coverage:	100 percent
Required Number of Off-Street Parking Spaces:	None
Required Number of Loading Berths:	None
Minimum Setbacks:	Zero feet
Number of Guest Units:	174
Gross Site Area Calculations:	

Net Site Area:	7,350.8 square feet
Approximate Area to Remain in Public Right-of-Way:	2,496 square feet
Approximate Gross Site Area:	9,945 square feet

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*Reclassification Of Area Shown On Map No. 4-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 M1-4 Restricted Manufacturing District symbols and indications as shown on Map No. 4-F in area bounded by

South Archer Avenue; a line 484.6 feet northeast of the intersection of West Cermak Road and South Princeton Avenue, as measured along the southerly line of South Archer Avenue (and perpendicular to South Archer Avenue); the alley next south of South Archer Avenue; and a line 364.6 feet northeast of the intersection of West Cermak Road and South Princeton Avenue, as measured along the southerly line of South Archer Avenue (and perpendicular to South Archer Avenue),

to those of a C2-4 General 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.

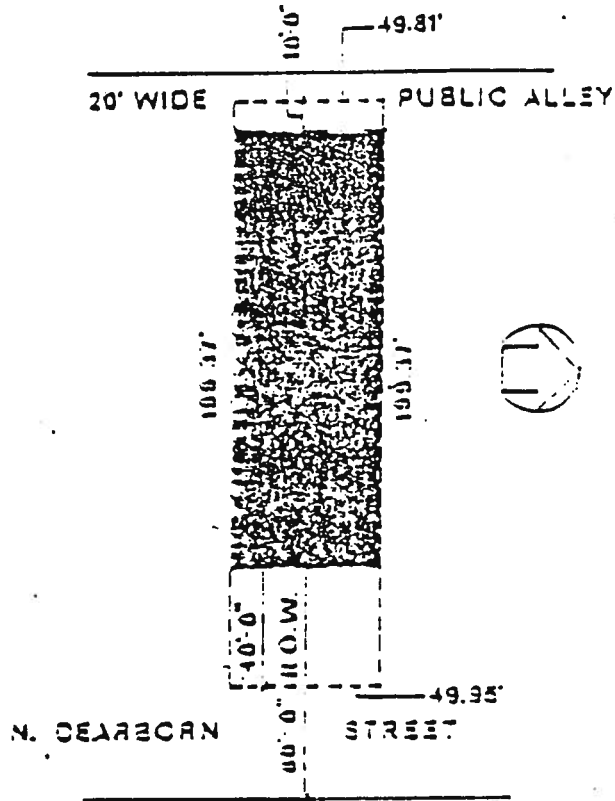
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*Reclassification Of Area Shown On Map No. 5-G  
(As Amended).*


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

(Continued on page 26634)

# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT GENERAL LAND USE MAP



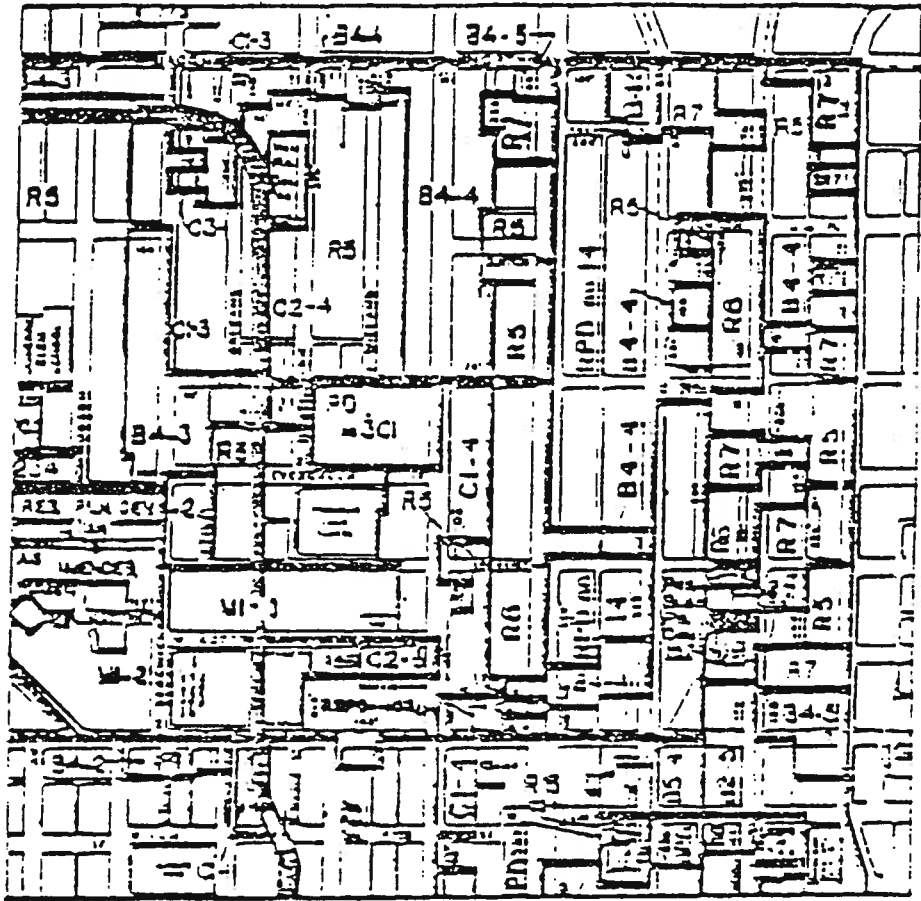
### LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE
-  TRANSIENT AND APARTMENT HOTEL ROOMS, RETAIL AND RELATED USES

APPLICANT: CENTRUM PROPERTIES INC. DATE: 1-13-89





# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT EXISTING ZONING & PREFERENTIAL STREET SYSTEM



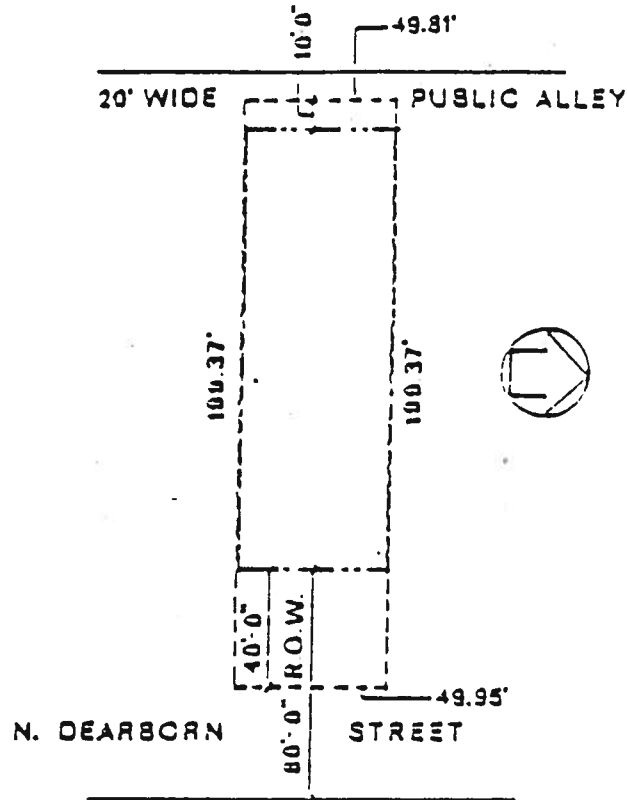
— SITE LOCATION

### LEGEND

-  RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
-  PREFERENTIAL STREET SYSTEM

APPLICANT: CENTRUM PROPERTIES INC. DATE: 1-13-89

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



### LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE

APPLICANT: CENTRUM PROPERTIES INC. DATE: 1-13-89

