

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B5-1 General Service District symbols and indications established by Section 1 of this ordinance in the area bounded by:

West 47th Street; South Hoyne Avenue; a line 418.79 feet south of West 47th Street; a line from a point 418.79 feet south of West 47th Street and 431.47 feet west of South Hoyne Avenue, to a point 328.83 feet south of West 47th Street and 500.06 feet west of South Hoyne Avenue; and a line 500.06 feet west of South Hoyne Avenue,

to the designation of Business Planned Development No. \_\_\_\_\_, 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 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 attached to this ordinance reads as follows:

Business Planned Development No. 502  
(As Amended)

*Plan Of Development*

*Statements.*

1. The area delineated herein as Business Planned Development, is owned or controlled by the applicant, The Argent Real Estate Development Corporation, an Illinois corporation, 415 West North Avenue, Chicago, Illinois.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees, or grantees.
3. The following uses shall be permitted within the area delineated herein as "Business Planned Development": general merchandise uses, retail drug stores, food stores, restaurants, establishments of the "drive-in" or "drive-through" type, earth station receiving dishes, department stores, offices, service type business uses, parking and related uses as permitted under the B5 General Service District

- (all exclusive of any principal activity of outdoor storage and auto fuel dispensing uses).
4. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development, subject to review of the Department of Public Works and the approval of the Department of Planning. A minimum of two percent of all parking spaces shall be designated for parking for the handicapped.
  5. 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.
  6. Any service drives or any other ingress or egress must 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, 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.
  7. Individual business establishments shall be unrestricted in respect to maximum gross floor areas, subject only to the aggregate maximum floor area ratio.
  8. Business and 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.
  9. Height restriction of any building or any appurtenance thereto, shall, in addition to the Table of Use and Bulk Regulations, be subject to:
    - a) Height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
    - b) Airport zoning regulations as established by the Department of Planning, Department of Aviation, and the Department of Law, and approved by the City Council.
  10. This Plan of Development consists of thirteen Statements; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Map; an Existing Land Use Map; and a Table of Use and Bulk Regulations and Related Controls; a Site Plan and a Landscape Plan prepared by

Stowell Cook Frolechstein, Inc. Architects, both dated May 10, 1990. Full size sets of both the Site Plan and the Landscape Plan are on file with the Department of Planning. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

11. The improvements on the Property, including all entrances and exits to the parking and loading areas, shall be designed and constructed in general conformance with the Site Plan. The exterior landscaping (including street trees in the adjacent right-of-way) shall be designed and constructed in general conformance with the Landscaping Plan. The landscaping shall be maintained at all times in accordance with the Landscape Plan. Mature trees shall be installed in the public way adjacent to the property to the maximum extent in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic subject to the approval of the Department of Planning. The requirements of this statement may be modified, administratively, by the Commissioner of the Department of Planning upon the request of the applicant and after a determination by the Commissioner of the Department of Planning that such modification is consistent with the nature of the improvements contemplated in this Planned Development. Such a modification 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.
12. Unless a building permit for the proposed improvements is properly applied for and pursued with due diligence, the approvals granted and obligations imposed under this Planned Development shall expire upon the tenth anniversary of the effective date hereof. Provided, however, if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned development ordinances, this Planned Development shall expire upon the expiration of such shorter time period as provided for by said amendatory ordinance (the first 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 that of a B5-1 General Service District.
13. The Plan of Development herein shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.

[Existing Zoning Map, Property Line and Right-of-Way Adjustment Map, Generalized Land Use Plan, Site Plan and Landscape Plan attached to this Plan of Development printed on pages 17980 through 17984 of this Journal.]

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

*Business Planned Development No. \_\_\_\_\_  
(As Amended)*

*Use And Bulk Regulations And Data.*

<b>Net Site Area</b>	<b>General Description Of Land Use</b>	<b>Maximum Floor Area Ratio</b>	<b>Maximum Percentage Of Site Coverage</b>
<u>Square Feet</u> Acres			
<u>206.800</u> 4.75	General merchandise uses, retail drug stores, food stores, restaurants, establishments of the "drive-through" or "drive-in" type, earth station receiving dishes, department stores, offices, service type business uses, parking	0.40	35%

Net Site Area	General Description Of Land Use	Maximum Floor Area Ratio	Maximum Percentage Of Site Coverage
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and related uses, as permitted under the B5 General Service District (all exclusive of any principal activity of permanent outdoor storage and auto fuel dispensing uses).

Gross Site Area =	Net Site Area:	206,800 square feet (4.75 acres)
	<u>Public Right-of-Way:</u>	<u>31,411 square feet (0.72 acres)</u>
	TOTAL:	238,211 square feet (5.47 acres)

Minimum Off-Street Loading Spaces: 3 at 10 feet x 50 feet

Minimum Off-Street Parking Spaces: 240

A minimum of two percent of all parking spaces shall be devoted to parking for the handicapped.

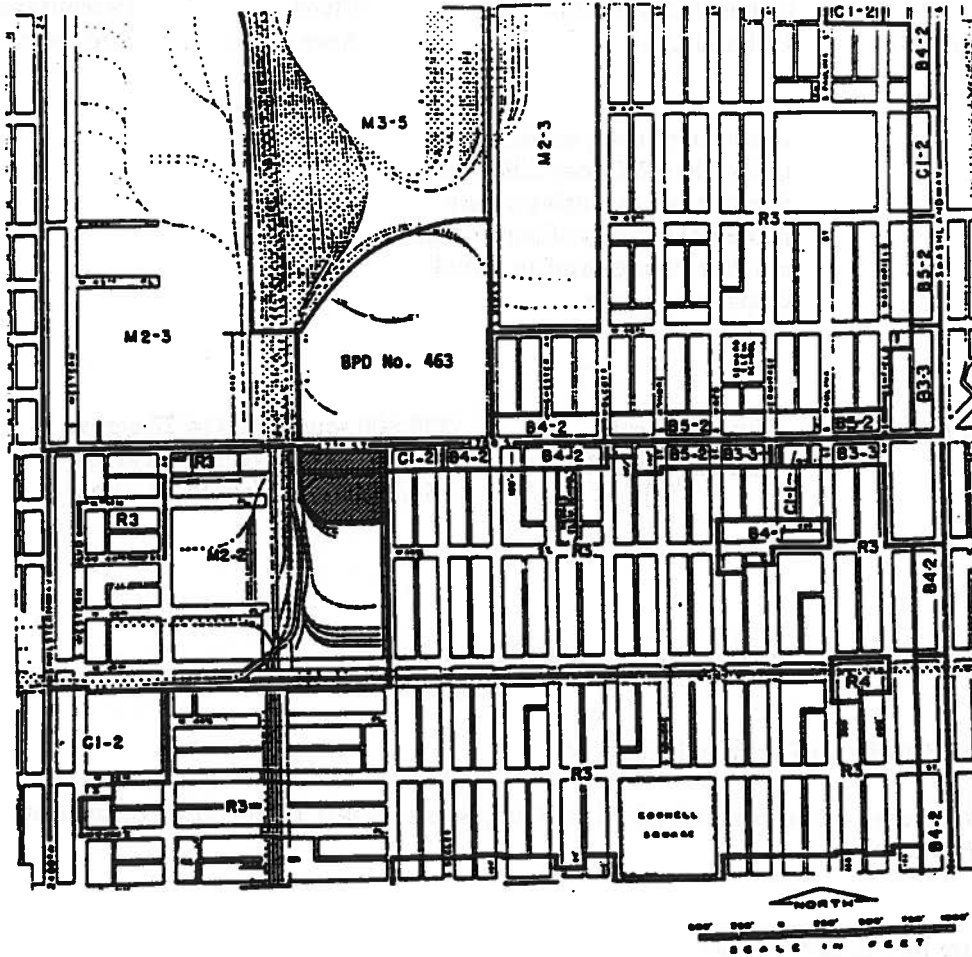
Minimum Required Setbacks:

In accordance with Site Plan attached.

Maximum Building Height:

30 feet with parapet extensions up to 45 feet.

BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_  
ZONING MAP.



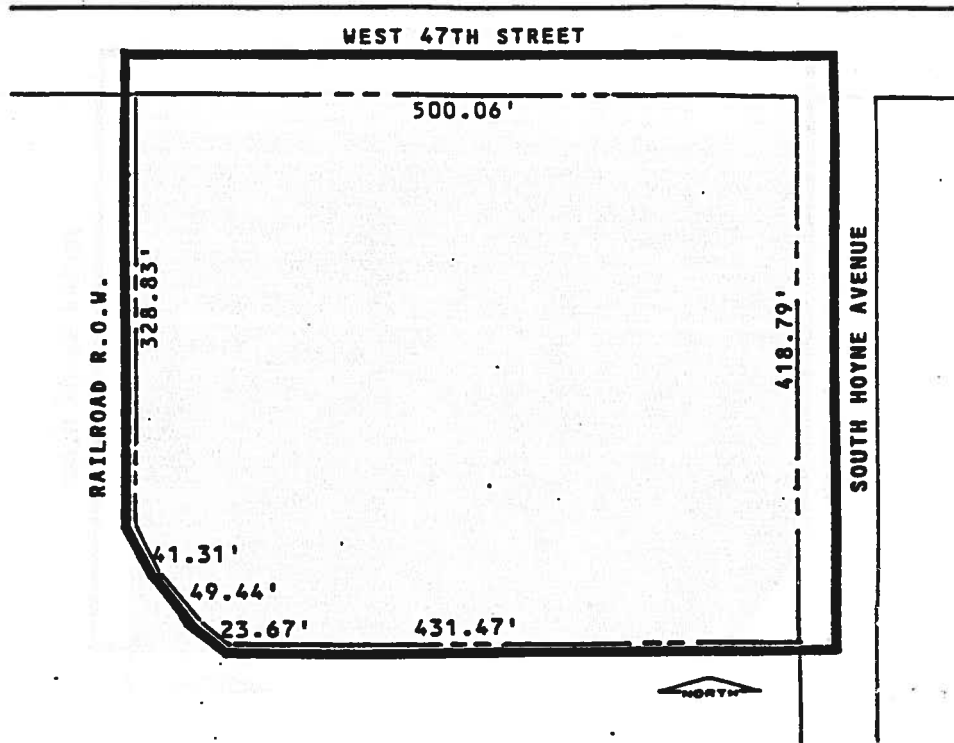
LEGEND



SUBJECT PROPERTY

APPLICANT: The Argent Real Estate Development Corporation  
 ADDRESS: 415 W. North Avenue, Chicago, Illinois  
 DATE: February 28, 1990

BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_  
PROPERTY LINE AND RIGHT-OF-WAY ADJUSTMENT MAP.



LEGEND

**—————** PLANNED DEVELOPMENT BOUNDARY

23.67' DIMENSIONED PROPERTY LINE

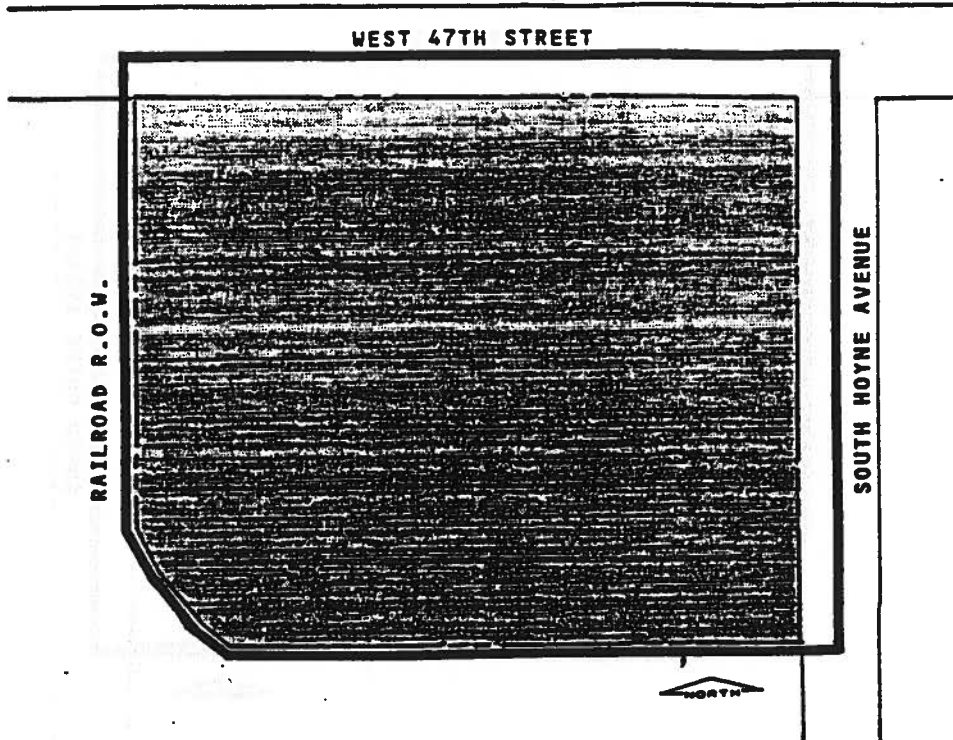
NOTE: NO RIGHT-OF-WAY ADJUSTMENTS PROPOSED

APPLICANT: The Argent Real Estate Development Corporation


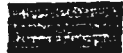
ADDRESS: 415 W. North Avenue, Chicago, Illinois

DATE: February 28, 1990.

BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_  
GENERALIZED LAND USE PLAN.



**LEGEND**

-  PLANNED DEVELOPMENT BOUNDARY
-  FOR PERMITTED USES SEE STATEMENT NO. 3 AND USE AND BULK REGULATIONS AND DATA.

**APPLICANT:** The Argent Real Estate Development Corporation  
**ADDRESS:** 415 W. North Avenue, Chicago, Illinois  
**DATE:** February 28, 1990  
**REVISED:** May 10, 1990



1	2	3	4	5	6	7	8	9	10
...	...	...	...	...	...	...	...	...	...

... of the ...

... of the ...



1	2	3	4
...	...	...	...

BUSINESS PLANNED DEVELOPMENT NO. 1  
LANDSCAPE PLAN.

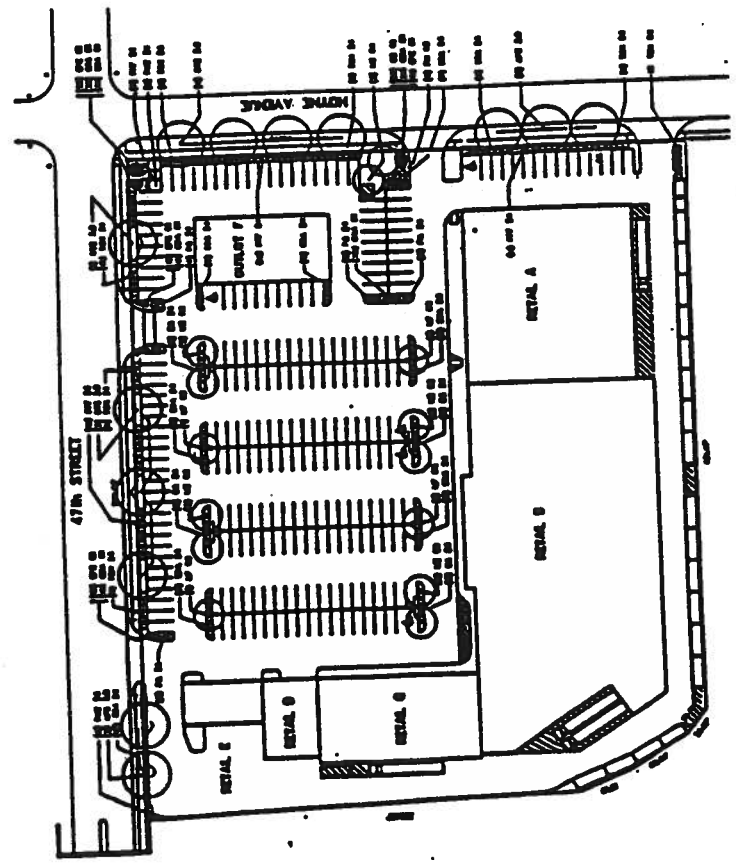
NO.	DESCRIPTION	QTY.	UNIT	REMARKS
1	1" x 2" x 4" PLANK	100	LF	FOR WALKWAY
2	2" x 4" x 6" PLANK	100	LF	FOR WALKWAY
3	4" x 6" x 8" PLANK	100	LF	FOR WALKWAY
4	6" x 8" x 10" PLANK	100	LF	FOR WALKWAY
5	8" x 10" x 12" PLANK	100	LF	FOR WALKWAY
6	10" x 12" x 14" PLANK	100	LF	FOR WALKWAY
7	12" x 14" x 16" PLANK	100	LF	FOR WALKWAY
8	14" x 16" x 18" PLANK	100	LF	FOR WALKWAY
9	16" x 18" x 20" PLANK	100	LF	FOR WALKWAY
10	18" x 20" x 22" PLANK	100	LF	FOR WALKWAY
11	20" x 22" x 24" PLANK	100	LF	FOR WALKWAY
12	22" x 24" x 26" PLANK	100	LF	FOR WALKWAY
13	24" x 26" x 28" PLANK	100	LF	FOR WALKWAY
14	26" x 28" x 30" PLANK	100	LF	FOR WALKWAY
15	28" x 30" x 32" PLANK	100	LF	FOR WALKWAY
16	30" x 32" x 34" PLANK	100	LF	FOR WALKWAY
17	32" x 34" x 36" PLANK	100	LF	FOR WALKWAY
18	34" x 36" x 38" PLANK	100	LF	FOR WALKWAY
19	36" x 38" x 40" PLANK	100	LF	FOR WALKWAY
20	38" x 40" x 42" PLANK	100	LF	FOR WALKWAY
21	40" x 42" x 44" PLANK	100	LF	FOR WALKWAY
22	42" x 44" x 46" PLANK	100	LF	FOR WALKWAY
23	44" x 46" x 48" PLANK	100	LF	FOR WALKWAY
24	46" x 48" x 50" PLANK	100	LF	FOR WALKWAY
25	48" x 50" x 52" PLANK	100	LF	FOR WALKWAY
26	50" x 52" x 54" PLANK	100	LF	FOR WALKWAY
27	52" x 54" x 56" PLANK	100	LF	FOR WALKWAY
28	54" x 56" x 58" PLANK	100	LF	FOR WALKWAY
29	56" x 58" x 60" PLANK	100	LF	FOR WALKWAY
30	58" x 60" x 62" PLANK	100	LF	FOR WALKWAY
31	60" x 62" x 64" PLANK	100	LF	FOR WALKWAY
32	62" x 64" x 66" PLANK	100	LF	FOR WALKWAY
33	64" x 66" x 68" PLANK	100	LF	FOR WALKWAY
34	66" x 68" x 70" PLANK	100	LF	FOR WALKWAY
35	68" x 70" x 72" PLANK	100	LF	FOR WALKWAY
36	70" x 72" x 74" PLANK	100	LF	FOR WALKWAY
37	72" x 74" x 76" PLANK	100	LF	FOR WALKWAY
38	74" x 76" x 78" PLANK	100	LF	FOR WALKWAY
39	76" x 78" x 80" PLANK	100	LF	FOR WALKWAY
40	78" x 80" x 82" PLANK	100	LF	FOR WALKWAY
41	80" x 82" x 84" PLANK	100	LF	FOR WALKWAY
42	82" x 84" x 86" PLANK	100	LF	FOR WALKWAY
43	84" x 86" x 88" PLANK	100	LF	FOR WALKWAY
44	86" x 88" x 90" PLANK	100	LF	FOR WALKWAY
45	88" x 90" x 92" PLANK	100	LF	FOR WALKWAY
46	90" x 92" x 94" PLANK	100	LF	FOR WALKWAY
47	92" x 94" x 96" PLANK	100	LF	FOR WALKWAY
48	94" x 96" x 98" PLANK	100	LF	FOR WALKWAY
49	96" x 98" x 100" PLANK	100	LF	FOR WALKWAY
50	100" x 102" x 104" PLANK	100	LF	FOR WALKWAY
51	102" x 104" x 106" PLANK	100	LF	FOR WALKWAY
52	104" x 106" x 108" PLANK	100	LF	FOR WALKWAY
53	106" x 108" x 110" PLANK	100	LF	FOR WALKWAY
54	108" x 110" x 112" PLANK	100	LF	FOR WALKWAY
55	110" x 112" x 114" PLANK	100	LF	FOR WALKWAY
56	112" x 114" x 116" PLANK	100	LF	FOR WALKWAY
57	114" x 116" x 118" PLANK	100	LF	FOR WALKWAY
58	116" x 118" x 120" PLANK	100	LF	FOR WALKWAY
59	118" x 120" x 122" PLANK	100	LF	FOR WALKWAY
60	120" x 122" x 124" PLANK	100	LF	FOR WALKWAY
61	122" x 124" x 126" PLANK	100	LF	FOR WALKWAY
62	124" x 126" x 128" PLANK	100	LF	FOR WALKWAY
63	126" x 128" x 130" PLANK	100	LF	FOR WALKWAY
64	128" x 130" x 132" PLANK	100	LF	FOR WALKWAY
65	130" x 132" x 134" PLANK	100	LF	FOR WALKWAY
66	132" x 134" x 136" PLANK	100	LF	FOR WALKWAY
67	134" x 136" x 138" PLANK	100	LF	FOR WALKWAY
68	136" x 138" x 140" PLANK	100	LF	FOR WALKWAY
69	138" x 140" x 142" PLANK	100	LF	FOR WALKWAY
70	140" x 142" x 144" PLANK	100	LF	FOR WALKWAY
71	142" x 144" x 146" PLANK	100	LF	FOR WALKWAY
72	144" x 146" x 148" PLANK	100	LF	FOR WALKWAY
73	146" x 148" x 150" PLANK	100	LF	FOR WALKWAY
74	148" x 150" x 152" PLANK	100	LF	FOR WALKWAY
75	150" x 152" x 154" PLANK	100	LF	FOR WALKWAY
76	152" x 154" x 156" PLANK	100	LF	FOR WALKWAY
77	154" x 156" x 158" PLANK	100	LF	FOR WALKWAY
78	156" x 158" x 160" PLANK	100	LF	FOR WALKWAY
79	158" x 160" x 162" PLANK	100	LF	FOR WALKWAY
80	160" x 162" x 164" PLANK	100	LF	FOR WALKWAY
81	162" x 164" x 166" PLANK	100	LF	FOR WALKWAY
82	164" x 166" x 168" PLANK	100	LF	FOR WALKWAY
83	166" x 168" x 170" PLANK	100	LF	FOR WALKWAY
84	168" x 170" x 172" PLANK	100	LF	FOR WALKWAY
85	170" x 172" x 174" PLANK	100	LF	FOR WALKWAY
86	172" x 174" x 176" PLANK	100	LF	FOR WALKWAY
87	174" x 176" x 178" PLANK	100	LF	FOR WALKWAY
88	176" x 178" x 180" PLANK	100	LF	FOR WALKWAY
89	178" x 180" x 182" PLANK	100	LF	FOR WALKWAY
90	180" x 182" x 184" PLANK	100	LF	FOR WALKWAY
91	182" x 184" x 186" PLANK	100	LF	FOR WALKWAY
92	184" x 186" x 188" PLANK	100	LF	FOR WALKWAY
93	186" x 188" x 190" PLANK	100	LF	FOR WALKWAY
94	188" x 190" x 192" PLANK	100	LF	FOR WALKWAY
95	190" x 192" x 194" PLANK	100	LF	FOR WALKWAY
96	192" x 194" x 196" PLANK	100	LF	FOR WALKWAY
97	194" x 196" x 198" PLANK	100	LF	FOR WALKWAY
98	196" x 198" x 200" PLANK	100	LF	FOR WALKWAY
99	198" x 200" x 202" PLANK	100	LF	FOR WALKWAY
100	200" x 202" x 204" PLANK	100	LF	FOR WALKWAY

THE YARDS ARCHITECT

THE ARGENT GROUP

STONELL CROOK PRODUCTION

LANDSCAPE I



APPLICANT: The Argent Real Estate Development Corporation

Address : 415 W. North Ave., Chicago, IL

DATE : February 28, 1990

REVISED : May 10, 1990

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

The Argent Real Estate Development Corporation

MAY 1, 1990



*Reclassification Of Area Shown On Map Number 9-H.*

*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 C2-2 General Commercial District symbols and indications as shown on Map No. 9-H in the area bounded by:

West Irving Park Road; North Bell Avenue; the alley next south of and parallel to West Irving Park Road; and North Western Avenue,

to those of a B4-2 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.

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*Reclassification Of Area Shown On Map Number 12-H.*

PD 502

*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 M2-2 General Manufacturing District symbols and indications as shown on Map No. 12-H in the area bounded by:

West 47th Street; South Hoyne Avenue; a line 418.79 feet south of West 47th Street; a line from a point 418.79 feet south of West 47th Street and 431.47 feet west of South Hoyne Avenue, to a point 328.83 feet south of West 47th Street and 500.06 feet west of South Hoyne Avenue; and a line 500.06 feet west of South Hoyne Avenue,

to those of a B5-1 General Service District and a corresponding use district is hereby established in the area above described.

