

*Reclassification Of Area Shown On Map No. 3-F
(As Amended).*

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 Planned Development No. 14 symbols and indications as shown on Map No. 3-F in area bounded by

West North Avenue; a line 106.955 feet east of and parallel to North LaSalle Street; a line 102.05 feet south of and parallel to West North Avenue; and North LaSalle Street,

to those of a B2-5 Restricted 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.

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

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 Planned Manufacturing District symbols and indications as shown on Map No. 5-G in the area bounded by

a line from a point 564.23 feet north of the north line of West North Avenue as measured on the east bank of the north branch of the Chicago River to a point 617.04 feet north of the north line of West North Avenue as measured on the westerly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way; the westerly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way; West North Avenue; and the north branch of the Chicago River,

to the designation of a Commercial 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.

(Continued on page 1028)

Reclassification (continued from page 1024)

shall be in force and effect from and after its passage and

~~Be It Ordained by the City C~~

ched to this ordinance reads as follows:

~~SECTION 1. That t
Planned Development
bounded by~~

Commercial Planned Development No. 475

~~West North
line 102.6
Street,~~

As Amended.

Plan Of Development

to those
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Statements.

1. The area delineated herein as "Commercial Planned Development" is owned or controlled by North Avenue Warehouse, Incorporated, an Illinois corporation.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development, subject to the review and approval of the Commissioner of the Department of Planning.
3. The Applicant or its successors, assignees, or grantees shall obtain all official reviews, approvals and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees, and approval by the City Council.
5. The following uses shall be permitted within the area delineated herein as "Commercial Planned Development": Business and related uses permitted in the Protected Manufacturing District, motor vehicle sales indoor and outdoor; indoor and outdoor storage of new and used motor vehicles intended for sale; off-street parking and loading and related uses. The area delineated herein as "Commercial Planned Development" lies within the Clybourn Corridor Planned Manufacturing District and lies within the "Buffer Area" of that district.
6. Business and business identification signs may be permitted within the area delineated herein as "Commercial Planned Development" subject to the review and approval of the Department of Inspectional Services and the Department of Planning.

7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Public Works 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 shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
8. The height restrictions of each building and any appurtenance attached thereto shall be subject to:
 - (a) Height limitations as certified on Form F.A.A.-117 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of The Regulations of the Administrator, Federal Aviation Administration; and
 - (b) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation, and Department of Law, and approved by the City Council.
9. The information in the table attached hereto sets forth the data concerning the generalized land use plan of the area delineated herein as "Commercial Planned Development" and illustrates that the development of such area will be in general accordance with the intent and purpose of the Chicago Zoning Ordinance and the Planned Manufacturing District Ordinance, Chapter 194D of the Municipal Code of Chicago.
10. The Plan of Development shall be subject to the "Rules, Regulations, and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning.

[Property Line Map and Right of Way Adjustments, Existing Zoning
and Preferential Street System Map and Generalized
Land Use Plan printed on pages 1032 through
1034 of this Journal.]

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

Commercial Planned Development No. 475*Planned Development**Use And Bulk Regulations and Data.*

Net Site Area	General Description Of Land Uses	Maximum Floor Area Ratio	Maximum Percentage Of Site Coverage
<u>Square Feet</u> Acres			
<u>176,350.6</u> 4.05	New and used car sales: indoor and outdoor and related uses. (See Statement No. 5).	0.85	45%
Gross Site Area:	Net Site Area:	176,350.6 square feet (4.05 acres)	
	Public R.O.W.:	<u>7,747 square feet (0.18 acres)</u>	
	Total:	184,097.6 square feet (4.23 acres)	
Maximum F.A.R. for Net Site Area: 0.85			
Off-Street Parking:	Interior (display)	290	
	Exterior (all uses):	172	
Off-Street Loading:	Minimum loading requirements: provided in accordance with the C3-3 Zoning District requirements of the Chicago Zoning Ordinance.		
Building Setbacks:	North property line	-- 50 feet	
	East property line	-- 40 feet	
	West North Avenue	-- 100 feet	
	West property line (river)	-- 30 feet	

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or, when necessary, because of technical reasons, subject to the approval of the Department of Planning.

Landscaping will be provided along the west property line (river bank) in accordance with the site plan submitted, dated 3-16-89, and in coordination with the Department of Planning.

Reclassification Of Area Shown On Map No. 6-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 R4 General Residence District symbols and indications as shown on Map No. 6-F in area bounded by

the alley next north of and parallel to West 31st Street; South Shields Avenue; West 31st Street; and a line 40.78 feet west of and parallel to South Shields Avenue,

to those of a C1-3 Restricted 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.

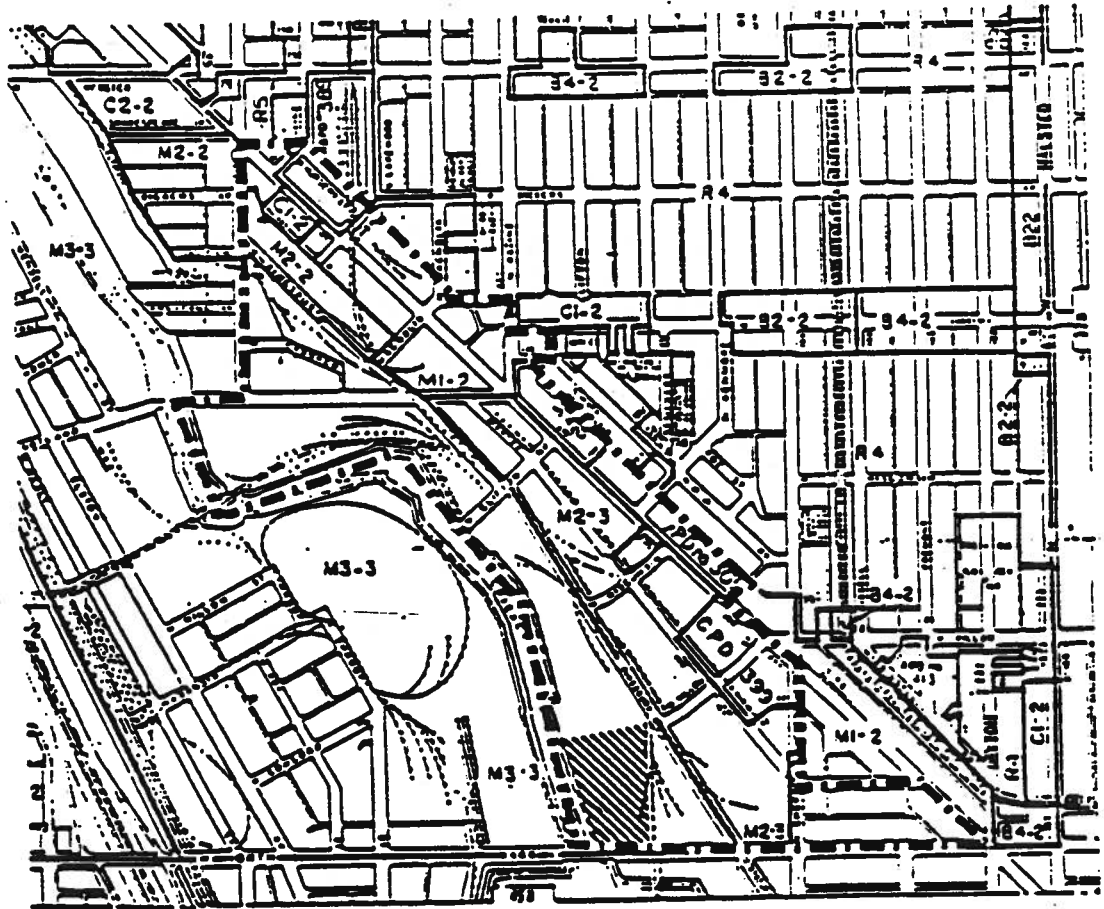
Reclassification Of Area Shown On Map No. 6-G.

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 B4-2 Restricted Service District symbols and indications as shown on Map No. 6-G in area bounded by

(Continued on page 1035)

COMMERCIAL PLANNED DEVELOPMENT NO. _____
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND:

-  SUBJECT PROPERTY
(PREFERENTIAL STREETS NOT INDICATED)
-  P.M.D. BOUNDARY



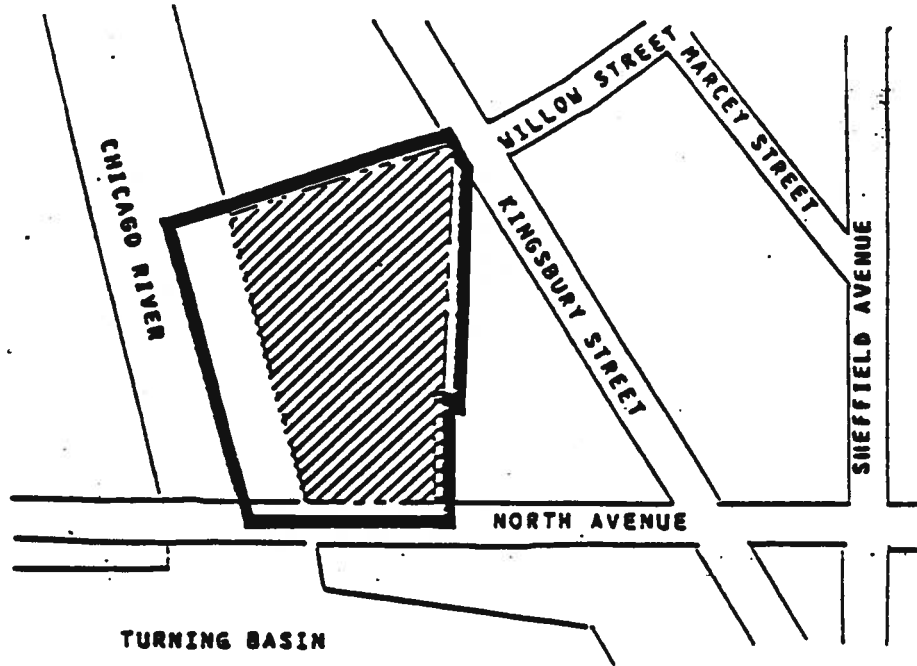
APPLICANT: North Avenue Warehouse, Inc.

ADDRESS: 1066 West North Avenue

DATE: February 16, 1989

REVISED: February 22, 1989

COMMERCIAL PLANNED DEVELOPMENT NO. _____
GENERALIZED LAND USE PLAN



LEGEND:

▬ PLANNED DEVELOPMENT BOUNDARY

▨ FOR USES, SEE STATE... NO. 5

APPLICANT: North Avenue Warehouse, Inc.

ADDRESS: 1066 West North Avenue

DATE: February 16, 1989

REVISED: February 22, 1989