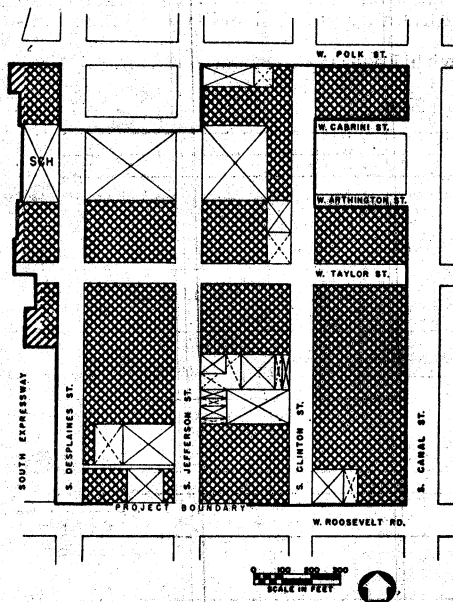




LAND USE

EXHIBIT NO. 1 OF THE REDEVELOPMENT PLAN

SLUM AND BLIGHTED AREA
REDEVELOPMENT PROJECT NO. 3

CHICAGO LAND CLEARANCE COMMISSION
DECEMBER 12, 1955

MAJOR CONTROLS

A. LAND USE AREAS

	Acres
1. Commercial and Light Industrial Properties to be Redeveloped and brought into Conformance with the Redevelopment Plan 6.9	
2. Land Required to Bring Properties Shown in Item 1 of this Legend into Conformance with the Redevelopment Plan 1.5	
3. Public School to Remain Until Funds are Available for the Construction of an Allameter Facility, at which Time the Land will be Sold for Use in Accordance with this Redevelopment Plan .8	
4. Light Industrial, with Railroad Slidings between Clinton and Canal Sts. 24.0	
5. South Expressway .4	
Net Area	33.6
Streets and Alleys	9.9
Total Gross Area	43.5

B. PERFORMANCE REQUIREMENTS AND USE RESTRICTIONS

This area is to be zoned as a 3rd volume Industrial district and shall be used for industrial purposes as defined in the section of the City of Chicago Zoning Ordinance, as amended to April 1, 1955 pertaining to manufacturing use districts, including all provisions of that ordinance. The height and bulk limitations are stated as follows in the ordinance:

Height - no restriction.

"In third volume districts the maximum volume of all buildings is the number of cubic feet equal to . . . 56 x the number of square feet of area in the lot."

The land uses shall comply with the following:

1. Residential Use

There shall not be any residential use in the area.

2. Nuisance and Objectionable Use

No part of the area shall be disposed of for any use which in the determination of the Chicago Land Clearance Commission will cause any objectionable noise, odor, vibration, dust, toxic or noxious material, glare or heat from waste processes which would create or tend to create a nuisance.

3. Hazardous Use

No part of the area shall be disposed of for any use which in the determination of the Chicago Land Clearance Commission will create or tend to create a hazard or increase the cost of insurance to owners of any other property in the area.

4. Storage or Disposal of Refuse

There shall not be any on-site storage or disposal of refuse other than that permitted by city ordinance.

5. Off-Street Loading

Truck loading and unloading facilities shall be provided in sufficient quantity and be so located that all vehicles transporting material to and from the buildings will be entirely within the property lines during loading or unloading operations, as required by the City of Chicago Zoning Ordinance, Off-Street Parking and Loading Provisions, as amended to July 28, 1954.

6. Parking

One parking space shall be provided for each four employees, based upon the maximum number of persons to be employed at any one work period during the day or night, plus such additional parking facilities as required for all vehicles used in the conduct of the enterprise, or as otherwise required by the City of Chicago Zoning Ordinance, Off-Street Parking and Loading Provisions, as amended to July 28, 1954.

7. Screening of Parking and Storage Areas

Parking and storage areas adjacent to residential districts shall be screened to the extent necessary in the determination of the Chicago Land Clearance Commission to conceal stored material so that these areas will not become unsightly to adjacent uses and particularly to users of adjacent streets.

8. Curb Cuts

Curb cuts for all uses except gas stations shall be a minimum distance of 50 feet from a street intersection and have a minimum radius of 15 feet.

9. Building Setback along Clinton Street

Buildings shall be set back ten feet from the property line on both sides of the street.