

(Continued from page 32617)

a line 350 feet south of West North Avenue; North LaSalle Street; West Burton Place; the alley next west of and parallel to North LaSalle Street; the alley next north of and parallel to West Burton Place; and the alley next west of and parallel to North LaSalle Street,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. If any part, section, sentence, or clause of this ordinance shall be adjudged void and of no effect as to any parcel or parcels of property located within the above described area, such decision shall not affect the validity of the remaining portion of this ordinance as to any other parcel or parcels of property described above.

SECTION 3. 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.

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 the area bounded by

West Burton Place; North LaSalle Street; West Schiller Street; a line 172 feet east of North Wells Street; and the alley next south of and parallel to West Burton to North LaSalle Street.

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. If any part, section, sentence, or clause of this ordinance shall be adjudged void and of no effect as to any parcel or parcels of property located within the above described area, such decision shall not affect the validity of the remaining portion of this ordinance as to any other parcel or parcels of property described above.

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

Reclassification of Area Shown on Map No. 5-G.

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

PD 309

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 5-G in the area bounded by

West Webster Avenue; North Lakewood Avenue; North Clybourn Avenue; and North Wayne Avenue,

to the designation of a Residential-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.

[Residential-Business Planned Development printed on pages
32626 through 32633 of this Journal.]

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. 5-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 M1-2 Restricted Manufacturing and M2-2 General Manufacturing Districts symbols and indications as shown on Map No. 5-G in area bounded by

West Webster Avenue; North Clybourn Avenue; West Shakespeare Avenue; and Dominick Street,

to those of a C2-2 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.

Reclassification of Area Shown on Map No. 5-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 5-G in area bounded by

(Continued on page 32634)

NO. 389

MIXED USE PLANNED DEVELOPMENT

STATEMENTS

1. The area delineated herein as a "Mixed Use Planned Development" is owned by Chicago Title and Trust Company, not personally, but solely as Trustee under Trust Number 1087670, and controlled by Webster-Wayne Shopping Center, Ltd., an Illinois limited partnership, the sole beneficiary of said Trust (the "Partnership"). The sole general partner of the Partnership is CKWA Corporation, an Illinois corporation, (the sole officers of which are Christ Kamberos and William Allen), the Argent Group, an Illinois general partnership, and the sole limited partner of the Partnership.
2. Off-street parking and off-street loading facilities shall be provided in compliance with the Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning. Ingress and egress from off-street parking facilities to service and retail uses shall be from North Clybourn Avenue and North Wayne Avenue; off-street loading from North Wayne Avenue.
3. All applicant official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees.
4. 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.
5. Any service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation 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 and shall have a minimum width of 18 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.

6. The uses itemized on Schedule F attached hereto shall be the only permitted uses within the area delineated herein as Business Planned Development and shall include, in addition, parking and related uses (exclusive of principal activity of permanent outdoor storage and auto service station uses).
7. Accessory buildings or structures may be constructed in the Business Planned Development either prior to, subsequent to or concurrently with any one or more principal building, subject to the approval of the Department of Planning.
8. Business establishments shall be unrestricted in respect to maximum gross floor areas, subject only to aggregate maximum floor area ratio. The maximum floor area ratio shall be .70.
9. Identification signs may be permitted within the area delineated herein as Business Planned Development, subject to the review and approval of the Department of Inspectional Services and the Department of Planning.
10. The height restriction of any building or any appurtenance attached hereto shall be subject to City of Chicago building codes.
11. The residential townhome units to be constructed within the area delineated herein as Residential Planned Development shall be limited in number to a maximum of thirty (30) dwelling units with enclosed parking at a ratio of 1:1 with a minimum front yard setback in each instance of ten (10) feet.
12. The information in the Schedules, tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Mixed Use Planned Unit Development", and stipulates the land use and development controls applicable to the site.

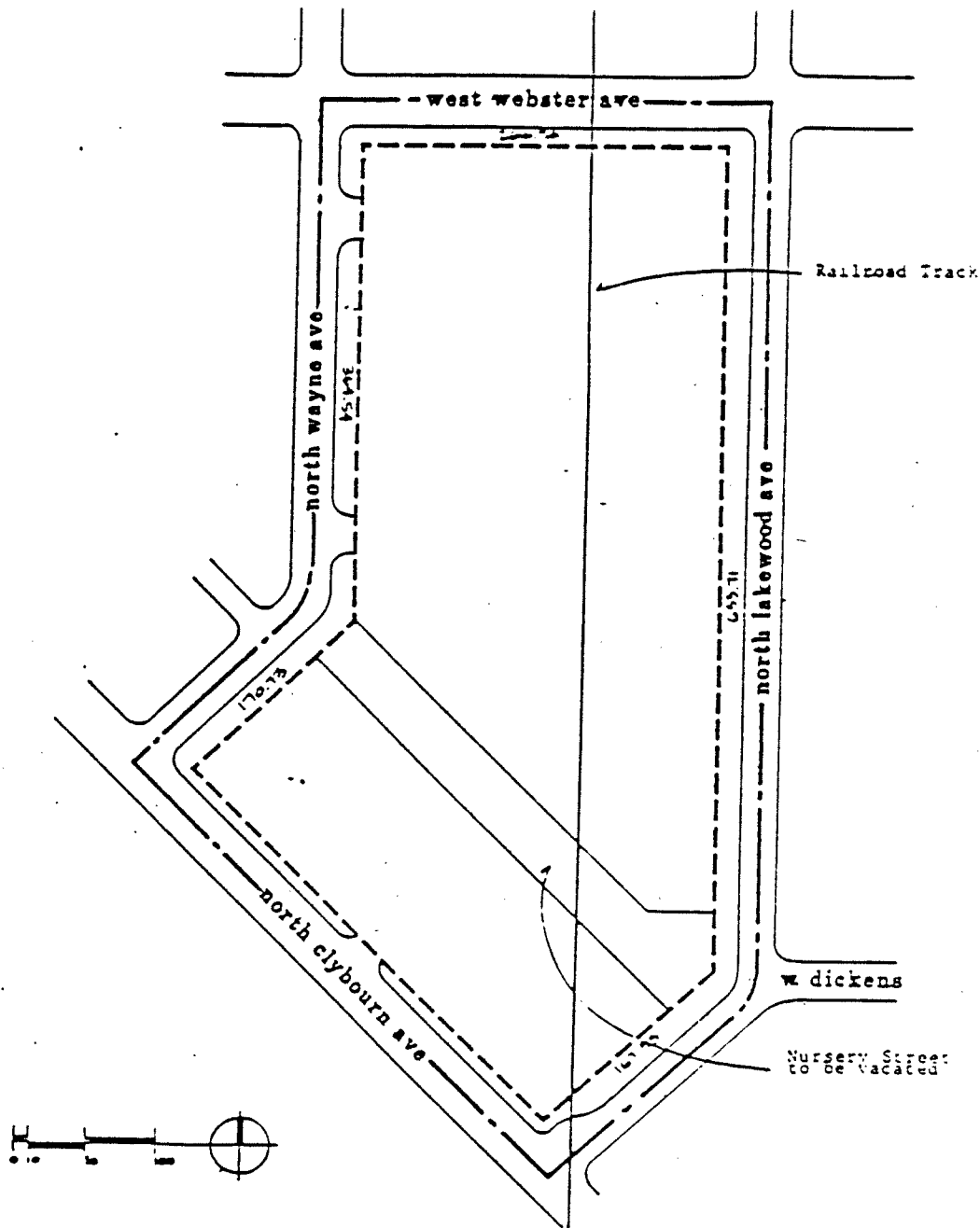
Attached hereto and incorporated herein by reference are:

- A. Property line map and right-of-way adjustments;
- B. Existing zoning and preferential street system map;
- C. Generalized Land Use Plan;
- D. Property Line, Subdivision Line -- Business/Residential Planned Developments
- E. Planned Development Use and Bulk Requirements and Data Chart; and
- F. List of Permitted Retail Uses.

13. The Plan of Development hereto attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.

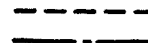
Applicant: Webster-Wayne Shopping Center, Ltd./Argent Real Estate Development Corporation

Date: January 14, 1986

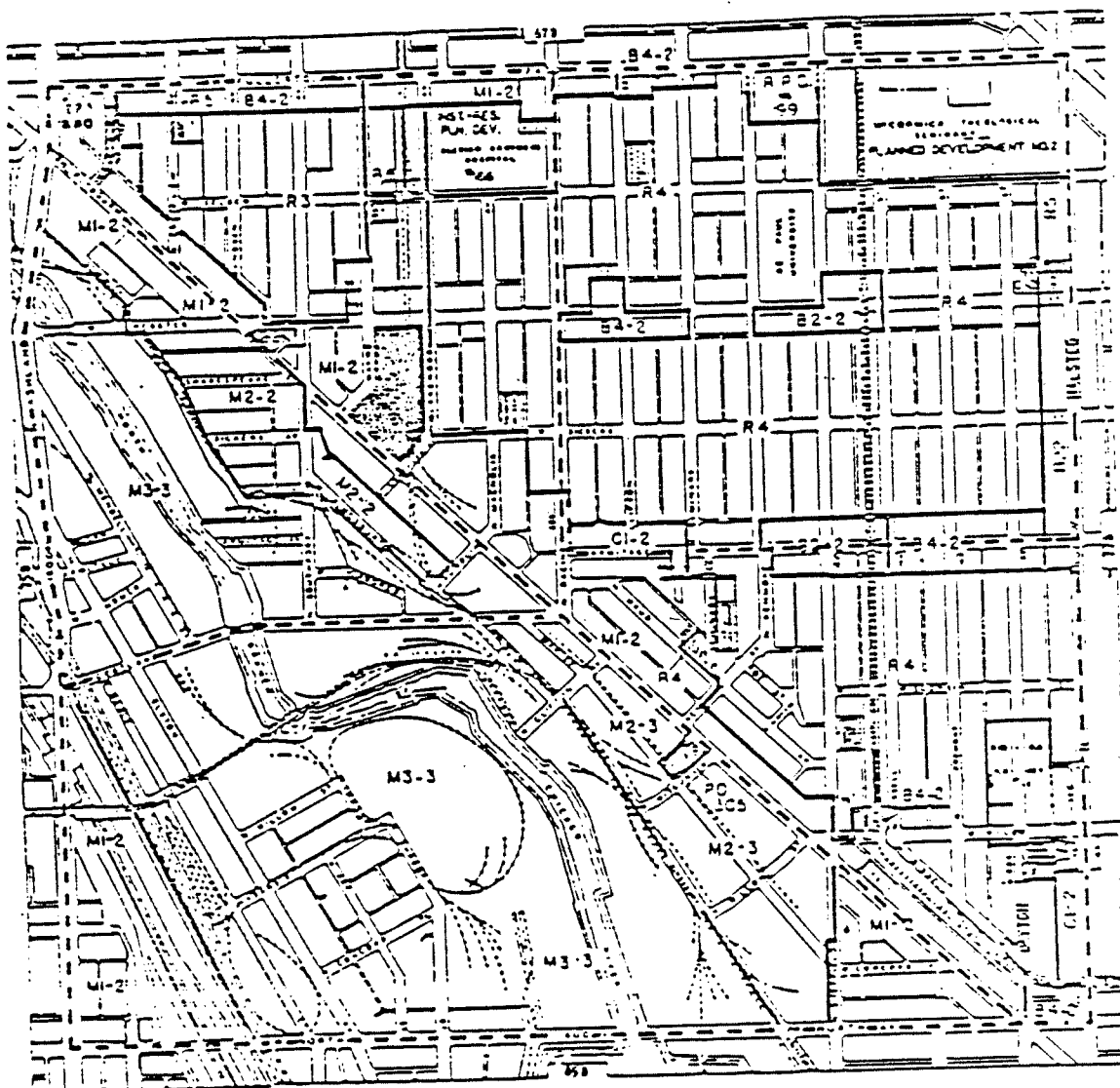


PROPERTY LINE AND PLANNED DEVELOPMENT BOUNDARY LINE MAP

PROPERTY LINE
PROPOSED PLANNED DEVELOPMENT BOUNDARY



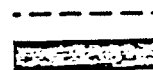
Applicant: Webster-Wayne Shopping Center, Ltd./Argent Real Estate Development Corp.



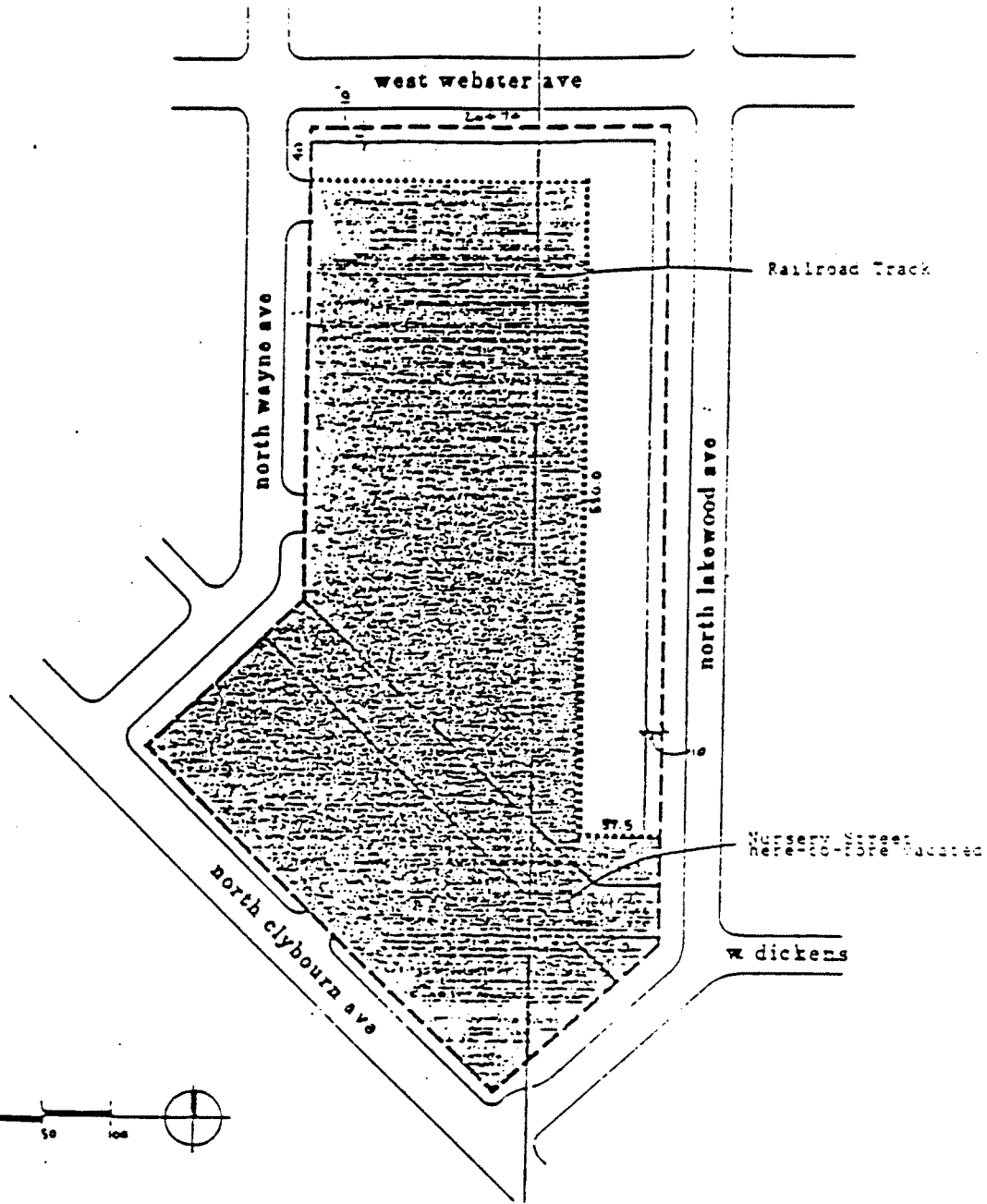
EXISTING ZONING AND PREFERRED STREET SYSTEM MAP



PREFERRED STREETS
PROPOSED PLANNED DEVELOPMENT

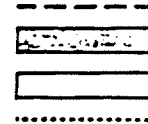


Applicant: Weoster-wayne Shopping Center, Ltd./Argent Real Estate Development Corp.

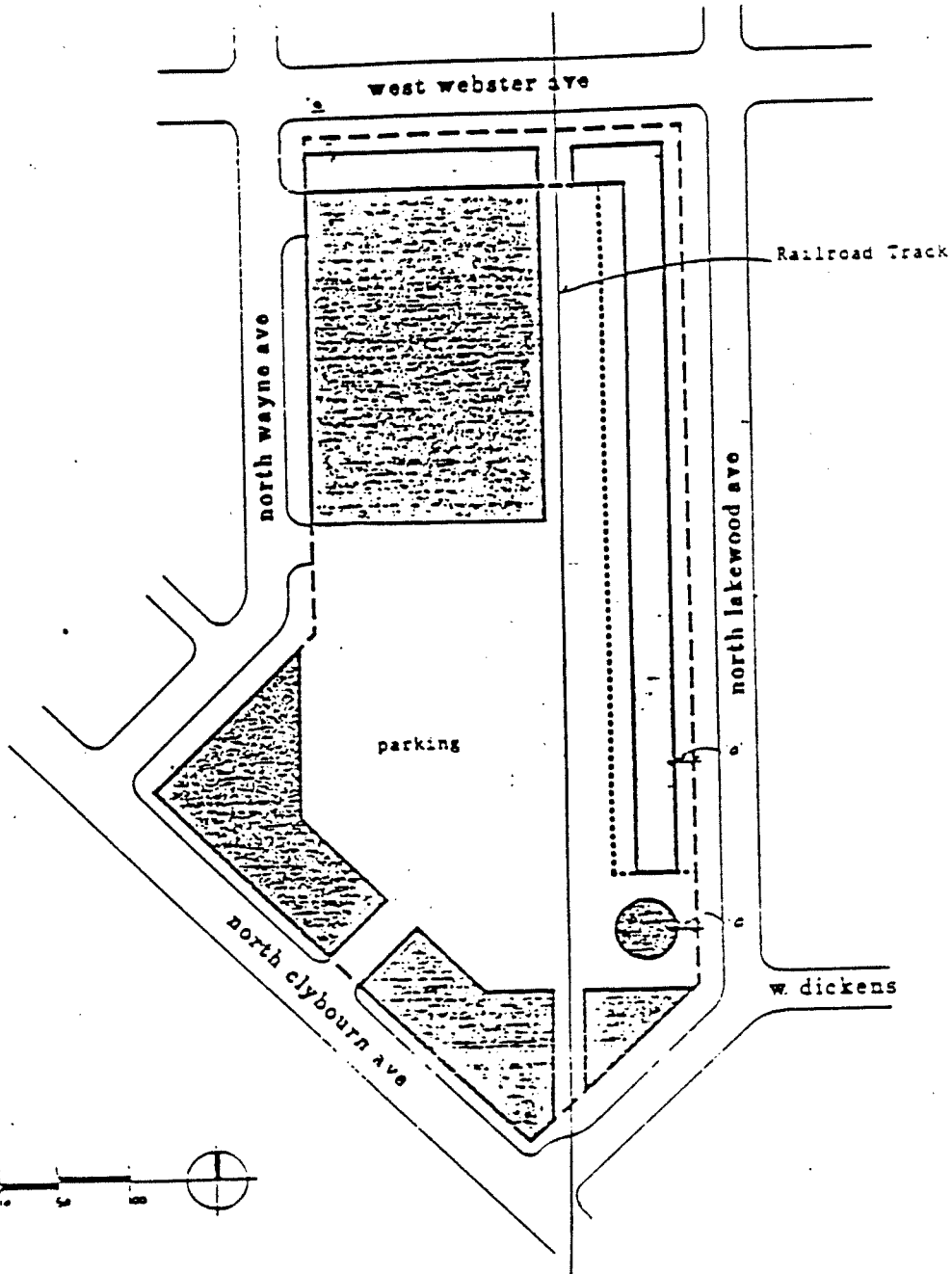


GENERALIZED LAND USE PLAN

- PROPERTY LINE
- BUSINESS PLANNED DEVELOPMENT
- RESIDENTIAL PLANNED DEVELOPMENT
- SUBDIVISION LINE

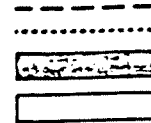


Applicant: Webster-Wayne Shopping Center, Ltd./Argent Real Estate Development Corp.



LAND USE PLAN

- PROPERTY LINE
- SUBDIVISION LINE
- BUSINESS PLANNED DEVELOPMENT
- RESIDENTIAL PLANNED DEVELOPMENT



Applicant: Webster-Wayne Shopping Center, Ltd./Argent Real Estate Development Corp.

PROPOSED PLANNED DEVELOPMENT
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Site Area Sq.Ft. / Acres	General Description of Land Use	F.A.R.	% of Land Coverage
196,020 Sq. Ft. 4.5 Acres	<u>Business:</u> Food store, retail stores, service type office/ business uses, parking and related uses.* <u>Residential:</u> Townhouse residential units with individual parking.	.70	46%

*For full detail of proposed retail and commercial uses, see attached exhibit.

Minimum Number of Off-Street Parking Spaces: 141

Minimum Number of Off-Street Loading Spaces: 3

Minimum Setbacks at Property Line:

North = 0 feet
 East = 10 feet
 Southeast = 0 feet
 Southwest = 0 feet
 Northwest = 0 feet
 West = 0 feet

LIST OF PERMITTED USES

The following are the permitted uses within the Area designated on the Planned Unit Development Site Plan for Shopping Center use:

Antique shops
Art and School Supply Stores
Art galleries, but not including auction rooms
Banks and Financial Institutions
Beauty Parlors
Books and Stationery Stores
Bicycle Shops, Rental and Repair Stores
Candy and Ice Cream Stores
Camera and Photographic Supply Stores
Carpet and Rug Stores
China and Glass Ware Stores
Clothes Pressing Establishments
Custom Dressmaking
Department Stores
Drug Stores
Electrical & Household Appliance Stores, including Radio and Television Sales
Florist Shops and Conservatories
Food Stores, Grocery Stores, Meat Markets, Bakeries and Delicatessen
Furniture Stores
Furrier Shops, including the incidental storage and conditioning of Furs
Gift Shops
Haberdasheries
Hardware Stores
Hobby Shops for retail of items to be assembled or used away from the premises
Interior Decorating Shops, including upholstering and making of draperies, slip covers, and other similar articles, when conducted as part of the retail operations and secondary to the principal use.
Jewelry Stores, including watch repair
Leather Goods and Luggage Stores
Millinery Stores
Musical Instrument Shops Sales & Services
Offices, Business and Professional
Office Supply Stores
Optometrists
Paint and Wallpaper Stores
Pet Shops
Photography Studios, including the development of film and pictures when conducted as a part of the retail business on the premises
Physical Culture and Health Services - Gymnasiums, Reducing Salons, Masseurs, Public Baths
Picture Framing, when conducted for retail trade on the premises only
Plumbing Showrooms and Shops

Restaurants, including live entertainment or dancing where the entertainment or dancing is incidental to the serving of food as the principal activity. Liquor may be served if incidental to the serving of food as the principal activity. Unenclosed or partially enclosed restaurants adjacent to and operated with enclosed restaurants and taverns one expressly permitted, except that live entertainment or dancing are not permitted in the unenclosed or partially enclosed areas.

Shoe Stores

Sporting Good Stores

Tailor Shops

Theaters

Tobacco Shops

Toy Shops

Travel Bureaus and Transportation Ticket Offices

Wearing Apparel Shops

Any other permitted uses in the B2-1 to B2-5 District, inclusive; provided that establishments of the "drive-in" or "drive-through" type offering goods or services directly to customers waiting in parked motor vehicles, arcades, and taverns, are specifically not permitted.

Amended: May 8, 1986