

November 8, 2021

Michael G. Yip
The Law Offices of Liston & Tsantilis
33 N. LaSalle St., 28th Floor
Chicago, IL 60602

Re: 7050 W 63rd St.

Dear Mr. Yip:

In response to your recent request, please be advised that the subject property is currently zoned Residential Planned Development Number 1010 ("PD 1010"). PD 1010 was passed by the City Council on February 8, 2006, to allow for the construction of a 5-story, 84-unit building. The building was never constructed. The property is currently improved with a 1-story building containing a restaurant. Your client, Richards Building Supply ("RBS"), the owner of the adjacent property at 7000 W. 63rd St. (zoned PMD 12), is proposing to expand their business onto the subject property and is seeking to rezone the subject property to an M2 Light Industry District.

Per your request letter, RBS plans to bifurcate the subject property and use the northern, rear portion of the site for additional outdoor storage and truck parking. The storage will consist of stacked pallets of building materials along with parking for some of their delivery trucks (3 knuckle boom trucks, 2 box trucks, and 1 flatbed truck). Most of their trucks are currently stored inside at night, while a few remain outside within a fenced enclosure. They are proposing to keep the existing building on the southern, streetside portion of the property and lease it to a retail or restaurant tenant.

While you are proposing an M2 district, based on the information submitted, it is our opinion that a C2 Motor Vehicle-Related Commercial District would be more appropriate. Pursuant to Section 17-3-0207-Y of the Zoning Ordinance ("Ordinance"), construction sales and service, including building material sales and a contractor/construction storage yard are permitted uses in the C2 district. Per Section 17-17-0104-J, construction sales and services are defined as construction activities and incidental storage on lots other than construction sites. It also includes the retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures other than retail sale of paint, fixtures, and hardware, but excludes those uses classified as "Automotive" and/or "Heavy Equipment" use types. Typical uses include building materials stores, tool and equipment rental or sales and building contracting/construction offices.

In regard to the outdoor storage of vehicles, pursuant to Section 17-3-0207-SS (10), outdoor vehicle storage requires special use approval from the Zoning Board of Appeals in the C2 district. Lastly, pursuant to Section 17-3-0207-AA and Section 17-3-0207-PP, limited and general restaurants and general retail sales are permitted uses in the C2 district.

Sincerely,



Patrick Murphey
Zoning Administrator

C: Noah Szafraniec, Anna Robles, Main file

2/8/2006

REPORTS OF COMMITTEES

14785
70553

*Reclassification Of Area Shown On Map Number 13-I.
(Application Number A-5853)*

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

SECTION 1. Title 17 of the Municipal Code of the City of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the C1-2 Neighborhood Commercial District symbols and indications as shown on Map Number 13-I in the area bounded by:

the second alley south of and parallel to West Winnemac Avenue; the alley next northeasterly of North Lincoln Avenue; the alley north of and parallel to West Ainslie Street; North Western Avenue; West Ainslie Street; and North Lincoln Avenue,

to those of a B3-1.5 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map Number 14-N.

(Application Number 14785) RPD 1010

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

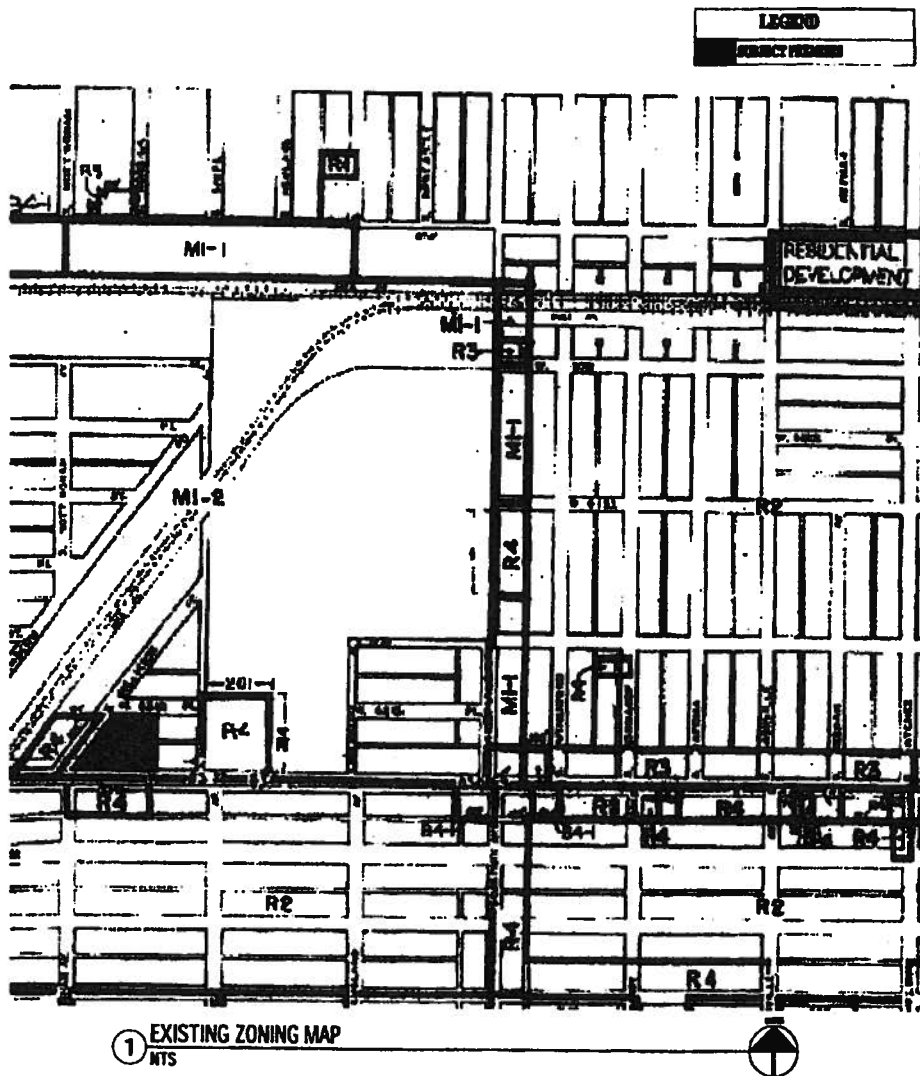
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 14-N in the area bounded by:

West 62nd Place; a line 285.59 feet west of and parallel to South Sayre Avenue; West 63rd Street; and South Gullikson Road,

to those of an RM5.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance then be amended by changing the RM5.5 Residential Multi-Unit District classification to those of a Residential Planned Development District and a corresponding use district is hereby established in the area above described.

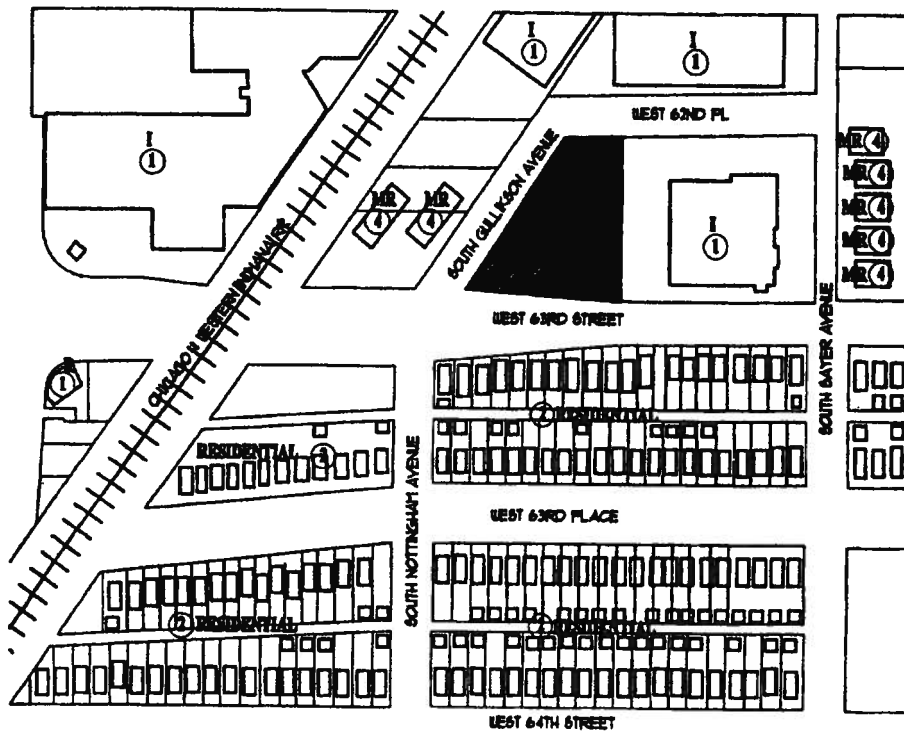
Existing Zoning Map.



APPLICANT:	TED ATHANS
ADDRESS:	7050 WEST 63RD STREET; CHICAGO, IL 60638
DATE:	JANUARY 12, 2006
REVISED:	

Existing Land-Use Map.

LEGEND	
I	INDUSTRIAL/MANUFACTURING
R	RESIDENTIAL
MR	MEDIUM DENSITY RESIDENTIAL
③	BUILDING HEIGHT IN FEET
	SUBJECT PROPERTY



① EXISTING LAND USE MAP
NTS



APPLICANT:	TED ATHANS
ADDRESS:	7050 WEST 63RD STREET; CHICAGO, IL 60638
DATE:	JANUARY 12, 2006
REVISED:	

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

Plan of Development Statements attached to this ordinance read as follows:

Residential Planned Development Number 1010.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately one and fourteen-hundredths (1.14) acres (forty-nine thousand nine hundred thirty-four (49,934) square feet) which is controlled by Ted Athans (the "Applicant" for purposes of this Residential Planned Development).
2. The Applicant shall obtain all applicable official reviews, approvals of permits which are necessary to implement this plan of development. Any dedication or vacation of street or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require separate submittal on behalf of the applicant or its successor, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions within this planned development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time of applications for amendments, modifications or change (administrative legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. "Single designated control" for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, or its direct successor, or the owners of all the property or any homeowners associations which formed to represent the property owners.
4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; a Zoning Map; an Existing Land-Use

Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; and Building Elevations prepared by Hartshorne & Plunkard Architecture, dated January 6, 2005. A full size set of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code in Chicago) and all requirements thereof and satisfied the established criteria for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein.

5. The following uses shall be permitted within the area delineated herein: multi-family dwelling unit building; accessory uses; and accessory parking.
6. Identification signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development. Temporary construction and marketing signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development. Temporary sales offices shall be allowed subject to the approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
8. Off-street parking shall be provided in compliance with this plan of development subject to the review of the Department of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table.
9. The height restriction of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table Building Elevations, and shall also be subject to height limitations established by the Federal Aviation Administration.
10. The maximum permitted floor area ratio for the entire parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
11. Improvements of the property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table and the Site Plan attached hereto and made a part hereof. In addition, parkway

trees and other landscaping shall be installed and maintained at all times in accordance with the applicable standards of the City of Chicago Zoning Ordinance and corresponding regulations and guidelines.

12. The terms, conditions and exhibits of this planned development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such modification by the Applicant and after a determination by the Commissioner, that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development 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, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery set backs, an increase in the maximum percent of land covered, or subsequent set back reduction pertaining to individual residential units.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development. The Applicant will provide a vegetative ("green") roof on at least twenty-five percent (25%) of the net roof area of each building to be constructed within this planned development. "Net roof area" is defined as total area minus any required perimeter setbacks, rooftop structures and roof-mounted equipment.
15. Unless substantial construction of the improvements contemplated by the Planned Development has commenced within six (6) years following adoption of this planned development, and unless completion thereof is

diligently pursued, then this planned development shall expire and the property shall automatically revert to that of its pre-existing M1-2 Limited Manufacturing/Business Park District.

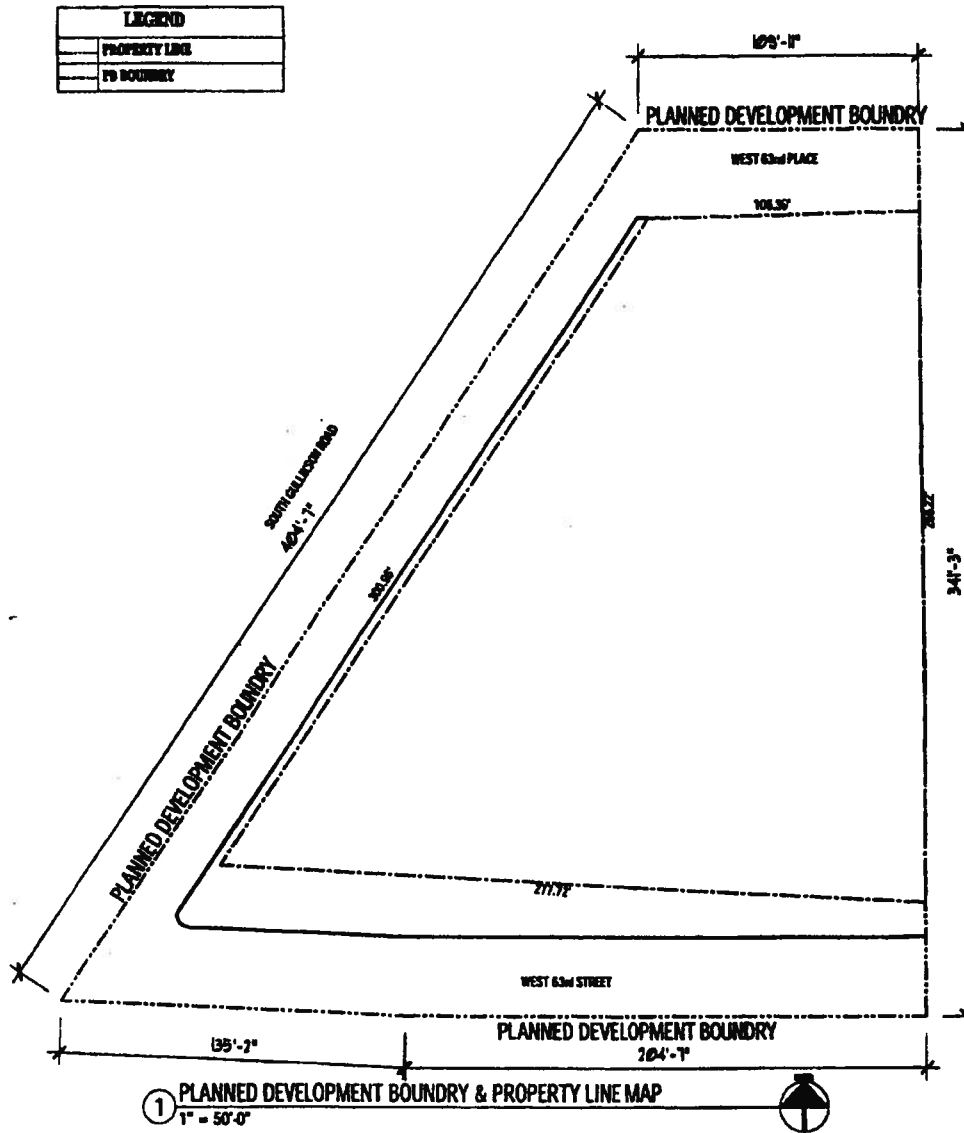
[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and South Elevation referred to in these Plan of Development Statements printed on pages 70558 through 70563 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Bulk Regulations And Data Table.

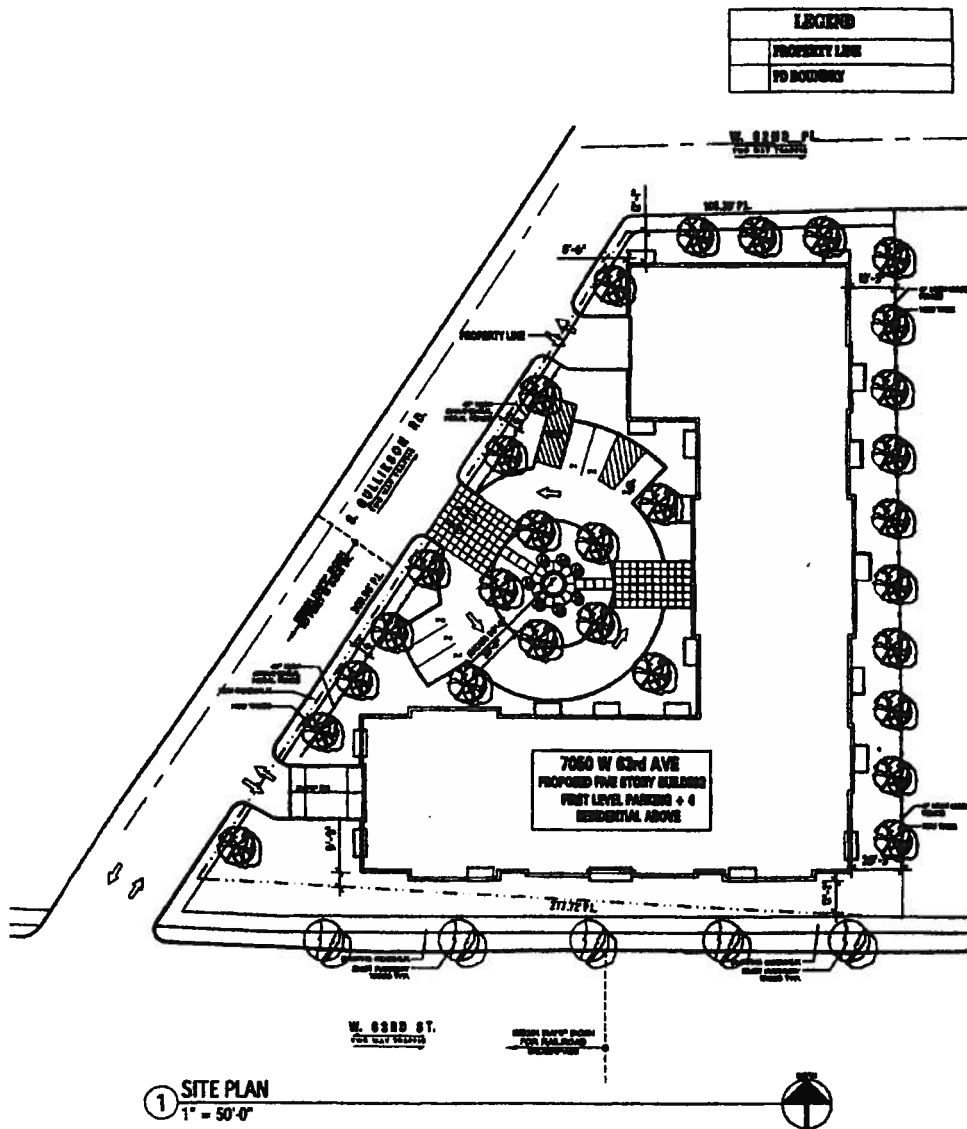
Net Site Area:	49,934 square feet (1.14 acres)
Gross Site Area:	76,908 square feet (1.76 acres)
Net Area of Public Way:	23,023 square feet (0.53 acres)
Proposed Total Floor Area Ratio (F.A.R.):	2.0
Maximum Number of Units:	84
Minimum Number of Parking Spaces:	149
Maximum Permitted Building Height:	55 feet, 0 inches to roof midpoint
Maximum Site Coverage:	24,510 square feet
Minimum Periphery Setbacks:	3 feet, 8 inches at south building facade to south P.L.
	18 feet, 3 inches at northeast building corner to east P.L.
	12 feet, 1 inch at northwest building corner to north P.L.
	8 feet, 6 inches at north west building corner to west P.L.

Planned Development Boundary
And Property Line Map.



APPLICANT:	TED ATHANS
ADDRESS:	7050 WEST 63RD STREET; CHICAGO, IL 60638
DATE:	JANUARY 12, 2006
REVISED:	

Site Plan.



APPLICANT:	TED ATHANS
ADDRESS:	7050 WEST 63RD STREET, CHICAGO, IL 60638
DATE:	JANUARY 12, 2006
REVISED:	

Landscape Plan And Planting Detail.

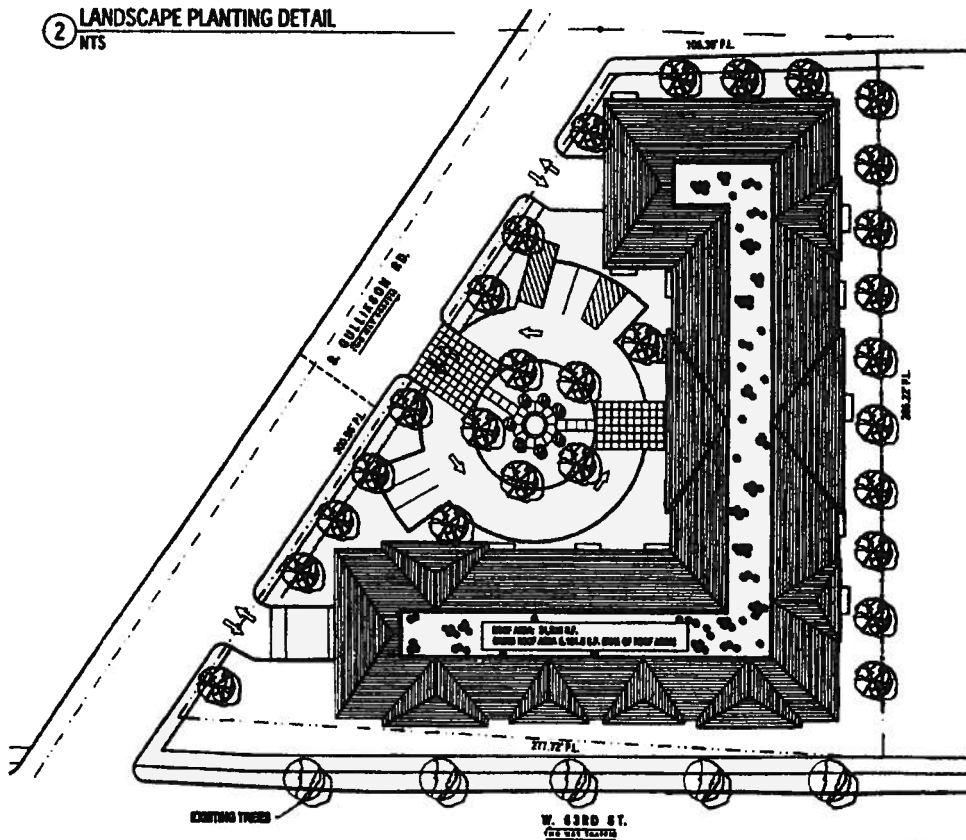


PLANT LIST				
COUNTY	SYM	COMMON NAME	ABBREVIATION	ORIG. SPECIES
IL		PLANTING SPECIES	ABBREVIATION	ORIG. SPECIES

PLANT QUANTITY CALCULATION			
5 GAZON/AREA PL.	COUNTED	ONE PROPERTY LINE	
11 NEW TREES	7 NEW TREES	10 NEW TREES	TOTAL NEW TREES - 28

LANDSCAPE NOTES	
SEE PLAN FOR LANDSCAPE NOTES	
SEE PLAN FOR LANDSCAPE NOTES	
SEE PLAN FOR LANDSCAPE NOTES	
SEE PLAN FOR LANDSCAPE NOTES	

2 LANDSCAPE PLANTING DETAIL
NTS



1 LANDSCAPE PLAN
1" = 50'-0"

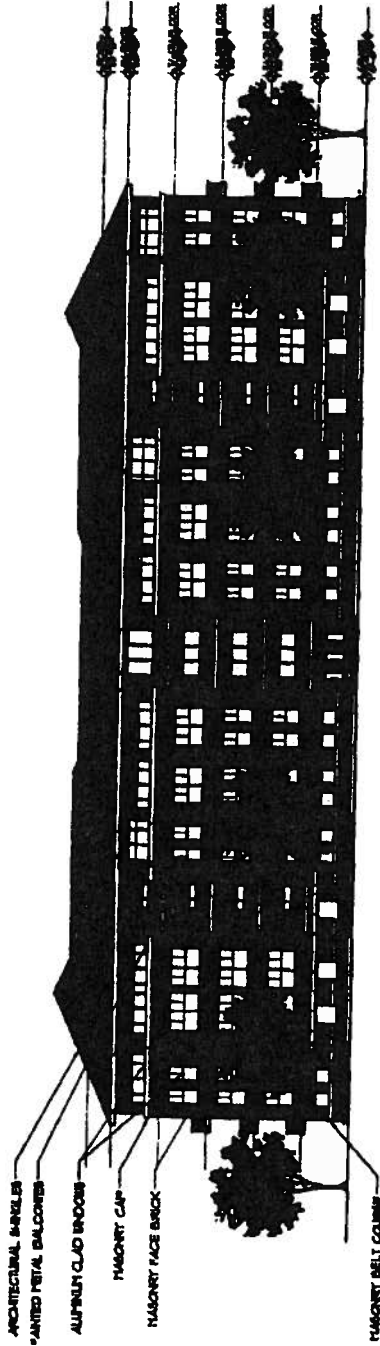
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2/8/2006

REPORTS OF COMMITTEES

70563

South Elevation -- West 63rd Street.



1 SOUTH ELEVATION - WEST 63RD STREET
R/S

APPLICANT:	TED ATHANS
ADDRESS:	7050 WEST 63RD STREET, CHICAGO, IL 60638
DATE:	JANUARY 12, 2005