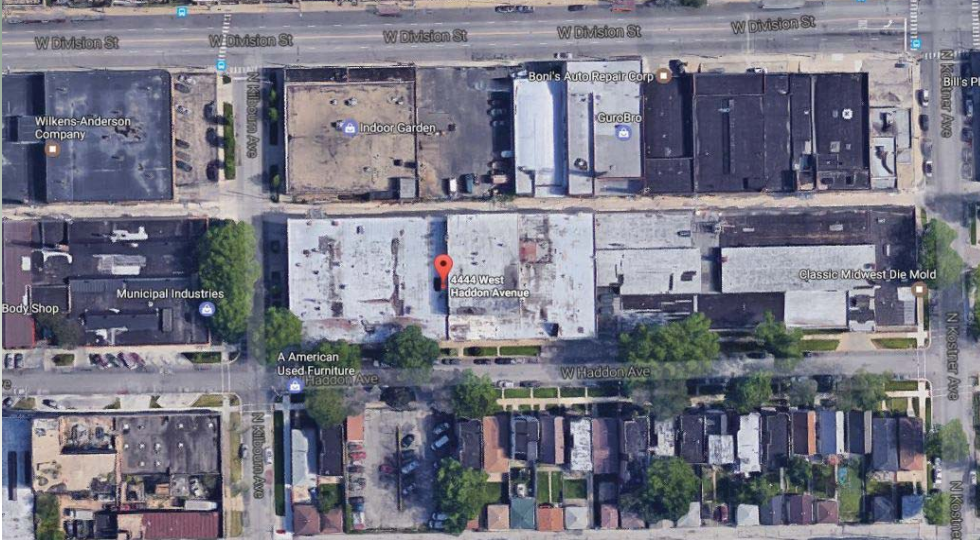


# West Humboldt Park - Chicago REAL ESTATE INDUSTRIAL/DEVELOPMENT OPPORTUNITY

4430-44 W. Haddon Ave. Chicago, IL 60651



566 W. Lake St. Suite 225  
Chicago, Illinois 60661-1411  
kudangroup.com

## Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
2015 Male Population	20,701	225,540	587,825
2015 Female Population	22,293	237,143	591,818
2015 Total Population	42,994	462,683	1,179,643
2015 Total Households	12,593	153,769	416,103
<b>Housing</b>			
2015 Total Housing Units	15,733	178,409	462,042
<b>Income</b>			
2015 Median Household Income	\$31,719	\$39,992	\$49,551
2015 Per Capita Income	\$12,788	\$20,107	\$27,646
2015 Average Household Income	\$43,557	\$59,892	\$76,788

## Nearby Businesses

Munchers  
Indoor Garden  
Purely Meat Co.  
Black Swan Manufacturing

## Property Description

Approx. 77,000 SF two-story (with partial 3rd floor) loft-style building, including a +/- 13,000 SF parking lot. Situated on +/- 49,000 SF of land on the hard corner of N. Kilbourn Ave. and W. Haddon Ave. Heavy 3-phase power throughout. Located in an enterprise zone tax and improvement benefit area. Four drive-in doors, one shared freight elevator and two truck-level docks included.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 652 04-21-14

### Humboldt Park

Humboldt Park is one of the 77 designated community areas on the West Side of Chicago, Illinois. West Humboldt Park is the area west of Sacramento Boulevard.

4430-44 W. Haddon Ave. Chicago, IL

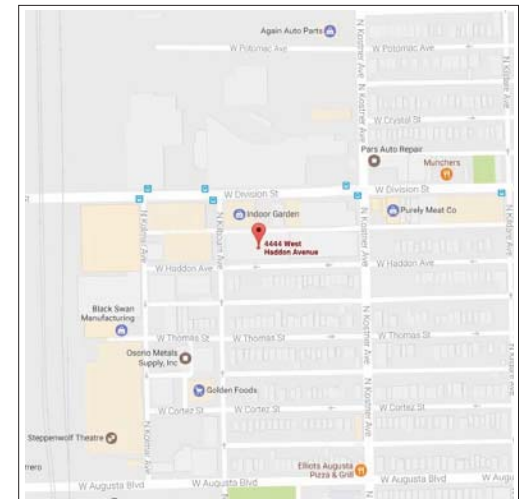
Lot Size (Approx.)	36,000 SF + 13,000 SF Parking
Building Size (Approx.)	77,000 SF
Land Size	48,690 SF
Price	\$1,150,000 (Real Estate)

For additional information or to schedule a showing contact:

Georg Simos	Jarrett Fradin
312.575.0480 ext. 21	312.575.0480 ext.15
georg@kudangroup.com	jarrett@kudangroup.com

### Map

Kilbourn Ave. & Haddon Ave.



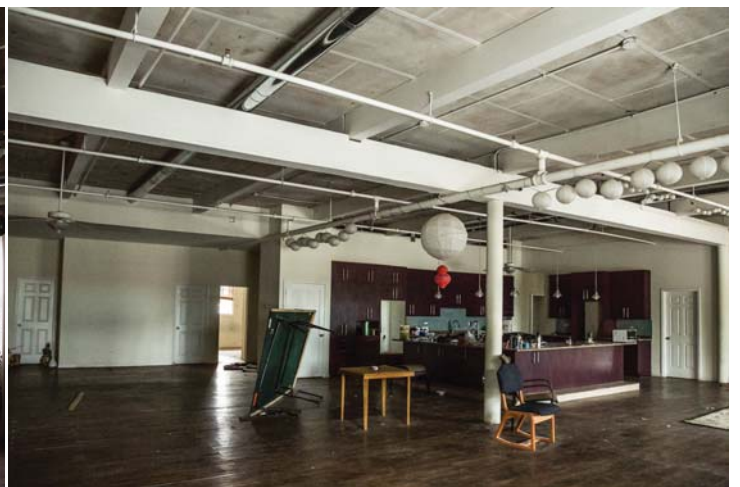
LISTING INFO

Listing Agents	Georg Simos <a href="mailto:georg@kudangroup.com">georg@kudangroup.com</a> Jarrett Fradin <a href="mailto:jarrett@kudangroup.com">jarrett@kudangroup.com</a>
Transaction Type	Real Estate Sale - Industrial/Development Opportunity
<b>Property Data</b>	
Area/ Neighborhood	West Humboldt Park
Address	4430-4444 W. Haddon Ave.
City, Zip	Chicago, IL 60651
PIN#	16-03-303-017-0000, 16-03-303-015-0000, 16-03-303-014-0000, 16-03-303-003-0000, 16-03-303-004-0000, 16-03-303-005-0000, 16-03-303-006-0000
Real Estate Price	\$1,150,000 (\$14.93 PSF)
Property Tax	\$39, 511.93 (2015) (\$0.51 PSF)
Land Size	+/- 48,690 SF
Lot Size	+/- 36,000 SF + 13,000 SF Parking Lot (31-50 Spaces)
Building Size	+/- 77,000 SF
Year Built	1943
Zoning	PMD9 (Planned Manufacturing District)
Ceiling Heights	12' to 14'
Potential Development	Partial 3 -story loft style development
Loading Docks	+/- 24'
Lot Dimensions 123'X290'	123X290, 105X124
Pricing	Well below market ask with recent price drop for immediate purchase. (\$14.93 PSF)
Property Description	Approx. 77,000 SF two-story (with partial 3rd floor) loft-style building includes a +/- 13,000 SF parking lot. Situated on +/- 49,000 SF of land on the hard corner of N. Kilbourn Ave. and W. Haddon Ave. Heavy 3-phase power throughout. Located in an enterprise zone tax and improvement benefit area. Four drive-in doors, one shared freight elevator and two truck-level docks included.
Prior Use	Artist Studio, Wood working and manufacturing plant
Potential Uses	Development
Roof	Reflective Coating
Location Description	West Humboldt Park
Cross Streets	Located on the hard corner of N. Kilbourn and W. Haddon.

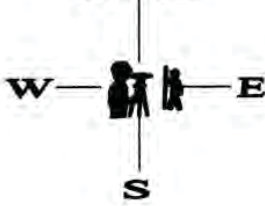
# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS



North

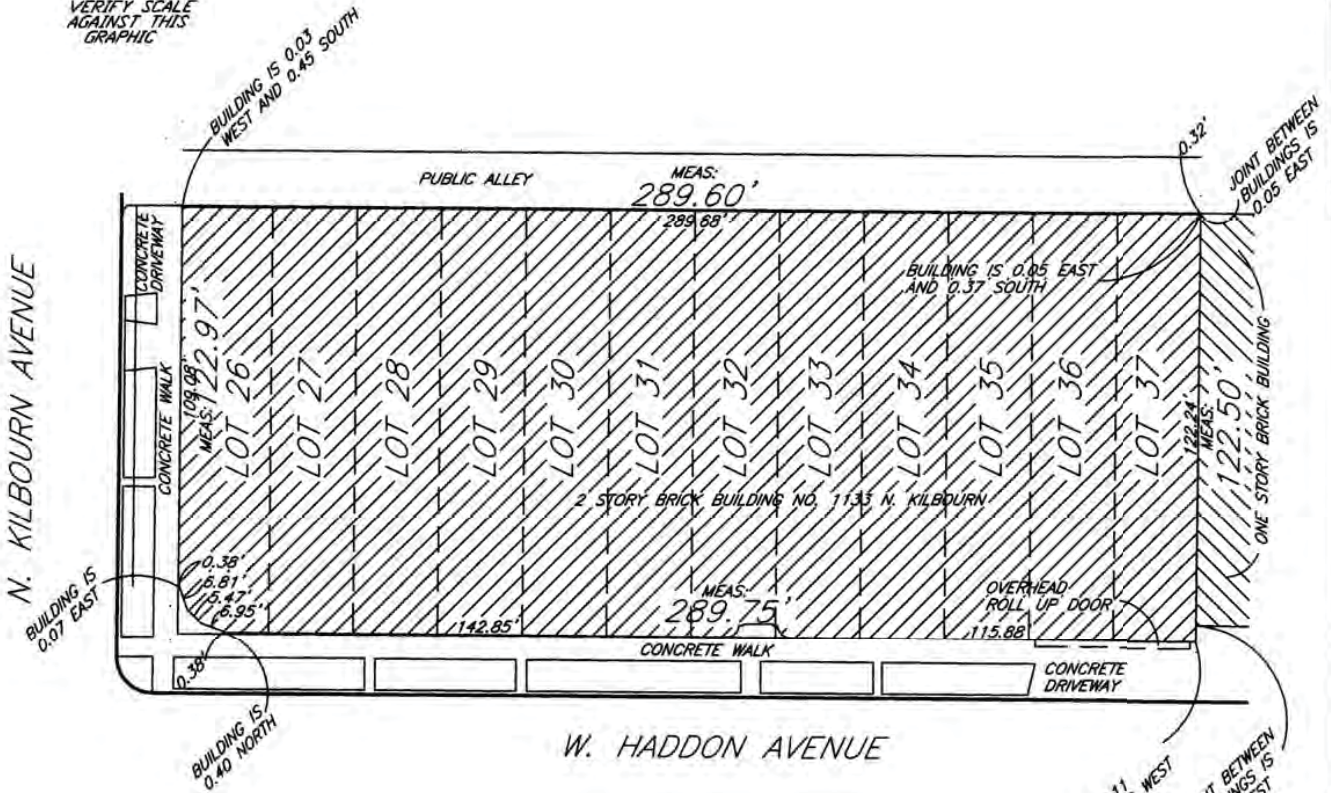


1 IN. = 30 FT.  
VERIFY SCALE  
AGAINST THIS  
GRAPHIC

# PLAT OF SURVEY

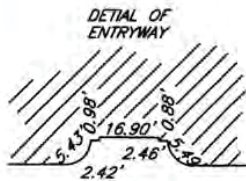
by  
**Michael J. Emmert Surveys, Inc.**  
of

Property located at: 1133 N. KILBOURN AVENUE  
Legally described as:  
LOTS 26 TO 37 BOTH INCLUSIVE IN BLOCK 1 IN THE RESUBDIVISION OF BLOCKS 1 AND 9 IN  
CLARK'S AND SEATON'S SUBDIVISION OF BLOCKS 1 AND 9 IN SNYDER AND LEE'S SUBDIVISION  
OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE  
13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



W. HADDON AVENUE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37



State of Illinois )  
County of Cook )  
Michael J. Emmert Surveys, Inc. does hereby certify that we  
have surveyed the above described property and prepared the  
plat hereon drawn. The legal description shown hereon is  
provided by others. Refer to deed or title policy for building  
setbacks, easement or other restrictions which may exist.  
Dimensions not noted hereon shall not be assumed by scaling  
or otherwise. This office shall not be responsible for future  
construction unless all property corners are established by this  
office.

Dated this 6th. day of April, 2005

By: *Michael J. Emmert* President  
Professional Illinois Land Surveyor No. 2499



original plat is in colors  
Michael J. Emmert Surveys, Inc.  
115 West Palatine Road  
Palatine, Illinois 60067-5103  
Office 800/991-6898  
Fax 991-4999

North



# PLAT OF SURVEY

by  
**Michael J. Emmert Surveys, Inc.**  
of

Property located at: 1133 NORTH KILBOURN  
Legally described as:  
THE WEST 11 FEET OF LOT 19 AND ALL OF LOTS 20, 21 AND 22 INCLUSIVE, TOGETHER WITH THE EAST 22 FEET OF LOT 23 IN BLOCK 4 IN HAMBERG'S SUBDIVISION OF BLOCK 4 IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1 IN. = 16 FT.  
VERIFY SCALE  
AGAINST THIS  
GRAPHIC

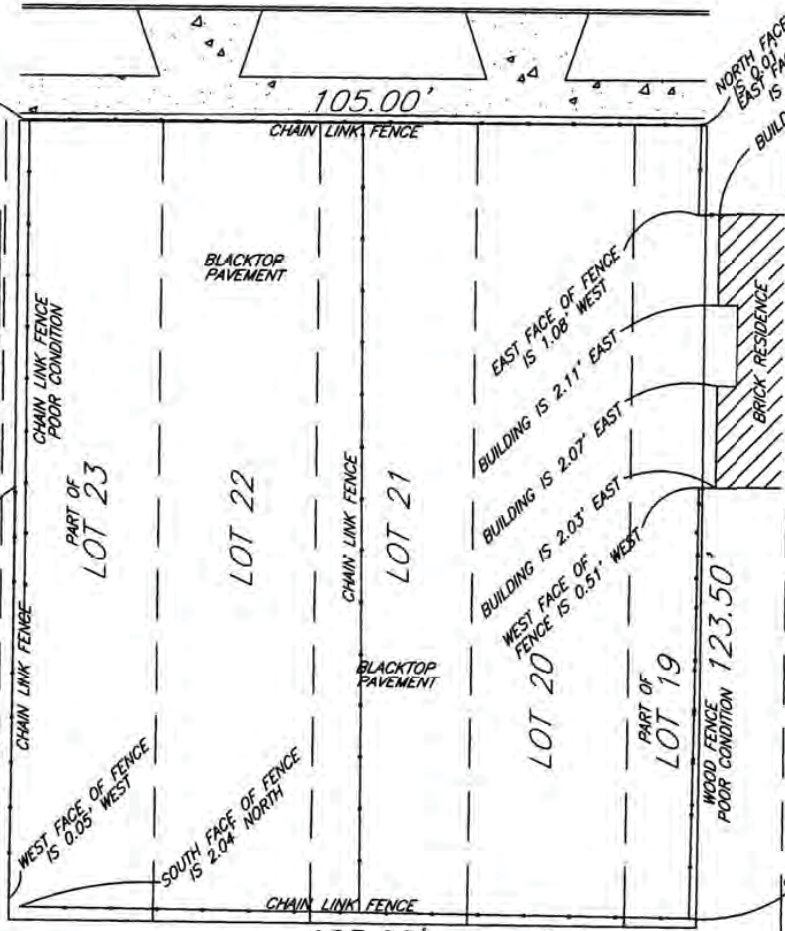
WEST HADDON AVENUE

NORTH FACE OF FENCE  
IS 0.21' NORTH  
BUILDING IS 2.78' WEST

BRICK RESIDENCE

BUILDING IS 2.84' WEST  
WEST FACE OF FENCE  
IS 0.08' EAST

123.54'



NORTH FACE OF FENCE  
IS 0.02' NORTH AND  
EAST IS 0.81' WEST  
BUILDING IS 2.09' EAST

EAST FACE OF FENCE  
IS 1.08' WEST  
BUILDING IS 2.11' EAST

BUILDING IS 2.07' EAST  
BUILDING IS 2.03' EAST

WEST FACE OF FENCE  
IS 0.51' WEST

WOOD FENCE  
POOR CONDITION  
123.50'

SOUTH FACE OF FENCE  
IS 1.13' WEST  
EAST FACE OF FENCE  
IS 1.13' WEST

0 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
2 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
3 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
4 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
5 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
6 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
7 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
8 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
9 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
10 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
11 AND	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

State of Illinois }  
County of Cook }

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easement or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. This office shall not be responsible for future construction unless all property corners are established by this office.

Dated this 6th day of April, 2005

By:   
Professional Illinois Land Surveyor No. 2499 President



original plat is in colors  
Michael J. Emmert Surveys, Inc.  
115 West Palatine Road  
Palatine, Illinois 60067-5103  
Office 800/991-6898  
Fax 991-4999

G-1 - 365 SF  
G-2 - 764 SF  
101A - 299 SF  
101 - 1069 SF, One Main + 2 Rooms + Bathroom  
Foyer - 576 SF  
102 - 888 SF, One Main + 3 Rooms + Bathroom  
103 - 936 SF, One Main + 2 Rooms + Bathroom  
104 - 1056 SF  
105 - 2795 SF  
106 - 2200 SF  
107 - 690 SF + Bathroom, Evenly split into 2 rooms  
108 - 708 SF  
109 - 1080 SF, Room 1 600 SF, Room 2 480 SF  
110 - 967 SF  
110A - 312 SF  
110B - 372 SF  
111 - 1675 SF  
112 - 2500 SF  
113 - 1016 SF + 2 Bathrooms  
114 - 1782 SF  
115 - 1022 SF  
117 - 176 SF  
201A - 333 SF + Bathroom  
201B - 463 SF + Kitchen  
201C - 345 SF  
201D - 575 SF + Bathroom  
202 - 629 SF + Bathroom. Main 504 SF, Room 125 SF  
203 - 605 SF + Bathroom, Main 264 SF, Room 132 SF, Kitchen 209 SF  
204 - 3268 SF + Bathroom, One Main + 4 Rooms + Kitchen + Bathroom  
205 - 1760 SF + Bathroom  
206 - 1572 SF + 2 Bathrooms, Main 1026 SF, Room 108 SF, Kitchen 238 SF  
207 - 360 SF  
208 - 408 SF + Bathroom  
209 - 832 SF + Bathroom, Main 676 SF, Room 156 SF  
210 - 576 SF  
211 - 2200 SF  
212 - 1632 SF + Bathroom, Main 884 SF, Room 1 116 SF, Room 2 272 SF, Room 3 288 SF  
213 - 1443 SF + Bathroom, Main 1056 SF, Room 310 SF, Kitchen 77 SF  
214 - 1067 SF + Bathroom, Main 493 SF, Room 245 SF, Kitchen 170 SF, Storage 159 SF  
215 - 526 SF + Bathroom. Main + 2 Rooms + Bathroom  
216 - 634 SF + Bathroom, Main + Room  
217 - 996 SF + Bathroom

218 - 3378 SF + Bathroom, Room 1 256 SF, Room 2 1056 SF, Room 3 272 SF, Room 4 700 SF,

Kitchen 394 SF

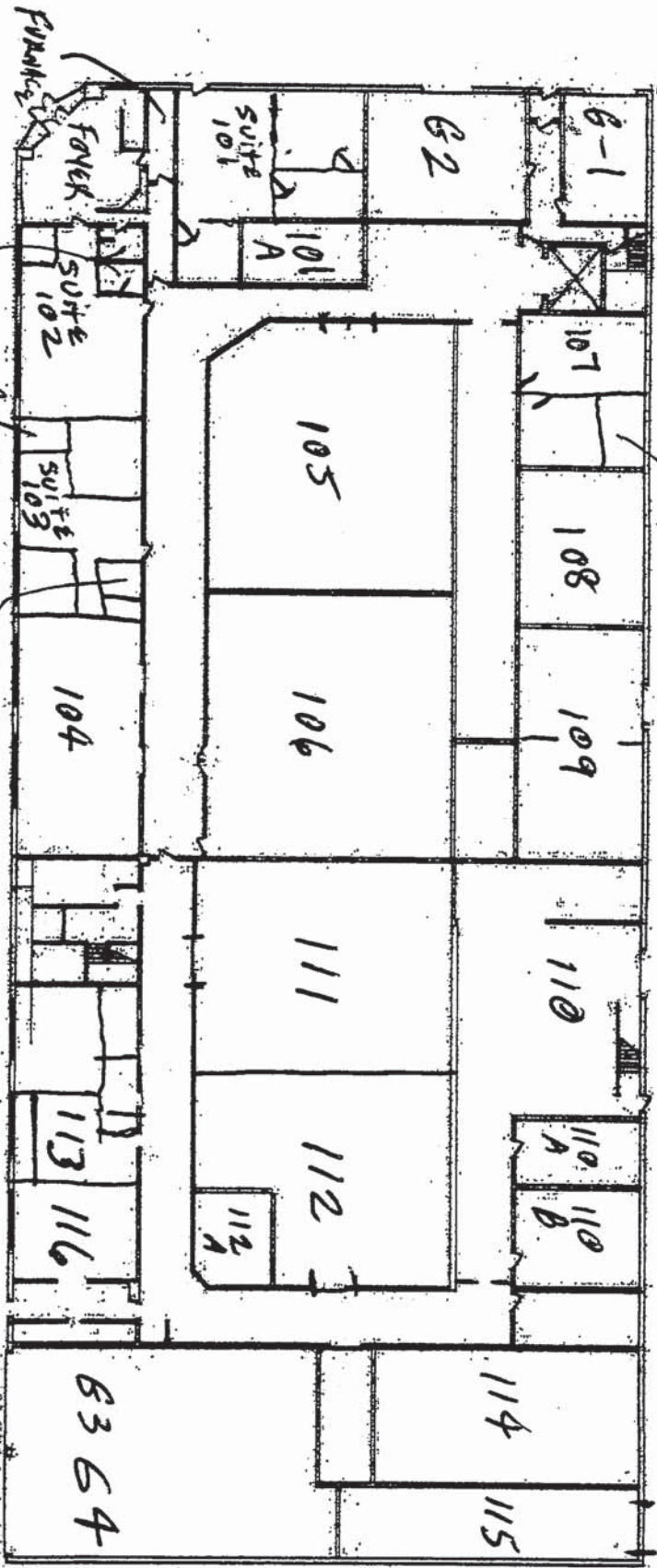
219 - 855 SF, Main 800 SF, Room 55 SF

220 - 154 SF

221 - 238 SF

222 - 479 SF

223 - 3408 SF + 2 Bathrooms, Main + 3 Rooms + Laundry



ANDREW MANGIACOMETTI CCIM // Director, Investment Sales  
 amangi@jamiesonreal.com // (P) 312.224.3101 // (F) 312.386.1886

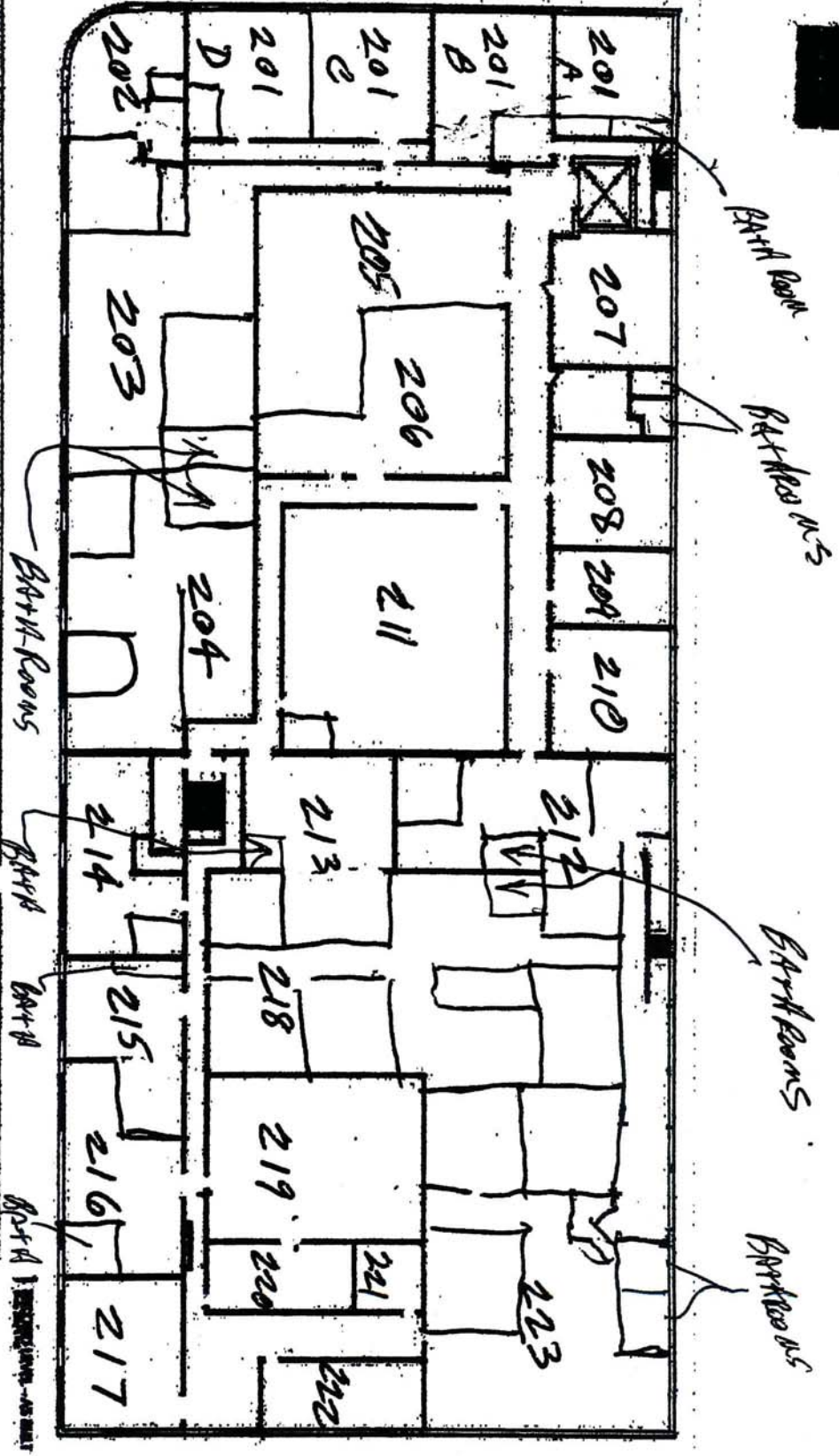
JAMIESON REAL ESTATE  
 COMMERCIAL

MARK RUSTON // Senior VP, Investment Sales  
 ruston@jamiesonreal.com // (P) 312.987.2206 // (F) 312.386.1886

10100 South Western Avenue, Suite 1000  
 Chicago, IL 60628

AB.01

10/10/2013



APPROXIMATE SQUARE FOOTAGE // Director, Investment Sales  
 201 1,200 sq. ft. // 201A 1,200 sq. ft. // 201B 1,200 sq. ft. // 201C 1,200 sq. ft. // 201D 1,200 sq. ft.

JAMESON REAL ESTATE  
 COMMERCIAL

APPROXIMATE SQUARE FOOTAGE // Director, Investment Sales  
 202 1,200 sq. ft. // 203 1,200 sq. ft. // 204 1,200 sq. ft. // 205 1,200 sq. ft. // 206 1,200 sq. ft. // 207 1,200 sq. ft. // 208 1,200 sq. ft. // 209 1,200 sq. ft. // 210 1,200 sq. ft. // 211 1,200 sq. ft. // 212 1,200 sq. ft. // 213 1,200 sq. ft. // 214 1,200 sq. ft. // 215 1,200 sq. ft. // 216 1,200 sq. ft. // 217 1,200 sq. ft. // 218 1,200 sq. ft. // 219 1,200 sq. ft. // 220 1,200 sq. ft. // 221 1,200 sq. ft. // 222 1,200 sq. ft. // 223 1,200 sq. ft.

Jameson Real Estate  
 Commercial  
 1234 Main Street  
 Suite 100  
 New York, NY 10001  
 Tel: (212) 123-4567  
 Fax: (212) 123-4568  
 www.jamesonrealestate.com

**17-6-0403-E Planned Developments**

Uses identified with a “PD” may be allowed if reviewed and approved in accordance with the *planned development* procedures of Sec. 17-13-0600. Other uses and development activities may also require review and approval as a *planned development* based on their size, height or other threshold criteria. (See the mandatory planned development thresholds of Sec. 17-8-0500)

[amended: 03/09/2005, Council Journal: p. 44431]

**17-6-0403-F Use Table and Standards**

USE GROUP Use Category Specific Use Type	PMD (Planned Manufacturing District)														Use Standard
	No. 1	No. 2	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	No. 12	No. 13	No. 14	
	A	B	A	B	A	B	A	B	A	B	A	B	A	B	
<b>A. Day Care</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§17-9-0105.5
<b>B. Detention and Correctional Facilities</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>C. Parks and Recreation</b> (except as more specifically regulated)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Community Centers, Recreation															
1. Buildings and Similar Assembly Use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>D.</b>															
<b>E.</b>															
<b>F. Utilities and Services, Minor</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>G. Utilities and Services, Major</b>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
<b>H. Adult Use</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	§17-9-0101
<b>I. Animal Services</b>															
1. Shelters/Boarding Kennels	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2. Sales and Grooming	-	P	-	P	-	-	-	-	-	-	-	-	-	-	
3. Veterinary	-	P	-	P	-	-	-	-	S	S	S	S	S	-	
4. Stables	P	P	P	P	P	P	P	P	S	P	-	-	-	-	
<b>J. Artist Work Space</b>	-	-	-	-	-	-	-	-	-	-	S	S	-	-	
<b>K. Building Maintenance Services</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>L. Business Support Services</b>															
1. Copying and Reproduction	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Max GFA: 3,000 sq ft or reuse of existing build.
2. Business/Trade school	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
3. Day Labor Employment Agency	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
4. Employment Agencies	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>M. Communication Service Establishments</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>N. Construction Sales and Service</b>															
1. Building Material Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Customer-accessible retail sales areas may not exceed 20% of total floor area.

Chapter 17-6 | Special Purpose Districts  
17-6-0400 | PMD, Planned Manufacturing Districts

USE GROUP	PMD (Planned Manufacturing District)														Use Standard			
	No. 1		No. 2		No. 3	No. 4		No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11		No. 12	No. 13	No. 14
Use Category	A	B	A	B		A	B	A	B	A	B	A	B	A	B	A	B	A
Specific Use Type	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B
P = permitted by-right S = special use approval req'd PD = planned development approval req'd -- = not allowed																		
2. Contractor/Construction Storage Yard	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>O. Drive-Through Facility</b>	-	S	-	S	-	-	-	-	-	-	S	S	-	-	-	-	-	-
<b>P. Eating and Drinking Establishments</b>																		
1. Restaurant, Limited	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
2. Restaurant, General	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
3. Tavern	-	P	P	P	P	P	P	P	P	S	P	P	P	P	P	P	P	-
<b>Q. Entertainment and Spectator Sports</b>																		
1. Small Venue	-	P	-	P	-	S	S	S	-	-	-	S	-	-	-	-	-	-
2. Medium Venue	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-
3. Inter-Track Wagering Facility	S	S	S	S	S	S	S	S	-	S	S	S	-	S	-	-	-	-
4. Indoor Special Event Class A (see Sec. 4-156-550) including incidental liquor sales	P	-	P	-	P	-	P	P	P	P	P	P	P	P	P	P	P	P
5. Indoor Special Event Class B (see Sec. 4-156-550(b)) including incidental liquor sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>R. Financial Services (except as more specifically regulated)</b>																		
1. Consumer Loan Establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2. Payday Loan Store	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3. Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>S. Food and Beverage Retail Sales</b>																		
1. Consumer Loan Establishment	-	P	-	P	-	-	-	P	P	-	-	-	P	-	-	-	-	-
<b>T. Gas Stations</b>	S	S	S	S	S	S	S	S	P	P	P	S	S	S	S	S	S	-
<b>U. Medical Service</b>																		
1. Consumer Loan Establishment	P	P	P	P	P	P	P	-	S	P	-	S	P	P	P	P	P	-
<b>V. Office (except as more specifically regulated)</b>																		
1. High Technology Office	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	P
2. Electronic Data Storage Center	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	P
<b>W. Parking, Non-Accessory</b>																		
1. Consumer Loan Establishment	P	P	P	P	P	P	P	P	P	S	P	S	P	P	P	P	P	-
<b>X. Personal Service</b>																		
1. Consumer Loan Establishment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
<b>Y. Repair or Laundry Service, Consumer</b>																		
1. Consumer Loan Establishment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
<b>Z. Residential Storage Warehouse</b>																		
1. Consumer Loan Establishment	-	-	-	-	-	-	-	P	P	P	P	-	S	P	P	P	P	-

USE GROUP	PMD (Planned Manufacturing District)														Use Standard			
	No. 1		No. 2		No. 3	No. 4		No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11		No. 12	No. 13	No. 14
Use Category	A	B	A	B		A	B											
Specific Use Type	A	B	A	B														
P = permitted by-right S = special use approval req'd PD = planned development approval req'd -- = not allowed																		
<b>AA.Retail Sales, General</b>	P	P	P	P	P	P	P	P	P	P	S	P	P	P	S	S	P	Max GFA: 3,000 sq ft for accessory sales of goods produced on-site: not to exceed 20% of on-site GFA
<b>BB.Sports and Recreation, Participant</b>	-	S	-	S	-	S	-	S	-	S	-	-	-	-	-	-	-	
<b>CC.Schools, Elementary and High (non-boarding)</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>DD.Vehicle Sales and Service</b>																		
1. Auto Supply/Accessory Sales	-	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	Max GFA: 3,000 sq ft
2. Car Wash or Cleaning Service	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
3. Heavy Equipment Sales/Rental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§17-9-0107
4. Light Equipment Sales/Rental (e.g., auto, motorcycle and boat sales)	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	§17-9-0107
5. Motor Vehicle Repair Shop, not including body work, painting or commercial vehicle repairs	P	P	P	P	P	P	P	P	P	P	S	P	P	P	P	P	P	
6. Motor Vehicle Repair Shop, may include body work, painting or commercial vehicle repairs	P	S	P	S	P	S	P	P	P	P	P	P	-	P	P	P	P	
7. Vehicle Storage and Towing	P	P	P	P	P	P	P	P	P	P	S	P	S	P	P	P	P	
8. RVs or Boat Storage	P	P	P	P	P	P	P	P	-/P	P	S	P	-	P	P	P	P	P.M.D. Number 6: Boat Storage permitted on sites of 10 acres or more located on the Calumet River north of East 100 <sup>th</sup> Street.
<b>INDUSTRIAL</b>																		
<b>EE.Junk/Salvage Yard</b>																		
1. Storage/Sales Area	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	S
2. Mechanical Separator or Crushing Equipment	S	-	S	-	S	-	S	-	S	-	S	S	S	S	S	-	S	§17-9-0117
<b>FF.Manufacturing, Production and Industrial Service</b>																		
1. Artisan	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2. Limited	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
3. General	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
4. Intensive	P	-	P	-	P	-	P	-	P	-	P	-	-	P	P	P	P	
<b>GG.Mining/Excavation</b>	S	-	S	-	S	-	-	-	-	-	-	-	-	-	-	-	-	§17-9-0117
<b>HH.Recycling Facilities</b>																		
1. Class I	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2. Class II	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
3. Class III	P	S	P	S	P	S	P	S	S	S	S	S	-	S	P	P	P	
<b>II. Warehousing, Wholesaling and Freight Movement (except as more specifically regulated)</b>																		
1. Container Storage	P	S	P	S	P	S	P	S	S	S	S	S	S	P	S	S	-	§17-9-0105
2. Freight Terminal	P	S	P	S	P	S	P	S	S	S	S	S	S	P	P	P	P	

USE GROUP		PMD (Planned Manufacturing District)														Use Standard	
Use Category	Specific Use Type	No. 1	No. 2	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	No. 12	No. 13	No. 14		
		A	B	A	B	A	B	A	B	A	B	A	B	A	B		
		P = permitted by-right S = special use approval req'd PD = planned development approval req'd -- = not allowed															
3.	Outdoor Storage of Raw Materials as a Principal Use	P	-	P	-	P	-	P	-	S	P	S	P	P	P	P	
<b>JJ.Waste-Related Use</b>																	
1.	Hazardous Materials Disposal or Storage	S	-	S	-	S	-	P	-	S	S	-	S	S	S	S	§17-9-0117
2.	Incinerators	S	-	S	-	S	-	-	-	S	-	-	S	S	S		§17-9-0117
3.	Incinerators, Municipal	S	-	S	-	S	-	-	-	S	S	-	S	S	S	S	§17-9-0117
4.	Liquid Waste Handling Facilities	S	-	S	-	S	-	S	-	S	S	-	S	S	S	S	§17-9-0117
5.	Reprocessable Construction/Demolition Material Facility	S	-	S	-	S	-	S	-	S	S	-	S	S	S	S	§17-9-0117
6.	Resource Recovery Facilities	S	-	S	-	S	-	S	-	S	S	-	S	S	S	S	§17-9-0117
7.	Sanitary Landfills	S	-	S	-	S	-	S	-	S	-	S	S	S	S	S	§17-9-0117
8.	Transfer Stations	S	-	S	-	S	-	S	-	S	S	-	S	S	S	S	§17-9-0117
<b>OTHER</b>																	
	<b>KK.Signs, Advertising (Billboards)</b>	-	-	-	-	-	-	-	-	P	P	P	P	S	P	P	-
<b>LL.Wireless Communication Facilities</b>																	
1.	Co-located	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§17-9-0118
2.	Freestanding (Towers)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§17-9-0118

[amended: 05/26/2004, Council Journal: p. 25277, 25287, 25299; 01/11/2005, Council Journal: p. 41231; 03/09/2005, Council Journal: p. 44431-34; 07/27/2005, Council Journal: p. 54240-41; 09/14/2005, Council Journal: p. 55914-16; 11/01/2005, Council Journal: p. 60275-79; 11/30/2005, Council Journal: p. 62722-23, 62734-42; 09/13/2006, Council Journal: p. 84896-99]

### 17-6-0404 Nonconforming Uses

Nonconforming uses may be replaced only with allowed uses.

### 17-6-0405 Development Standards

#### 17-6-0405-A Regulations along R District Boundaries

Setbacks must be provided in accordance with the standards of Sec. 17-5-0405 and Sec. 17-5-0600, provided that such setback rules do not apply in PMD No. 1 (Clybourn Corridor).

#### 17-6-0405-B Signs

Development in all PMD districts except PMD No. 6, No. 7, No. 8, No. 9, No. 10 and No. 12 must comply with the sign standards applicable to M2 districts (see Chapter 17-12). Development in PMDs No. 6, No. 7, No. 8, No. 9, No. 10 and No. 12 must comply with the sign standards applicable to M1 districts (see Chapter 17-12).

#### 17-6-0405-C Off-street Parking

Development in all PMD districts must comply with the off-street standards applicable to M1, M2 and M3 districts (See Sec. 17-5-0206 and Chapter 17-10). When no off-street parking standard for a PMD use is established in Sec. 17-5-0206, a parking standard must be established in accordance with Sec. 17-10-0406)