



of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Christopher R. Hill  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
<http://www.ci.chi.il.us>

August 17, 1999

Mr. C. John Anderson  
Anderson & Wanca  
6 West Hubbard  
Chicago, IL 60610

**Re: Request for minor changes to RPD No. 647  
801-815 West Ohio Street**

Dear Mr. Anderson:

The Department of Planning and Development has considered your request for minor changes to Residential Planned Development No. 647, As Amended pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested that the Site/Landscape Plan and the Building Elevations approved and published by the Chicago City Council on December 10, 1997 be substituted with the attached Site Plan, Landscape Plan, and Building Elevations. The height would decrease from 112 feet to 70 feet, the Floor Area Ratio would decrease from 5.0 to 3.5, and the number of residential units would decrease from 126 to 72 under the current proposed plan. While the number of parking spaces would also decrease, the ratio of 1.31 spaces per unit would remain the same. Though the percentage of site coverage would increase, the Department feels that the overall amount of green space provided from setbacks at grade and from a landscaped second level plaza visible from Milwaukee Avenue would be adequate. The minimum setback of 8 feet would be lowered to 1 foot on Ohio Street, which is not pedestrian-oriented. It would also be lowered to 6 feet for a projecting bay on Halsted Avenue, and to 3 feet where retail space occurs at the corner of Milwaukee and Halsted. These setback modifications would not impact the planting of parkway trees as they were previously approved.

Accordingly, per the authority granted by the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development, I hereby approve the requested


NEIGHBORHOODS





minor changes, but no other changes to Residential Planned Development No. 647 As Amended. The revised Site Plan, Landscape Plan, and Building Elevations dated June 29, 1999 and prepared by Seymour Goldstein Architects are made a part of this approval.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "CHR", with a long horizontal line extending to the left across the page.

Christopher R. Hill  
Commissioner

Originated by:

A handwritten signature in black ink, appearing to read "Mary Fishman".

Mary Fishman

cc: Jack Swenson  
Phil Levin  
Michael Marmo  
Paul Woznicki



12/10/97

REPORTS OF COMMITTEES

59247

12184

Again, I request that the record reflect that I abstain from voting on Application Numbers 12121, 12212 and 12213, Alderman Bernard Hansen abstains from voting on Application Number 12202 and Alderman Edward M. Burke abstains from voting on Application Numbers 12203 and 12204 under the provisions of Rule 14.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,  
Chairman.

On motion of Alderman Banks, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Granato, Haithcock, Preckwinkle, Holt, Beavers, Dixon, Shaw, Buchanan, Balcer, Olivo, Burke, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Chandler, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Mell, Austin, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 45.

*Nays* -- None.

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

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

*Reclassification Of Area Shown On Map Number 1-G.*

(As Amended)

(Application Number 12184)

RPD 647AA

*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 Residential Planned Development Number 647 symbols and indications as shown on Map Number 1-G in the area bounded by:

West Ohio Street; North Halsted Street; North Milwaukee Avenue; a line 267.94 feet northwesterly of the intersection of North Halsted Street and

North Milwaukee Avenue as measured at the north right-of-way line of North Milwaukee Avenue and perpendicular thereto; and a line 159.01 feet west of and parallel to North Halsted Street,

to the designation of Residential Planned Development Number 647, 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 thereof 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 Statements referred to in this ordinance read as follows:

*Residential Planned Development Number 647, As Amended.*

*Plan of Development Statements.*

1. The area delineated herein as Residential Planned Development Number 647, as amended, consists of approximately thirty-three thousand four hundred eighty-five (33,485) square feet (seventy-six one-hundredths (0.76) acres) and is owned or controlled by the Applicant, Diversified Real Estate Concepts, Inc.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments or 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 and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. Single designated control for purposes of this paragraph shall mean that any

application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property or any property owners association which may be formed to succeed the Applicant, and any ground lessors.

4. This Plan of Development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; a Site/Landscape Plan; Building Elevations; and Elevation Detail Plan dated November 13, 1997 prepared by Fujikawa Johnson and Associates, Inc.. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": multi-family dwelling units, B1 Local Retail District retail uses on the ground floor only and accessory parking.
6. Identification and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in

the Chicago Zoning Ordinance shall apply.

10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The Applicant acknowledges that the proposed development may have an impact on neighborhood parks and recreational facilities in the immediate area. Accordingly, the Applicant voluntarily commits to deposit the sum of Fifty Thousand and no/100 Dollars (\$50,000.00) with the City which shall be expended toward the identification and future development of public open space within one-half (½) mile of this Planned Development. The payment shall be made concurrently with the issuance of the first Part II approval for this Planned Development.
12. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
14. Unless substantial construction has commenced within four (4) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall

expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first (1st) day of which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the B4-4 Restricted Service District classification.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; Building Elevation Drawings; and Partial Elevation Drawing referred to in these Plan of Development Statements printed on pages 59253 through 59259 of this Journal.]

Bulk Regulation and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential Planned Development  
Number 647 . As Amended*

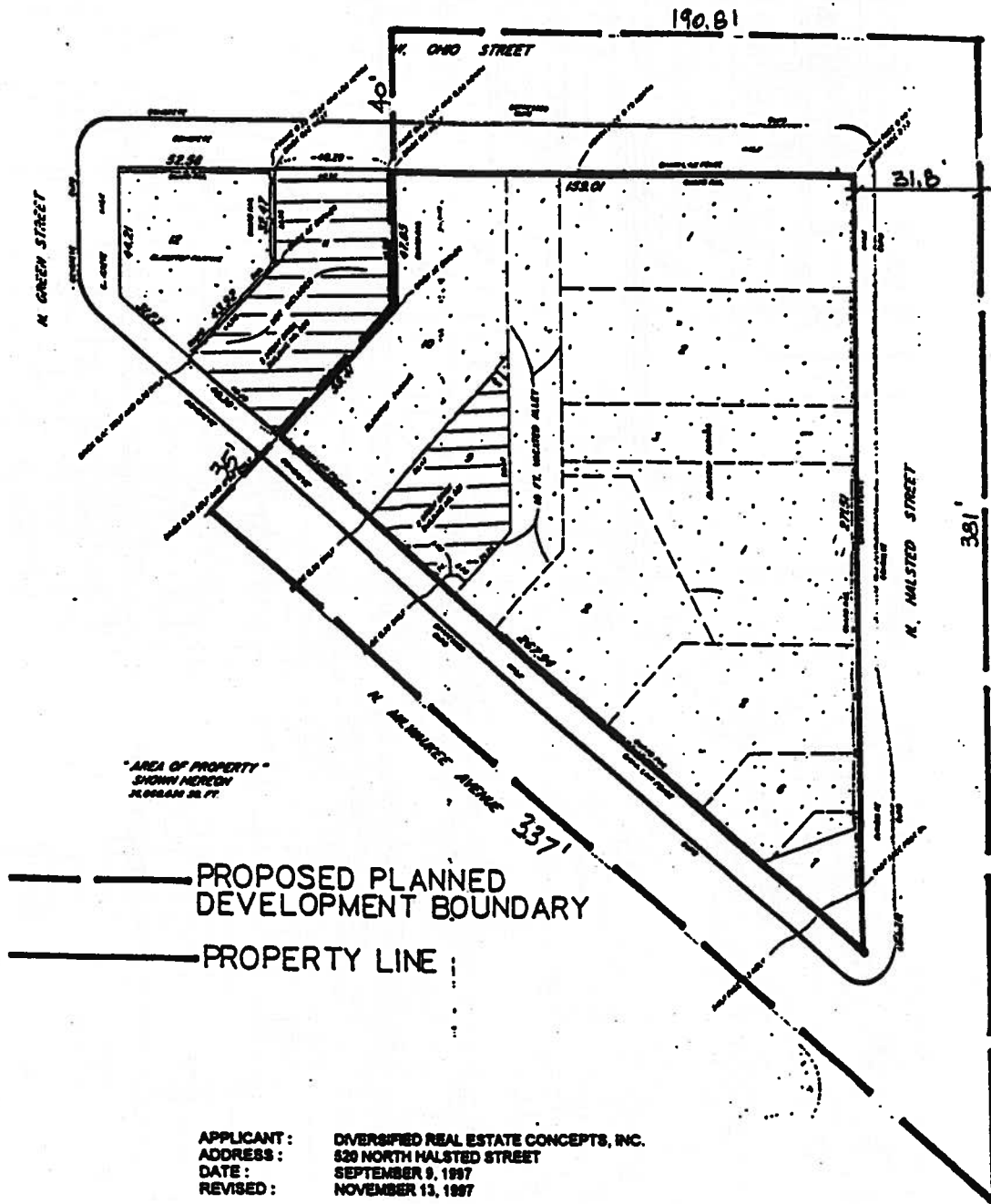
*Bulk Regulations And Data Table.*

Net Site Area:	33,485 square feet (0.769 acres).
Public Right-of-Way Area:	28,087 square feet (0.645 acres).

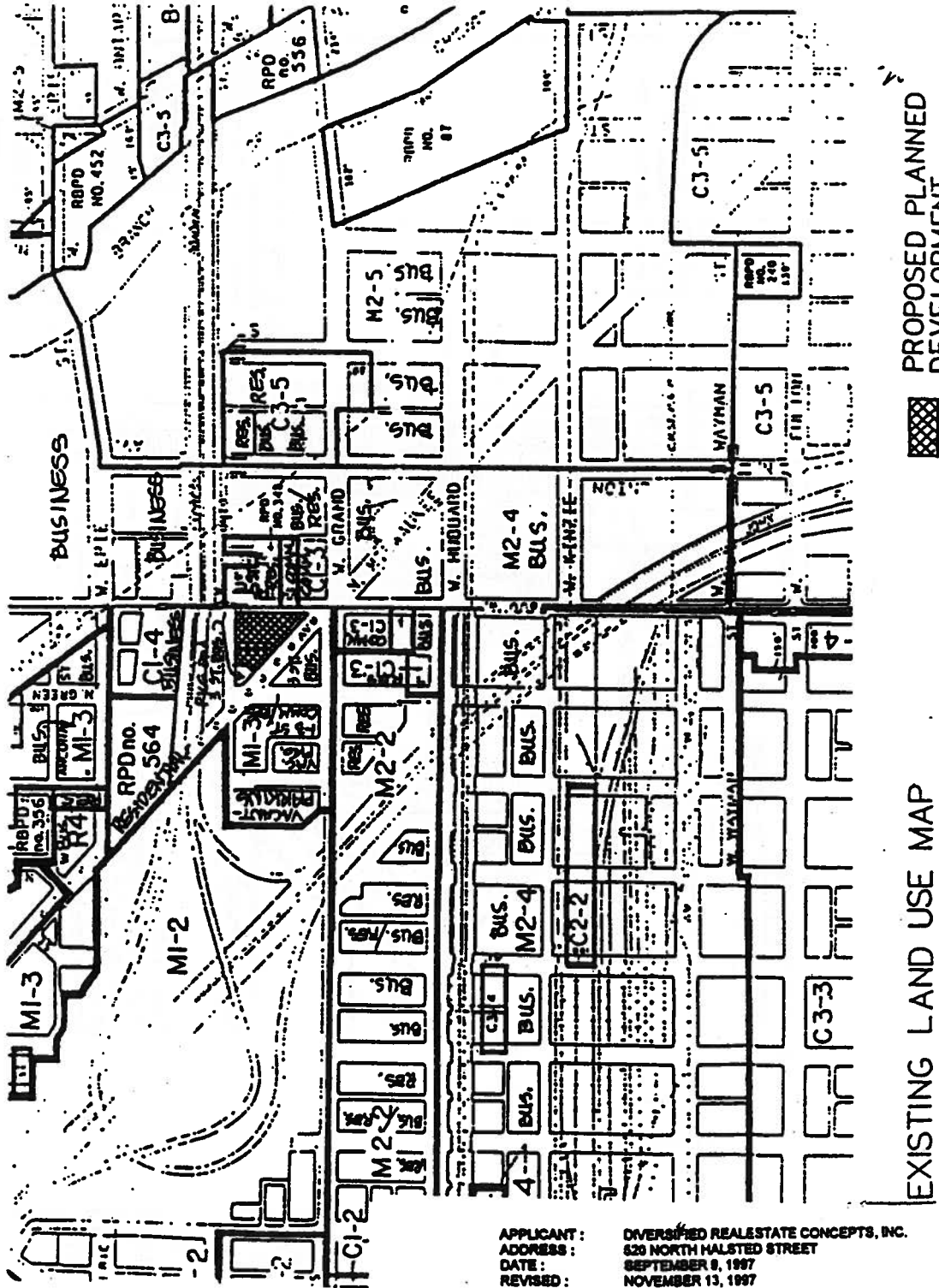
<b>Public Right-of-Way Area:</b>	<b>28,087 square feet (0.645 acres).</b>
<b>Gross Site Area:</b>	<b>61,572 square feet (1.413 acres).</b>
<b>Maximum Floor Area Ratio (F.A.R.):</b>	<b>5.0.</b>
<b>Maximum Number of Dwelling Units:</b>	<b>126.</b>
<b>Maximum Percent of Site Coverage:</b>	<b>75%.</b>
<b>Minimum Required Ground Floor Setback:</b>	<b>8 feet.</b>
<b>Maximum Building Height:</b>	<b>112.</b>
<b>Minimum Number of Off-Street Parking Spaces:</b>	<b>165.</b>
<b>Minimum Number of Off-Street Loading Spaces:</b>	<b>1.</b>



Planned Development Boundary And Property Line Map.



Existing Land-Use Map.



PROPOSED PLANNED DEVELOPMENT

EXISTING LAND USE MAP

APPLICANT : DIVERSIFIED REAL ESTATE CONCEPTS, INC.  
 ADDRESS : 520 NORTH HALSTED STREET  
 DATE : SEPTEMBER 8, 1997  
 REVISED : NOVEMBER 13, 1997

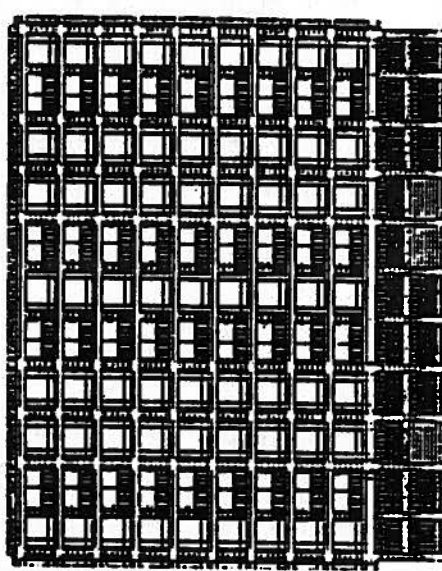


Building Elevation.  
(Page 1 of 2)

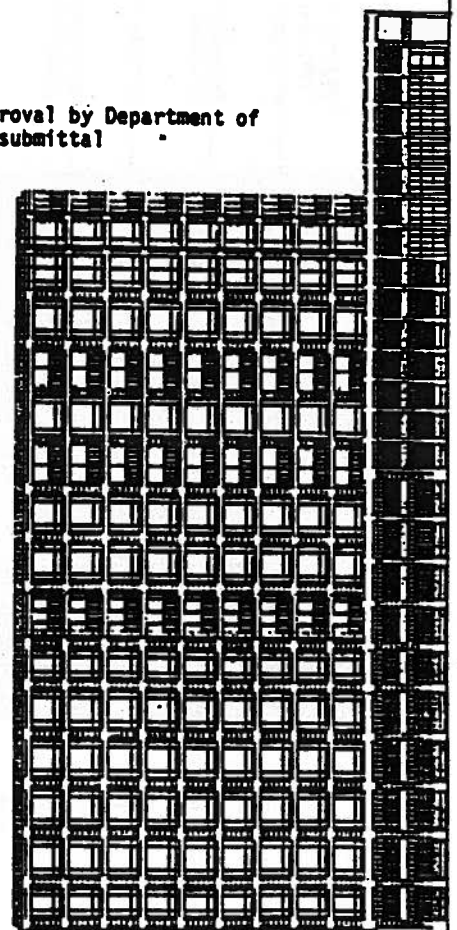
	<b>PARK POINTE CONDOMINIUMS</b> 600 N. HALSTED STREET CHICAGO, ILLINOIS	<b>DIVERSIFIED REAL ESTATE CONCEPTS, INC.</b> <small>MEMBER</small>	<b>FURUYA, JOHNSON &amp; ASSOCIATES, INC.</b> <small>ARCHITECT</small>	<b>ELEVATIONS</b> <small>DATE: 11/13/97</small> <small>SCALE: 1/8"=1'-0"</small>
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Floors 1 & 2: subject to final design approval by Department of Planning and Development prior to Part II submittal



① NORTH ELEVATION  
SCALE: 1/8"=1'-0"



② WEST ELEVATION  
SCALE: 1/8"=1'-0"

<b>APPLICANT:</b> <b>ADDRESS:</b> <b>DATE:</b> <b>REVISED:</b>	<b>DIVERSIFIED REAL ESTATE CONCEPTS, INC.</b> <b>620 NORTH HALSTED STREET</b> <b>SEPTEMBER 9, 1997</b> <b>NOVEMBER 13, 1997</b>
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Building Elevation.  
(Page 2 of 2)

(NOTE: MATERIALS/FINISHES ARE TYPICAL ON ALL FACES.)

PAINTED STL. RAILING

EXPOSED TINTED BRICK

BRICK CLAP PIERS

ARCHITECTURAL CONCRETE SPANDRILS

12' Max.

1 SOUTH ELEVATION  
DATE: 10/13/97

2 EAST ELEVATION  
DATE: 10/13/97

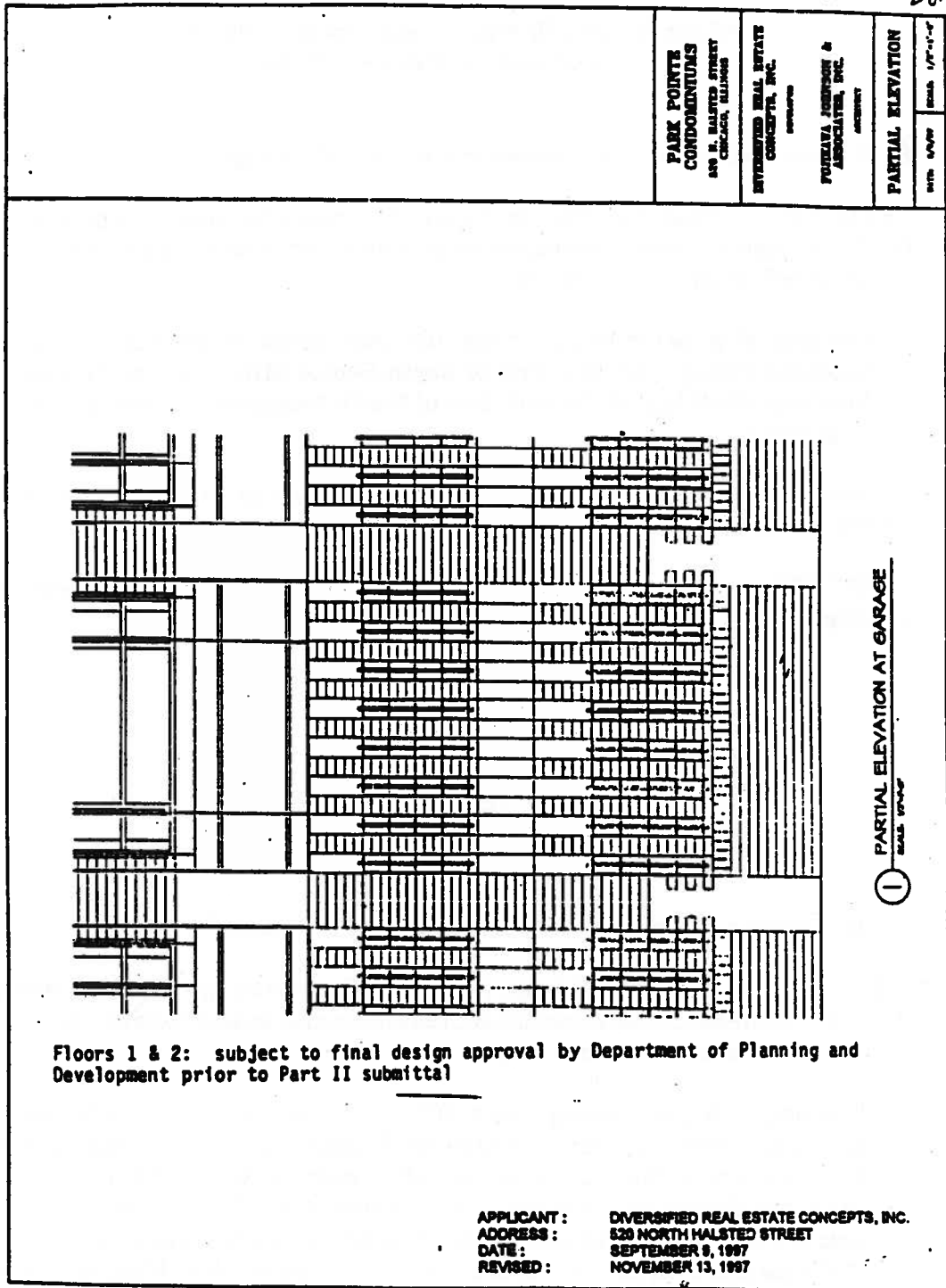
SEE PARTIAL ELEV.

<b>PARK POINTS CONDOMINIUMS</b> 600 N. HALSTED STREET CHICAGO, ILLINOIS		<b>DIVERSIFIED REAL ESTATE CONCEPTS, INC.</b> ARCHITECT	
<b>FOURMAN, HENNING &amp; ASSOCIATES, INC.</b> ARCHITECT		<b>ELEVATIONS</b> DATE: 11/13/97 SCALE: 1/4"=1'-0"	

Floors 1 & 2: subject to final design approval by Department of Planning and Development prior to Part II submittal

APPLICANT: DIVERSIFIED REAL ESTATE CONCEPTS, INC.  
 ADDRESS: 620 NORTH HALSTED STREET  
 DATE: SEPTEMBER 9, 1997  
 REVISED: NOVEMBER 13, 1997

Partial Elevation.



*Reclassification Of Area Shown On Map Number 1-G.  
(Application Number 12186)*

*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 C2-3 General Commercial District symbols and indications as shown on Map Number 1-G in area bounded by:

starting at a point being a line 100 feet north of the north line of West Madison Street; the west line of North Peoria Street; the north line of West Madison Street, and the east line of North Sangamon Street to the point of beginning,

to those of a B4-4 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 Number 1-G.  
(Application Number 12215)*

*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 C3-3 General Commercial District symbols and indications as shown on Map Number 1-G in area bounded by:

starting at a point being a line 200.22 feet north of the north line of West Madison Street; the west line of North Sangamon Street running south 84.22 feet; the north line of the public alley next north of and parallel to West Madison Street running west for a distance of 125.75 feet; a line running south 16.0 feet and parallel to the west line of North Sangamon Street; a line 100 feet north of and parallel to the north line of West Madison Street; and

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 1-G.*  
(As Amended)  
(Application Number 12029)

*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 M1-3 Restricted Manufacturing District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Ohio Street; North Halsted Street; North Milwaukee Avenue; a line 267.94 feet northwesterly of the intersection of North Halsted Street and North Milwaukee Avenue as measured at the north right-of-way line of North Milwaukee Avenue and perpendicular thereto; and a line 159.01 feet west of and parallel to North Halsted Street,

to those of a B4-4 Restricted 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 B4-4 Restricted Service District symbols and indications established in Section 1 above to the designation of a Residential 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.** This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Residential Planned Development Number 647.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development consists of approximately thirty-three thousand four hundred four (33,404) square feet (seventy-six one-hundredths (0.76) acres) and is owned or controlled by the Applicant, Diversified Real Estate Concepts, Inc.

Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
14. Unless substantial construction has commenced within five (5) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first (1st) day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the B4-4 Restricted Service District classification.

[Existing Zoning Map; Existing Land-Use Map; Planned Development  
Property Line and Boundary Map; Site/Landscape Plan;  
Building Elevation Drawings; and Elevation  
Detail Plan referred to in these Plan of  
Development Statements printed on  
pages 47793 through 47796  
of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development Number 647.

*Bulk Regulations And Data Table.*

	Net Site Area		Maximum Floor Area Ratio	Maximum Percent Site Coverage
	Square Feet	Acres		
Site	33,404	0.7666	4.4	Per Site Plan
Total	33,404	0.7666	4.4	

Net Site Area: 33,404 square feet (0.7666 acres).

Public Right-of-Way Area: 27,985 square feet (0.6423 acres).

Gross Site Area: 61,389 square feet (1.4089 acres).

Maximum Percent of Site Coverage: Per Site/Landscape Plan.

Minimum Required Building Setbacks: Per Site/Landscape Plan.

Maximum Building Height: 112 feet.

Minimum Number of Off-street Parking Spaces: 120.

Minimum Number of Off-street Loading Docks: 1.

Minimum Number of Dwelling Spaces: 91.

*Reclassification Of Area Shown On Map Number 2-G.  
(Application Number 12055)*

*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 M1-3 Restricted Manufacturing District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Adams Street; South Green Street; a line 150.55 feet south of West Adams Street; and a line 117.01 feet west of South Green Street,

to those of a B4-5 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 Number 3-G.  
(Application Number A-3696)*

*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 Number 3-G in the area bounded by:

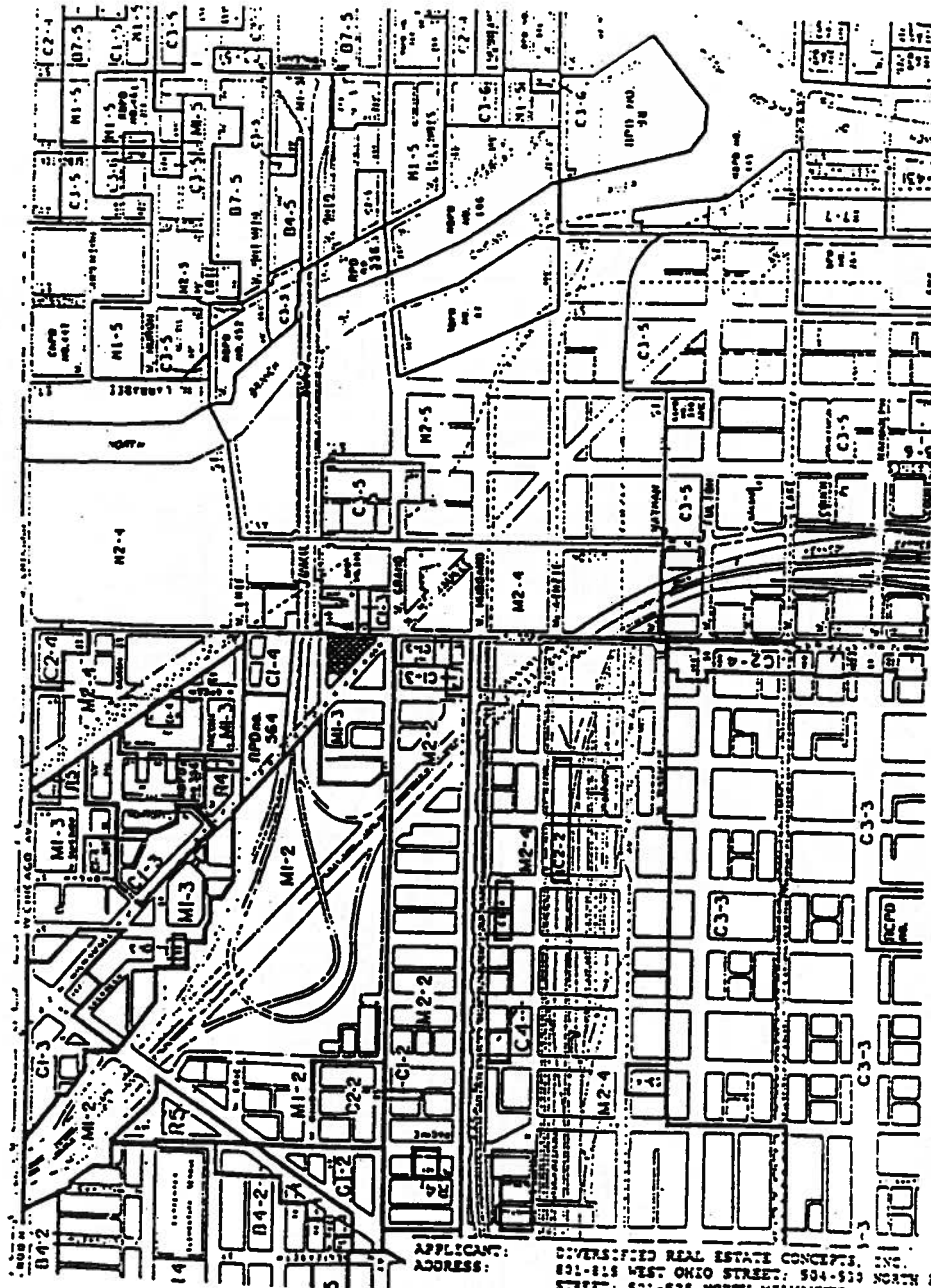
the alley next north of and parallel to West Walton Street; a line 371.55 feet west of North Noble Street; West Walton Street; and a line 395.55 feet west of North Noble Street,

to those of an R4 General Residence 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.

(Continued on page 48702)

Existing Zoning Map.



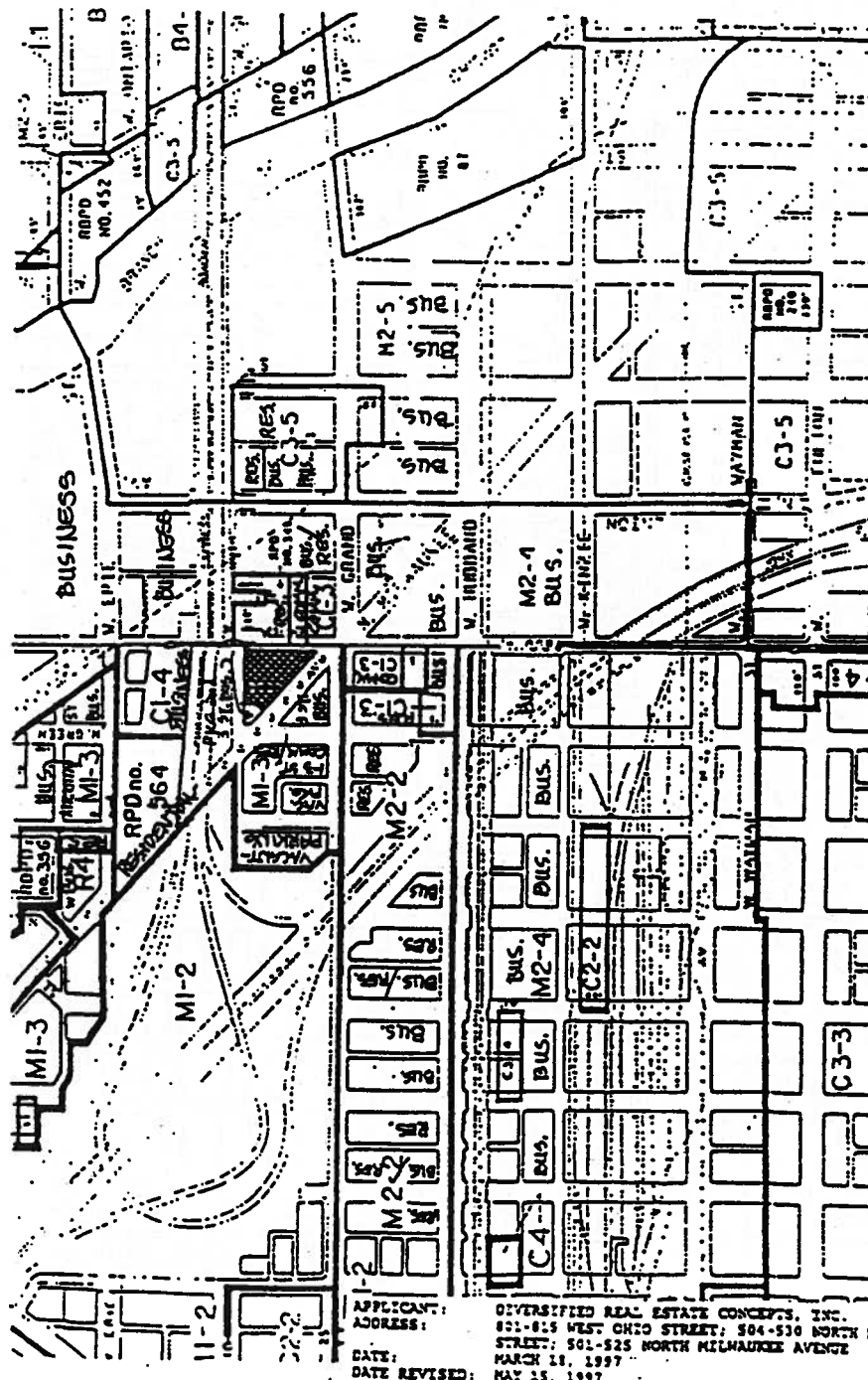
EXISTING ZONING MAP

FINAL FOR PUBLICATION

PROPOSED DEVELOPMENT

APPLICANT: DIVERSIFIED REAL ESTATE CONCEPTS, INC.  
 ADDRESS: 801-818 WEST OHIO STREET; 504-510 NORTH HALSTED STREET; 505-525 NORTH MILWAUKEE AVENUE  
 DATE: MARCH 21, 1997  
 DATE REVISED: MAY 13, 1997

Existing Land-Use Map.

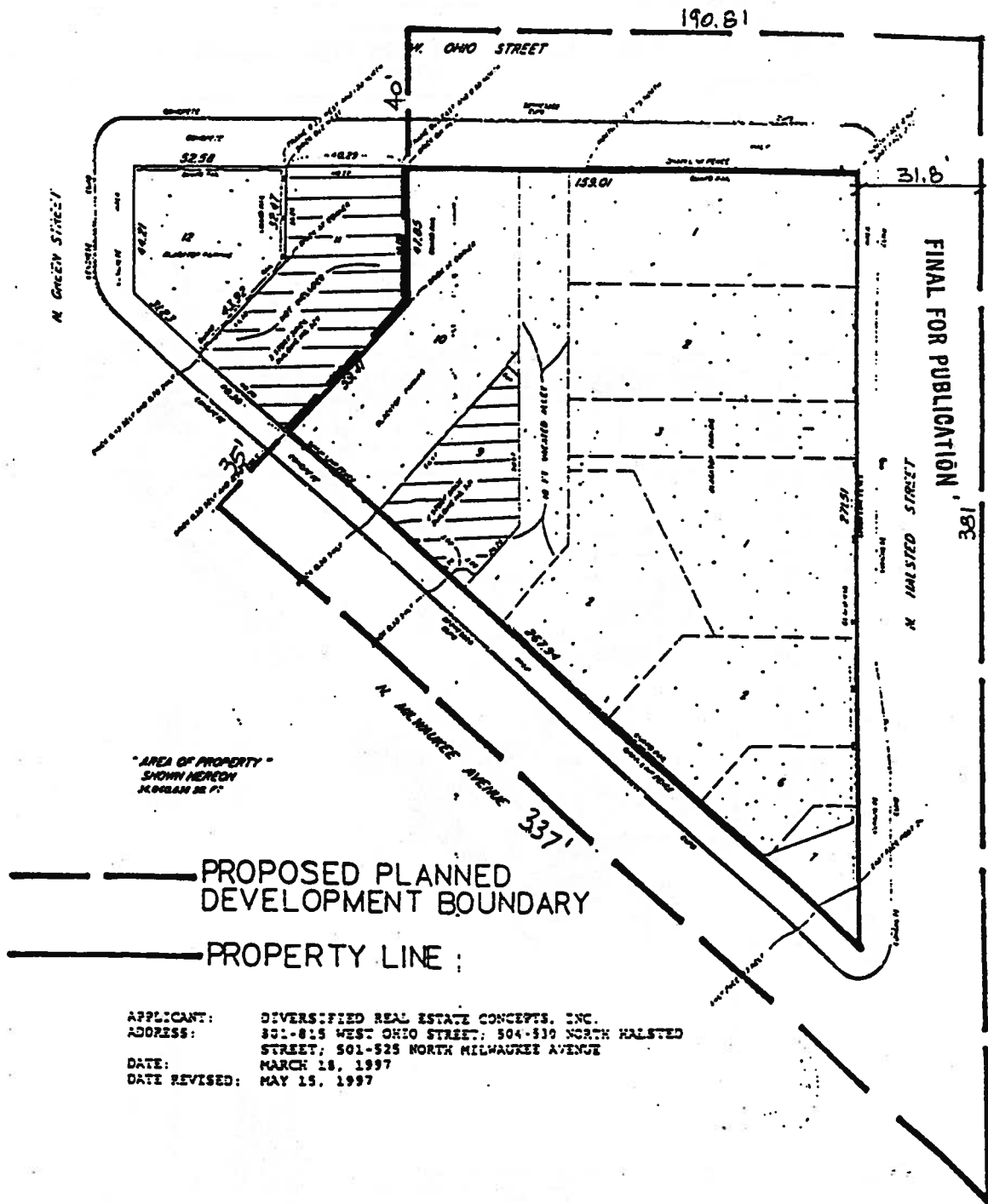


PROPOSED PLANNED DEVELOPMENT

EXISTING LAND USE MAP

APPLICANT: DIVERSIFIED REAL ESTATE CONCEPTS, INC.  
 ADDRESS: 821-825 WEST CHICAGO STREET; 504-530 NORTH HALSTED STREET; 501-525 NORTH MILWAUKEE AVENUE  
 DATE: MARCH 18, 1997  
 DATE REVISED: MAY 25, 1997

### Planned Development Boundary And Property Line Map.





Building Elevations.  
(Page 1 of 2)

**FINAL FOR PUBLICATION**

**HALSTED STREET ELEVATION**

**MILWAUKEE AVENUE ELEVATION**

**BUILDING ELEVATIONS**

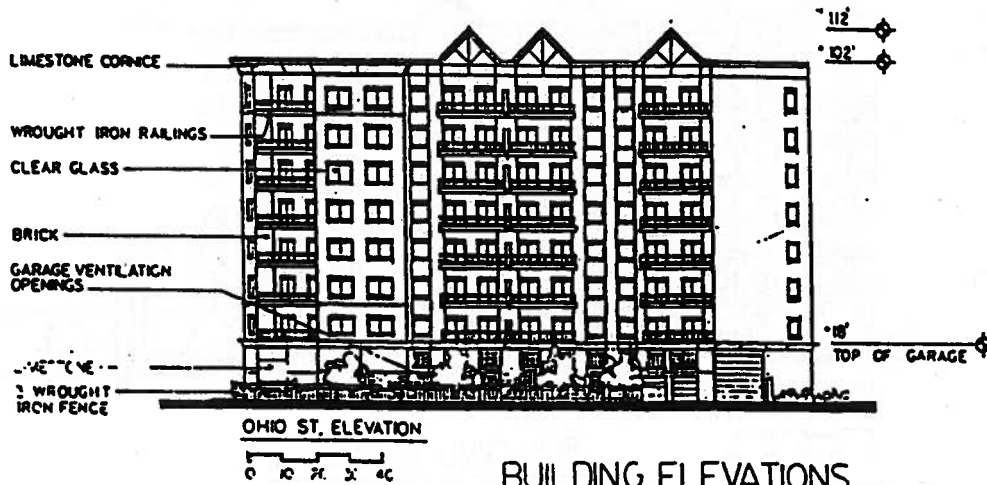
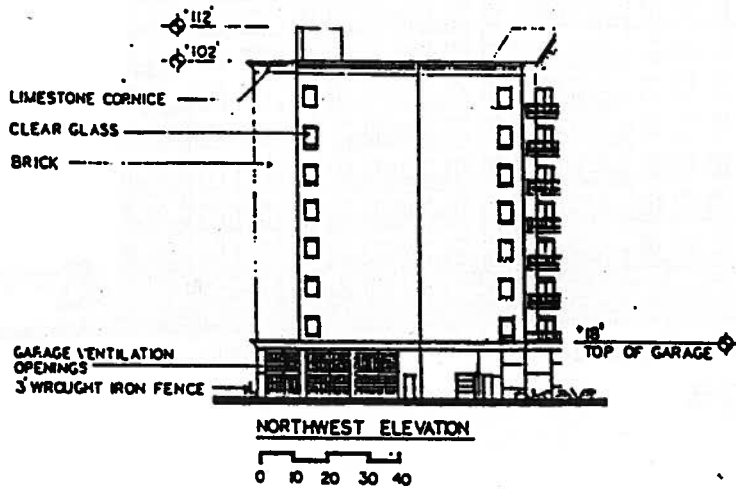
Herbert Zellkoff, Inc.  
Architecture  
3700 N. Hermitage Avenue  
Chicago, Illinois 60617  
773-933-0837

Developed By  
**DIVERSIFIED REAL ESTATE CONCEPTS, INC.**  
Chicago, Illinois

Park Pointe  
Luxury  
Condominiums

APPLICANT: DIVERSIFIED REAL ESTATE CONCEPTS, INC.  
801-815 WEST OHIO STREET, 504-510 NORTH HALSTED  
ADDRESS: STREET; 501-525 NORTH MILWAUKEE AVENUE  
DATE: MARCH 18, 1997  
DATE REVISED: MAY 15, 1997

Building Elevations.  
(Page 2 of 2)



**BUILDING ELEVATIONS**

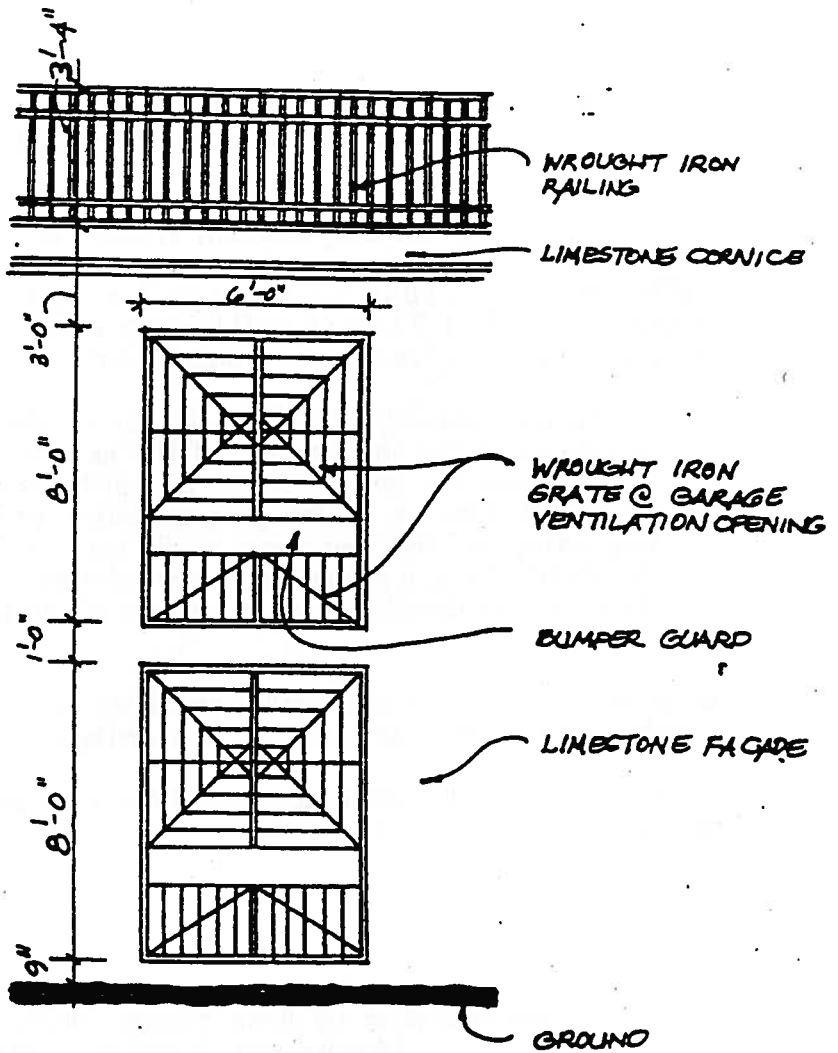
APPLICANT: DIVERSIFIED REAL ESTATE CONCEPTS, INC.  
 ADDRESS: 801-815 WEST OHIO STREET; 504-570 NORTH HALSTED STREET; 501-525 NORTH MILWAUKEE AVENUE  
 DATE: MARCH 18, 1997  
 DATE REVISED: MAY 15, 1997

Herbert Zeilkoff, Inc.  
 Architecture  
 1700 N. Halsted Avenue  
 Chicago, Illinois 60613  
 773-231-0013

Developed By  
**DIVERSIFIED REAL ESTATE CONCEPTS, INC.**  
 Chair Illinois

Park Pointe  
 Luxury  
 Condominiums

Elevation Detail Plan.



APPLICANT: DIVERSIFIED REAL ESTATE CONCERNS, INC.  
 ADDRESS: 801-815 WEST OHIO STREET; 504-830 NORTH HALSTED STREET; 501-525 NORTH MILWAUKEE AVENUE  
 DATE: MARCH 18, 1997  
 DATE REVISED: MAY 15, 1997

ELEVATION DETAIL  
 PLAN AT GARAGE  
 VENTILATION OPENING

1/4" = 1'-0"

PARK POINTE CONDOMINIUMS  
 CHICAGO, IL

(Continued from page 48694)

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*Reclassification Of Area Shown On Map Number 5-G.  
(Application Number A-3713)*

*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 B1-2 Local Retail District symbols and indications as shown on Map Number 5-G in the area bounded by:

a line perpendicular to North Clybourn Avenue beginning 281 feet southeast of the intersection of the easterly line of North Sheffield Avenue and the southwesterly line of North Clybourn Avenue; North Clybourn Avenue; a line perpendicular to North Clybourn Avenue beginning 497 feet southeast of the intersection of the easterly line of North Sheffield Avenue and the southwesterly line of North Clybourn Avenue; and the alley next southwest of and parallel to North Clybourn Avenue,

to those of a B1-4 Local 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.

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*Reclassification Of Area Shown On Map Number 8-E.  
(Application Number A-3692)*

*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 C1-1 Restricted Commercial District and R3 General Residence District symbols and indications as shown on Map Number 8-E in the area bounded by:

a line 251.75 feet north of East 35th Street; the alley next east of and parallel to South Michigan Avenue; a line 151.75 feet north of East 35th Street; and South Michigan Avenue,