

# PD 1275

## Table of Contents

<b>04/29/2016 Minor Change</b> .....	<b>2</b>
Exhibits .....	4
<b>04/15/2015 PD Adoption</b> .....	<b>11</b>
Ordinance .....	11
Statements .....	12
Bulk Table .....	15
Exhibits .....	16



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

April 29, 2016

Nicholas J. Ftikas  
Law Offices of Samuel V.P. Banks  
Thirty-Eighth Floor  
221 N. LaSalle Street  
Chicago, IL 60601

**Re: Administrative Relief request for Planned Development No. 1275  
Proposed Northside Toyota Dealership, 6060 N. Western Avenue**

Dear Mr. Ftikas:

Please be advised that your request for a minor change to Business Planned Development No. 1275 ("PD 1275"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of PD 1275.

Your client and the owner of all of the property within PD 1275, 5657 Broadway LLC, is seeking administrative relief to allow for the following modifications to a proposed auto dealership at 6060 N. Western Ave.:

- Eliminate the one and two-story building which was to be located along W. Glenlake Ave. and the third floor alley overpass connecting the two proposed buildings. The Glenlake parcel will be improved with a 47-car surface parking lot. In lieu of the green roof, which was to be located above the now eliminated building, the new parking lot will be constructed with permeable pavers.
- Increase the maximum building height of the proposed four-story building along N. Western Ave. from 65'-0" to 70'-4" (as measured to the bottom of the roof truss). The second floor mezzanine level has increased to a full second floor. The total square footage of the project has decreased from approximately 185,730 SF to approximately 180,177 SF. The following attached drawings shall be inserted into the main file: Proposed Site Plan, Landscape Plan, Fourth Floor Plan, Roof Plan, Building Sections, North, South, East and West Elevations.

With regard to your request, the Department of Planning and Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1275, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia A. Scudiero', with a long horizontal flourish extending to the right.

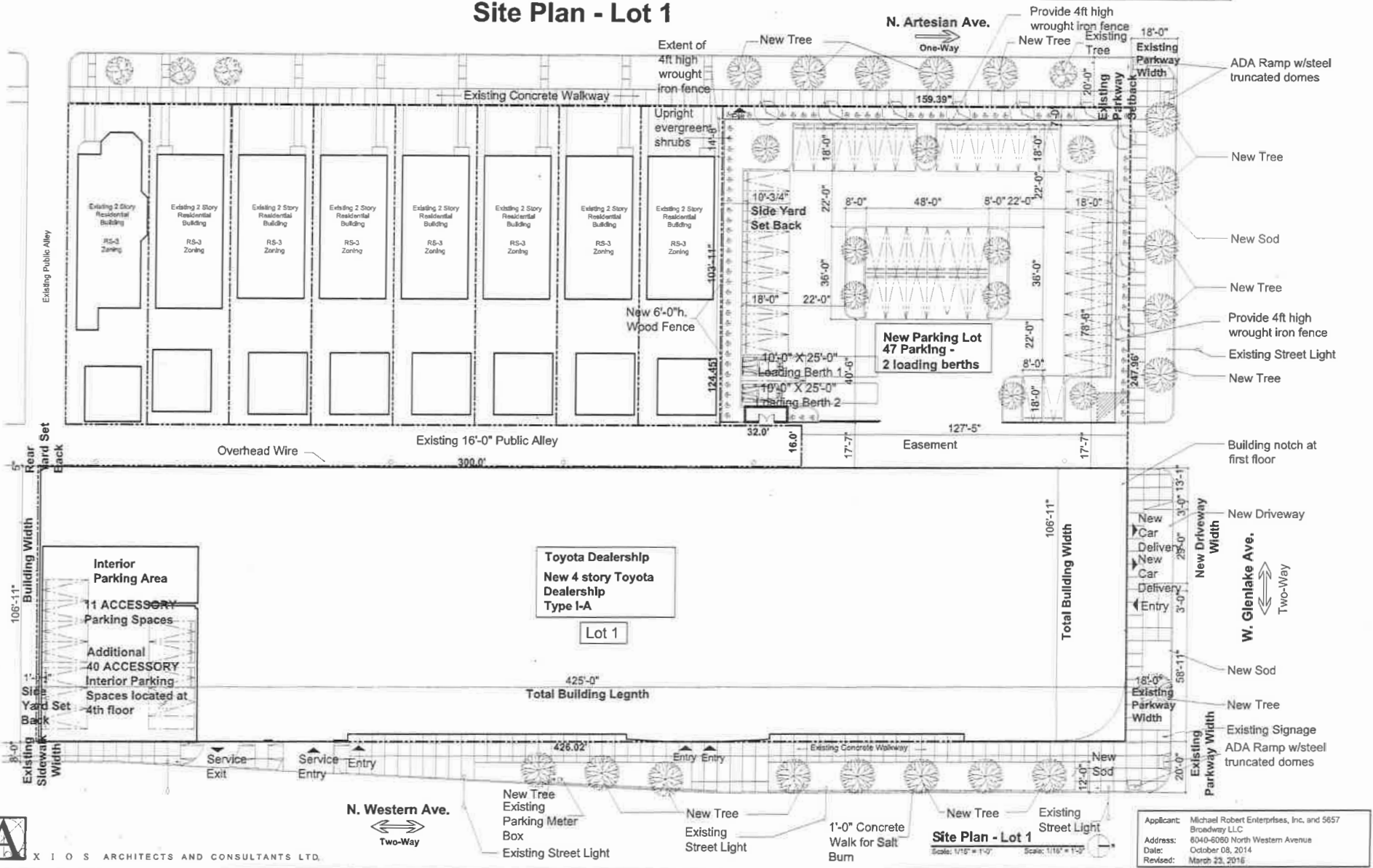
Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Ron Daye, Dan Klaiber, Main file

# Business Planned Development No.

## Site Plan - Lot 1



**X I O S ARCHITECTS AND CONSULTANTS LTD.**

124 N. WELLS  
SUITE 300  
CHICAGO, ILLINOIS 60604  
P.O. 312.758.1332  
FAX. 312.758.1335

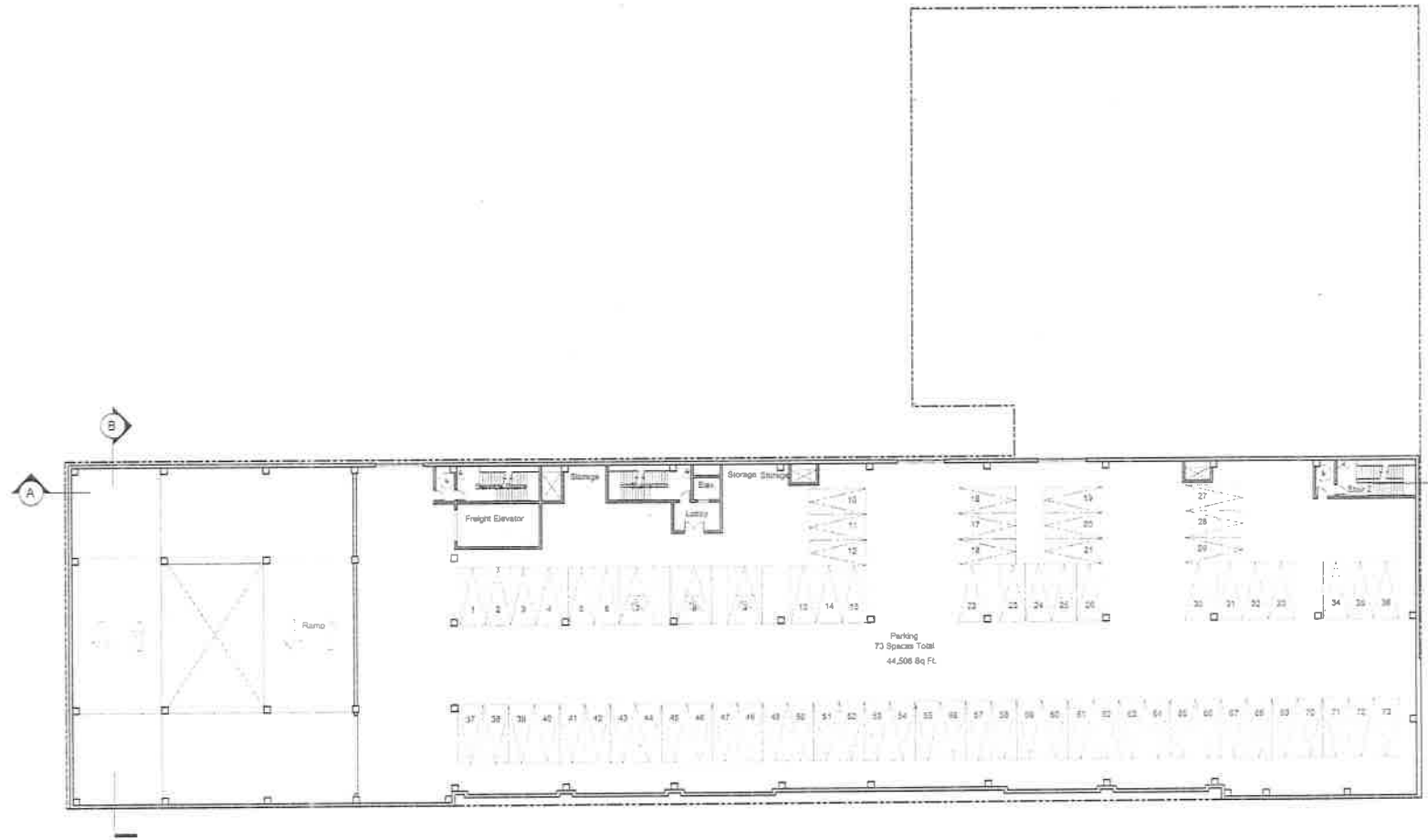
Applicant: Michael Robert Enterprises, Inc. and 5657 Broadway LLC  
Address: 6040-6060 North Western Avenue  
Date: October 08, 2014  
Revised: March 23, 2016



# 6060 N Western Ave. - NORTH SIDE Toyota Dealership

Chicago

Illinois



Fourth Floor Plan

Scale: 1/16" = 1'-0"

Lot 1



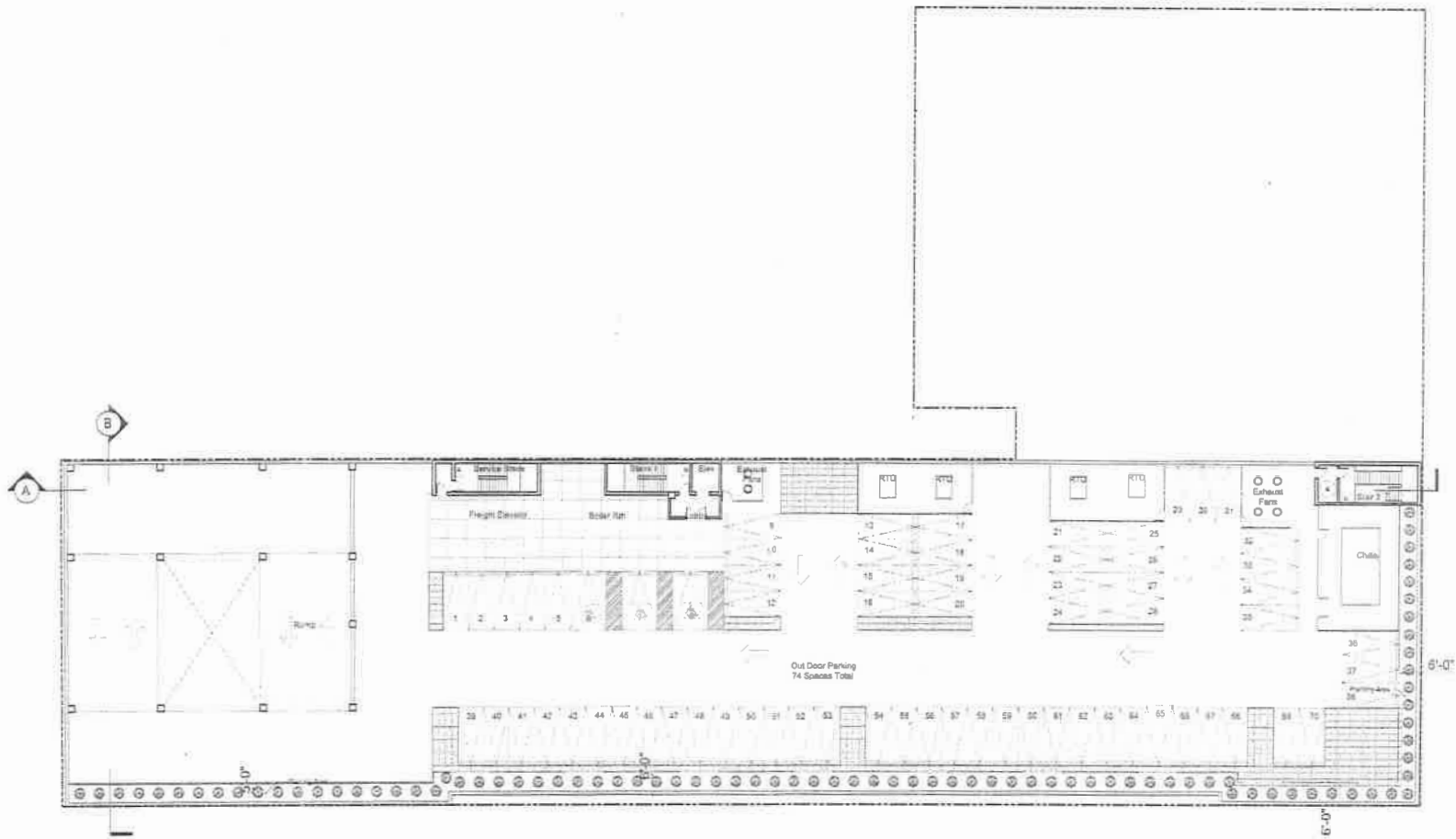
X I O S ARCHITECTS AND CONSULTANTS LTD

128 N WELLS  
SUITE 308  
CHICAGO, ILLINOIS 60664  
PA 312-780-1333  
FAX 312-780-1335

# 6060 N Western Ave. - NORTH SIDE Toyota Dealership

Chicago

Illinois



X | O | S ARCHITECTS AND CONSULTANTS LTD

100 N. WELLS  
SUITE 200  
CHICAGO, ILLINOIS 60608  
PH. 312.780.1322  
FAX. 312.780.1373

Roof Plan

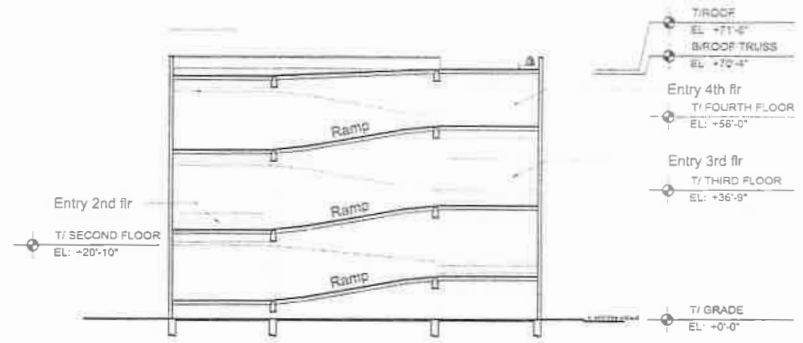
Scale: 1/8" = 1'-0"

Lot 1

# 6060 N Western Ave. - NORTH SIDE Toyota Dealership

Chicago

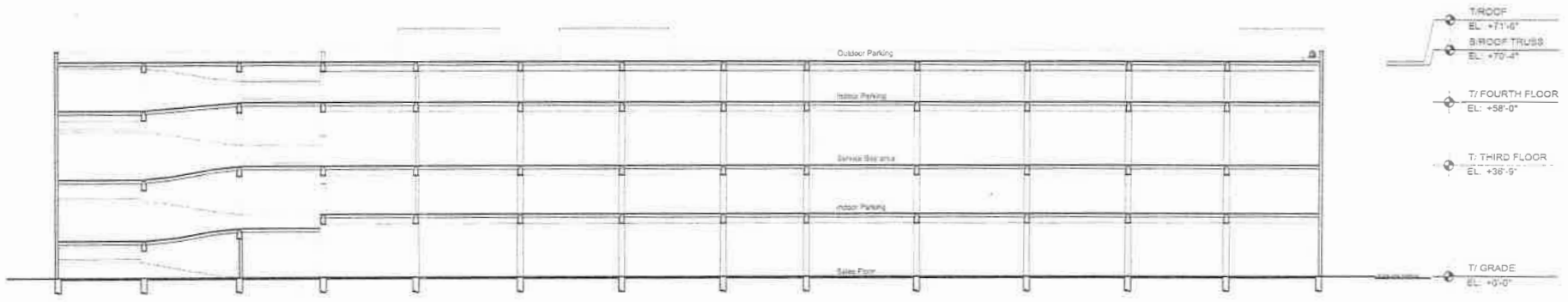
Illinois



Section B

Scale: 1/16" = 1'-0"

Lot 1



Section A

Scale: 1/16" = 1'-0"

Lot 1



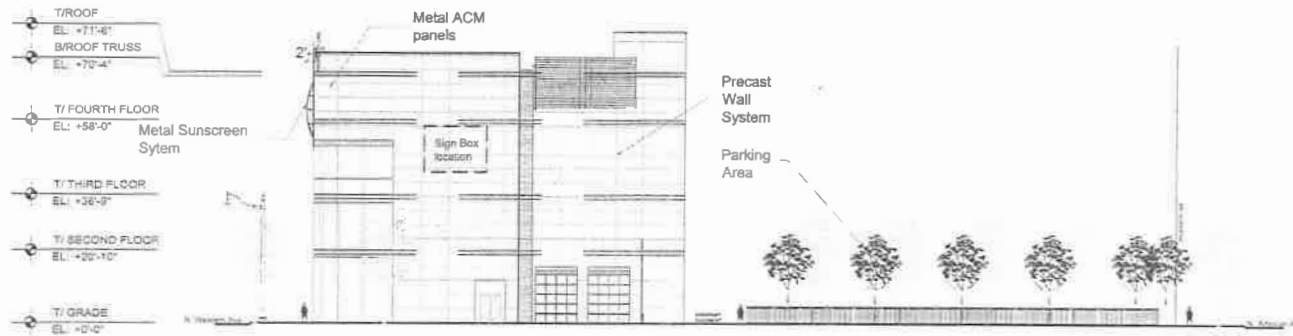
X I O S ARCHITECTS AND CONSULTANTS LTD

188 N. WELLS  
 SUITE 301  
 CHICAGO, ILLINOIS 60610  
 PH: 312.750.1202  
 FAX: 312.750.1205

# 6060 N Western Ave. - NORTH SIDE Toyota Dealership

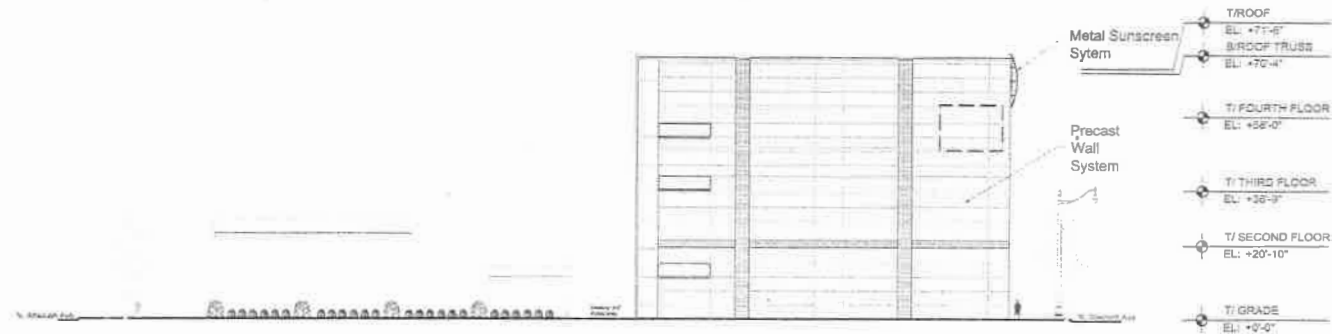
Chicago

Illinois



**North Elevation**

Scale: 1/16" = 1'-0"



**South Elevation**

Scale: 1/16" = 1'-0"



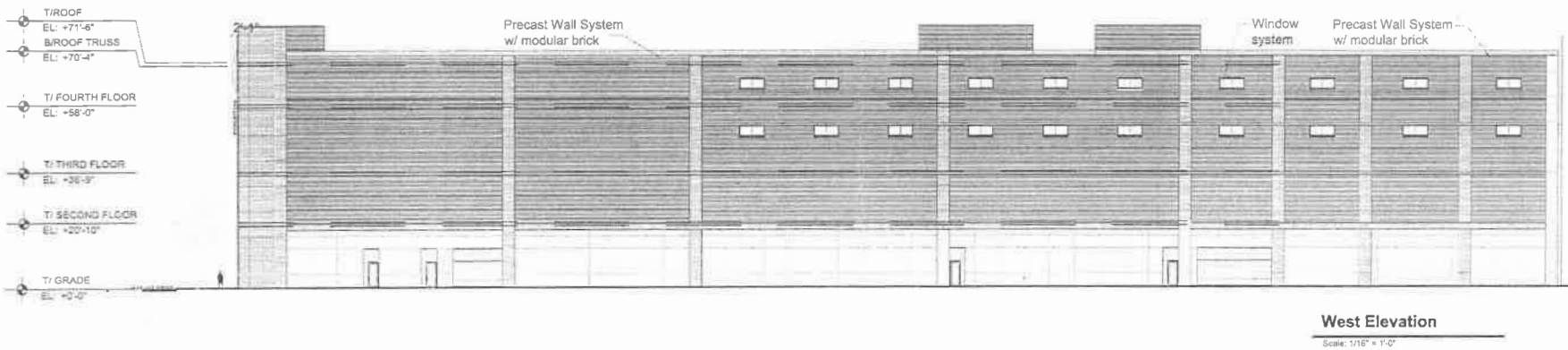
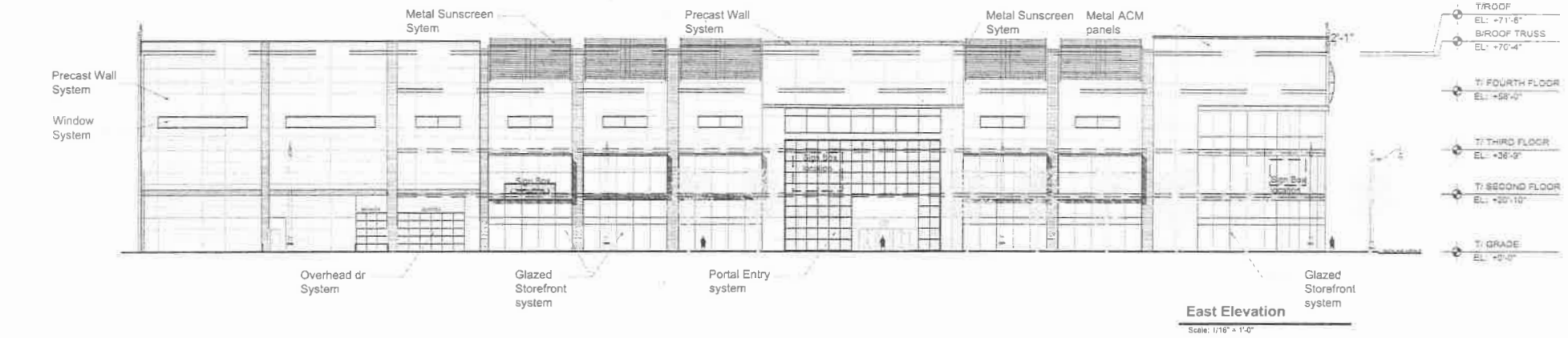
X I O S ARCHITECTS AND CONSULTANTS LTD

188 N WELLS  
 SUITE 204  
 CHICAGO, ILLINOIS 60604  
 PH. 312 780 1333  
 FAX 312 780 1334

# 6060 N Western Ave. - NORTH SIDE Toyota Dealership

Chicago

Illinois



X I O S ARCHITECTS AND CONSULTANTS LTD

100 N WELLS  
SUITE 300  
CHICAGO, ILLINOIS 60604  
PH 312.752.1312  
FAX 312.442.1335

to those of an RS1 Residential Single-Unit (Detached House) District.

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. 15-I  
(As Amended)  
(Application No. 18177)  
(Common Address: 6040 -- 6060 N. Western Ave.  
And 6045 -- 6109 N. Artesian Ave.)*

BPD1275

[SO2014-8016]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 15-I in the area bounded by:

beginning at North Artesian Avenue; a line from a point 102.82 feet north of West Glenlake Avenue and the east right-of-way line of North Artesian Avenue to a point 103.32 feet north of West Glenlake Avenue and the west right-of-way line of the alley next east of and parallel to North Artesian Avenue; the alley next east of and parallel to North Artesian Avenue or the line thereof if extended where no street exists; and a line 159.39 feet south of and parallel to West Glenlake Avenue (ToB),

to those of a C2-2 Motor Vehicle-Related Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the C2-2 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 15-I in the area bounded by:

beginning at North Artesian Avenue; a line from a point 102.82 feet north of West Glenlake Avenue and the east right-of-way line of North Artesian Avenue to a point 103.32 feet north of West Glenlake Avenue and the west right-of-way line of the alley next east of and parallel to North Artesian Avenue; West Glenlake Avenue; North Western Avenue; a line 426.02 feet south of and parallel to West Glenlake Avenue; the alley next west of and parallel to North Western Avenue; and a line 159.39 feet south of and parallel to West Glenlake Avenue (ToB),

to those of a C2-3 Motor Vehicle-Related Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the C2-3 Motor Vehicle-Related Commercial District symbols and indications within the area hereinabove described to the designation of a 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.

SECTION 4. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Business Planned Development No. 1275.*

*Plan Of Development Statements.*

1. The area delineated herein as Business Planned Development Number 1275 (the "Planned Development") consists of approximately eighty thousand five hundred eleven (80,511) square feet (plus or minus one point eighty-four) 1.84 acres of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the co-applicants, Michael Robert Enterprises, Inc. and 5657 Broadway LLC.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assignees or grantees and approval by the City Council. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans. Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during the demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the city of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's 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 application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Chicago Zoning Ordinance.
4. This plan of development consists of fifteen (15) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; Site Plan (Lot 1 and Lot 2); Landscape Plan (Lot 1 and Lot 2); Green Roof Plan; Fourth Floor/Green Roof Plan and the following Building Elevations (South, North, West and East) prepared by AxiosArchitects and Consultants Ltd. and dated March 19, 2015, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are allowed in the area delineated herein as a Business Planned Development: light equipment sales/leasing, both indoor and outdoor; auto supply and accessory sales; motor vehicle repairs, service including body work, painting or commercial vehicles repairs with ancillary commercial and retail uses allowed by the C2 Motor Vehicle-Related Commercial District with related and accessory uses such as vehicle storage and off-street parking and off-street loading.
6. On-Premises signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development ("DPD"). Off-premises signs are prohibited within the boundary of this Planned Development.
7. For purposes of height of any measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using Net Site Area of 80,511 square feet (1.84 acres).

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The improvements on the Property, including the on-site exterior landscaping, as well as the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan /Landscape Plan and the Building Elevations. The Site Plan and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning administrator upon the application for such modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain the project 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 ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. The applicant will comply with Rules and Regulations for the Maintenance of Stock-Piles promulgated by the Commissioner of Street and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The project will be in substantial compliance with the current City of Chicago Sustainable Development policy set forth by the DPD. The proposed building shall provide a vegetated ("Green") roof totaling a minimum of 100 percent of the Net Roof Area ( actual square footage is 19,448 square feet) and approximately 2,100 square feet of additional vegetation on the fourth floor parking area in accordance with the Fourth Floor/Green Roof Plan. Finally, the project will exceed ASHRAE 90.1-2004.

15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to a C2-2 Motor Vehicle-Related Commercial District.

[Site Plans -- Lots 1 and 2; Landscape Plans -- Lots 1 and 2; Landscape Details; Boundary and Property Line Map; Existing Zoning Map; Existing Land-Use Map; Fourth Floor Plan/GreenRoof Plans; Building Sections; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 107334 through 107347 of this *Journal*.]

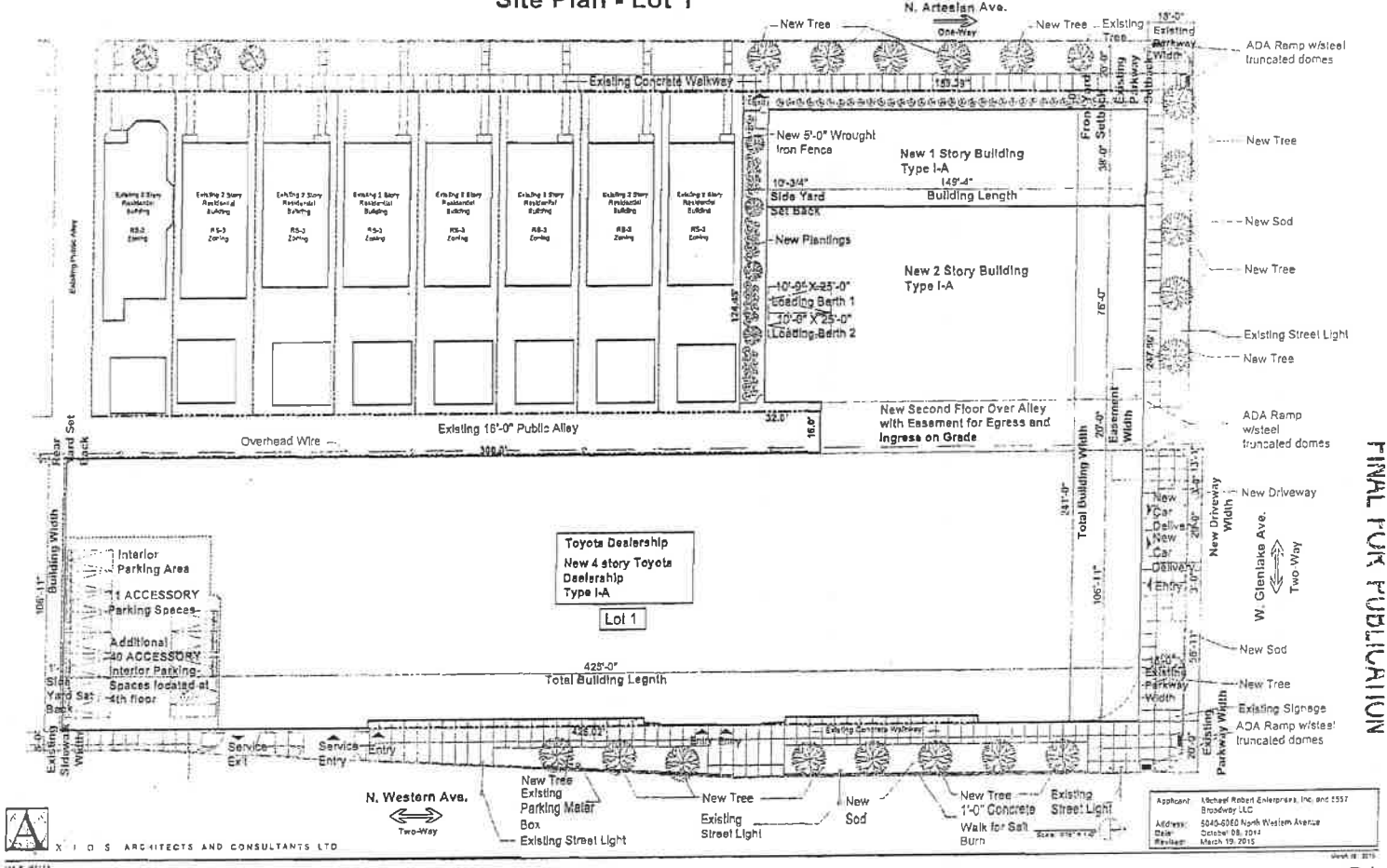
Bulk Regulation and Data Table referred to in these Plan of Development Statements reads as follows:

*Business Planned Development No. 1275.*

*Bulk Regulations And Data Table.*

Gross Site Area:	128,682 square feet (2.94 acres)
Area in Public Right-of-Way:	48,171 square feet (1.10 acres)
Net Site Area:	80,511 square feet (1.84 acres)
Permitted Floor Area Ratio:	2.75
Minimum Number Parking Spaces to be provided:	51 parking spaces
Number of Service Bays:	42
Minimum Number of Bicycle Parking Spaces:	15 spaces
Minimum Off-Street Loading Spaces:	2 spaces at 10 feet by 25 feet
Setbacks from Property Line:	In substantial compliance with the attached Site Plan
Maximum Building Height:	65 feet

# Business Planned Development No. \_\_\_\_\_ Site Plan - Lot 1



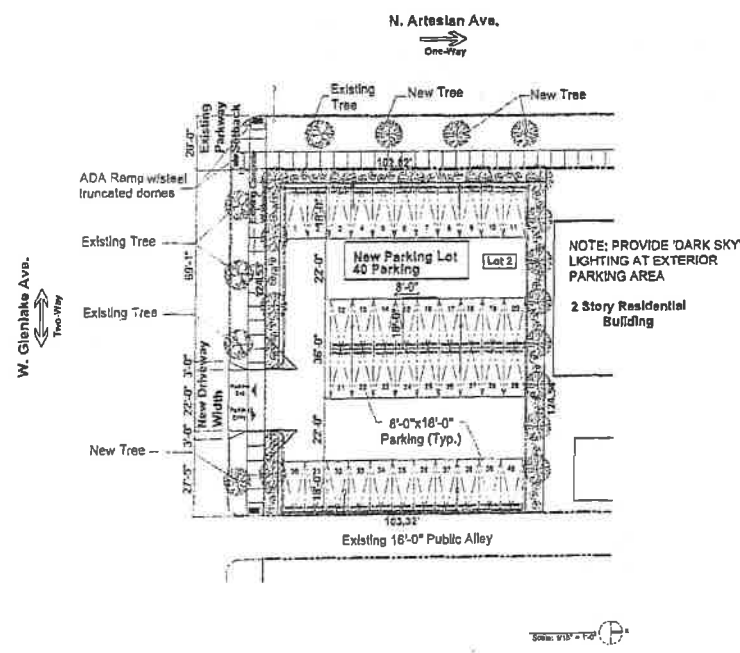
FINAL FOR PUBLICATION

4/15/2015

REPORTS OF COMMITTEES

107335

# Business Planned Development No. \_\_\_\_\_ Site Plan - Lot 2

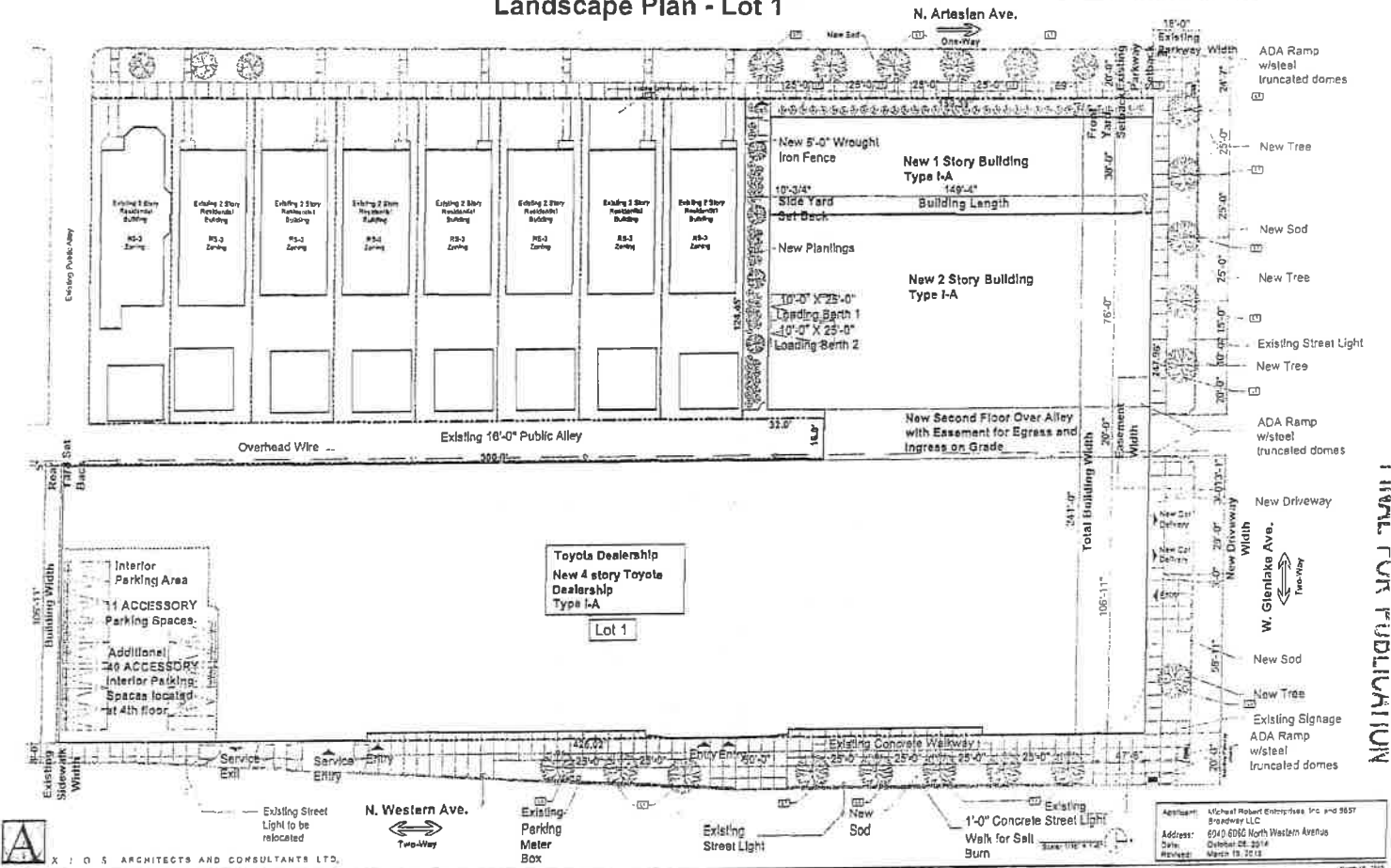


FINAL FOR PUBLICATION

 **A S I O S ARCHITECTS AND CONSULTANTS LTD.**  
 100 W. 40th St.  
 Suite 200  
 Chicago, Illinois 60618  
 Tel: 312.467.1100  
 Fax: 312.467.1101

Applicant: Emerald Robert Enterprises, Inc. and REB  
 StarCare LLC  
 Address: 4345-4355 North Westlark Avenue  
 Date: October 28, 2014  
 Revised: March 10, 2015

# Business Planned Development No. \_\_\_\_\_ Landscape Plan - Lot 1



11WPL FOR PUBLICATION

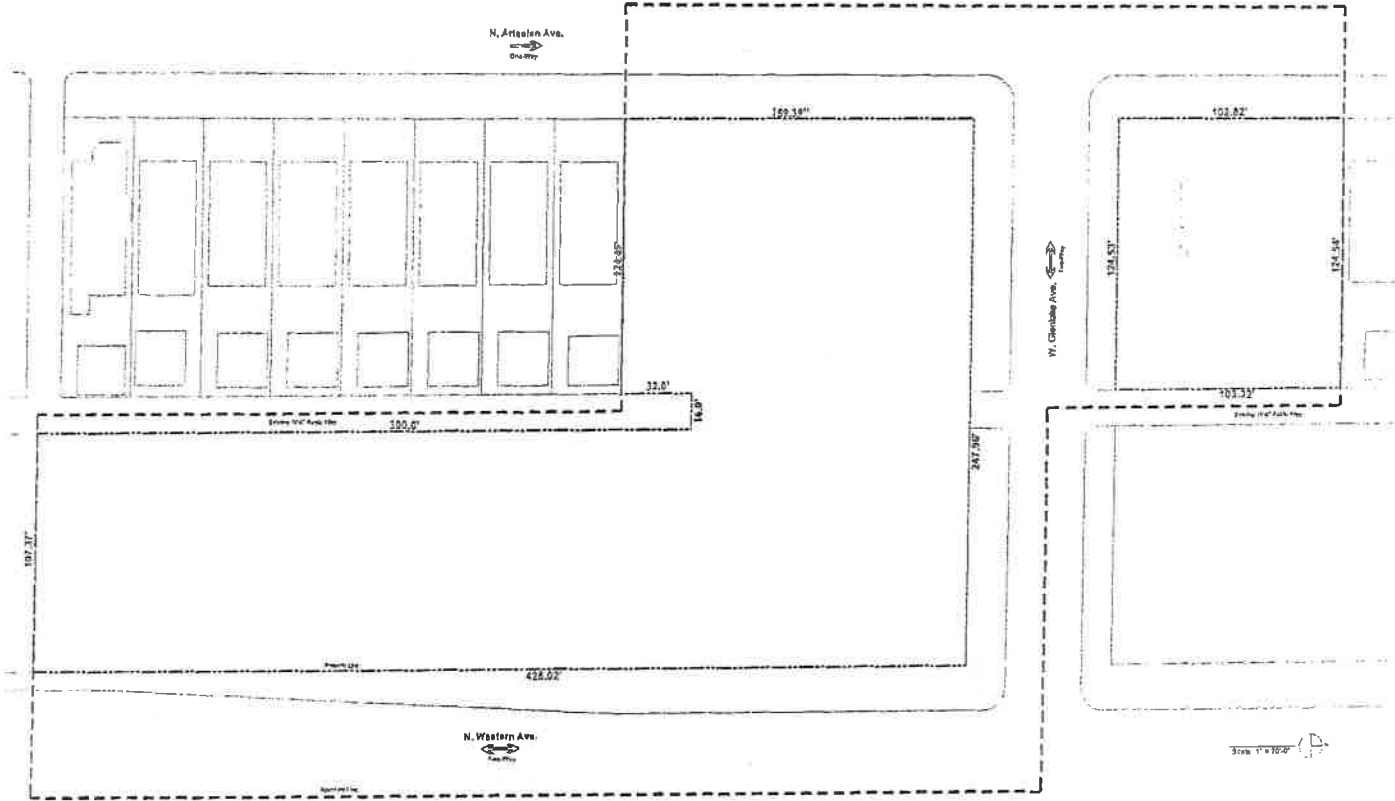
Architect: Michael Robert Enterprises, Inc. #10 5857  
 Architects, LLC  
 Address: 6040 60th North Western Avenue  
 City: Oakbrook, IL 60110  
 Date: October 22, 2014  
 Revised: March 19, 2015



X | O 5 ARCHITECTS AND CONSULTANTS LTD.  
 112 W. WELLS  
 SUITE 200  
 CHICAGO, ILLINOIS 60601  
 TEL: 312.782.1155



**Business Planned Development No. \_\_\_\_\_**  
**Planned Development Boundary and Property Line Map**



**X I O S ARCHITECTS AND CONSULTANTS LTD.**

1000 N. WILSON  
 SUITE 100  
 CHICAGO, ILLINOIS 60642  
 TEL: 312.248.1271  
 FAX: 312.248.1271

Applicant:	Michael Robert Eberolase, Inc and 5857
Address:	Brookly LLC
Address:	6040-6050 North Western Avenue
Date:	October 08, 2014
Revised:	March 19, 2015

PI

107338

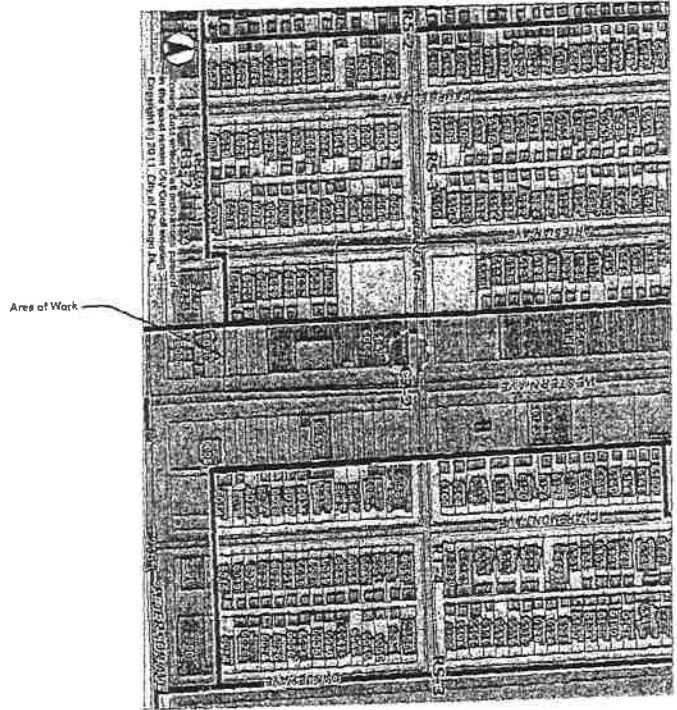
JOURNAL--CITY COUNCIL--CHICAGO

4/15/2015

Business Planned Development No. \_\_\_\_\_  
Existing Zoning Map

4/15/2015

REPORTS OF COMMITTEES



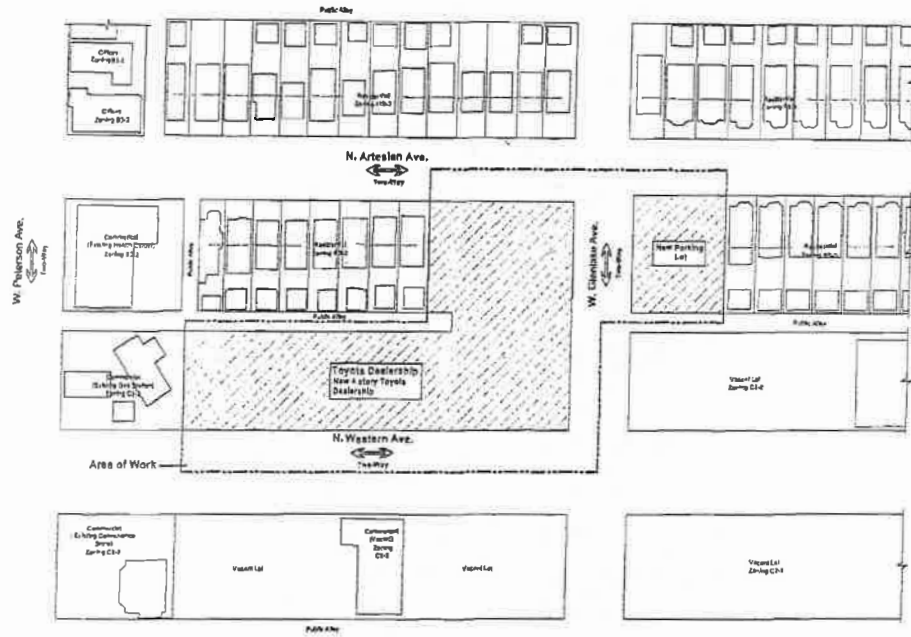
CITY OF CHICAGO

Applicant:	Chicago Robert Enterprises, Inc. and d/b/a Broadway LLC
Address:	6045-6070 North Western Avenue
City:	Chicago, IL 60644
Meeting:	March 18, 2015

 X I O S ARCHITECTS AND CONSULTANTS LTD.  
114 W. WELLS  
SUITE 200  
CHICAGO, ILLINOIS 60601  
PH: 312.427.1222  
FAX: 312.427.1222

107339

# Business Planned Development No. \_\_\_\_\_ Existing Land-Use Map



A I D E ARCHITECTS AND CONSULTANTS LTD.

100 N. WELLS  
SUITE 100  
CHICAGO ILLINOIS 60606  
PH: 312.467.1122  
FAX: 312.467.1123

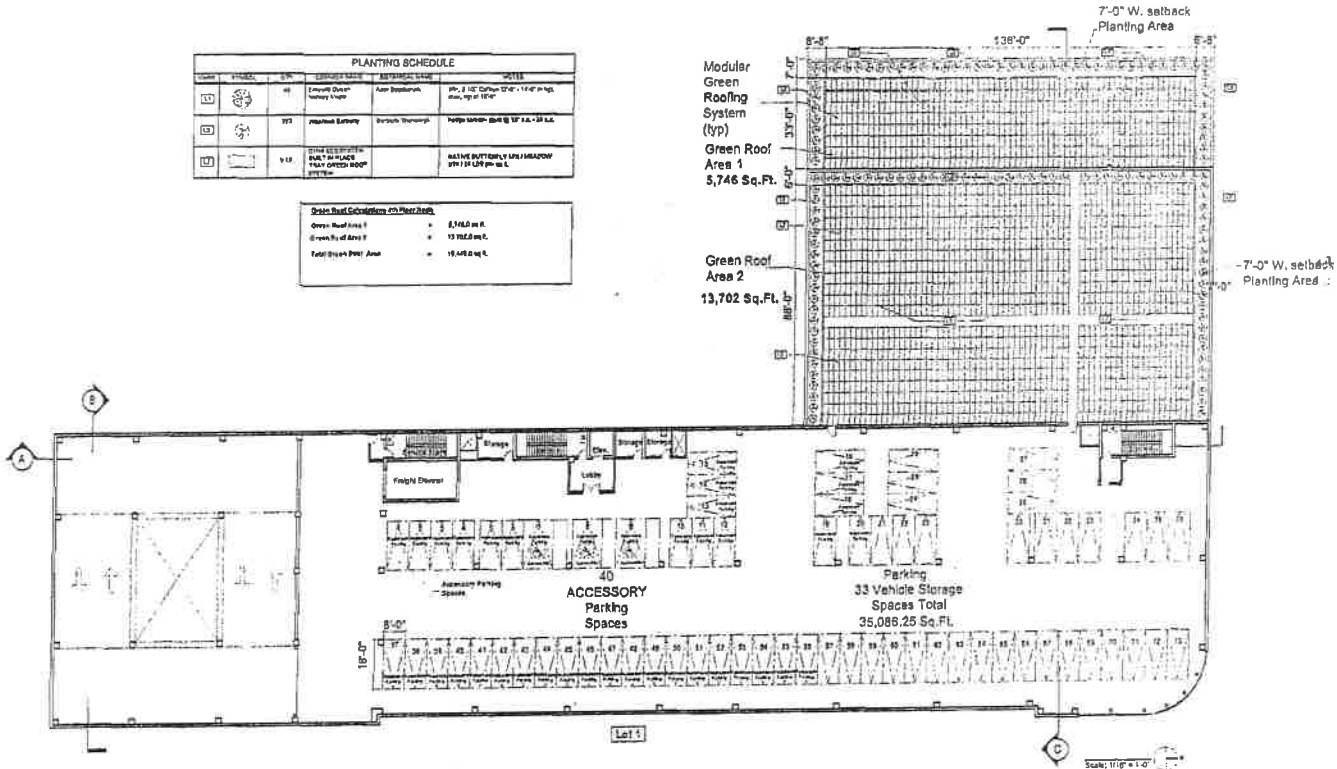
Applicant: Michael Robert Enterprises, Inc. and d/b/s/  
Zinobachy LLC  
Address: 6248 8050 North Western Avenue  
Date: October 05, 2014  
Revised: March 19, 2015

Sheet 9 OF 10  
P7

**Business Planned Development No. \_\_\_\_\_**  
**Fourth Floor Plan /**  
**Green Roof Plan**

PLANTING SCHEDULE				
SYMBOL	PLANT	QTY	REMARKS	NOTES
1	Lowveld Dwarf Lantana Type	40	Low Spill-over	Pl. @ 12" Center 24" x 18" in top, then up at 18"
2	Medium Lantana	200	Spill-over	Pl. @ 18" Center @ 12" x 18" in L.A.
3	Small Lantana	1000	Spill-over	Pl. @ 12" Center @ 12" x 18" in L.A.

Green Roof Calculations (in Plan Area)	
Green Roof Area 1	= 5,746 sq. ft.
Green Roof Area 2	= 13,702 sq. ft.
<b>Total Green Roof Area</b>	<b>= 19,448 sq. ft.</b>



X | O | S ARCHITECTS AND CONSULTANTS LTD.

100 W. WELLS  
 SUITE 200  
 CHICAGO, ILLINOIS 60606  
 TEL: 312.467.1000  
 FAX: 312.467.1001

Agreement: Universal Protein Enterprises, Inc. and B&B  
 Breakaway LLC  
 Address: 5242-5552 North Western Avenue  
 Date: October 08, 2014  
 Revised: March 12, 2015

Sheet 18 of 20

P8

4/15/2015

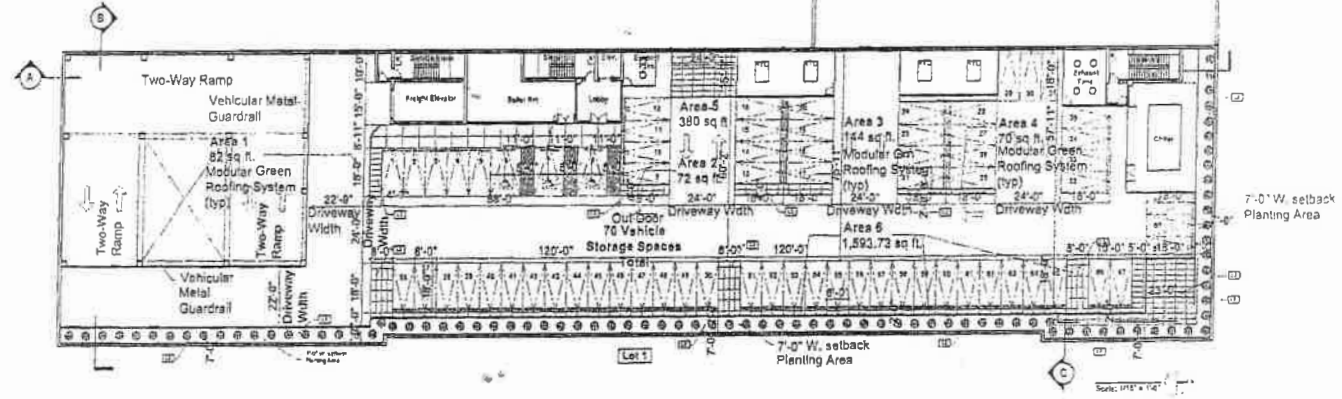
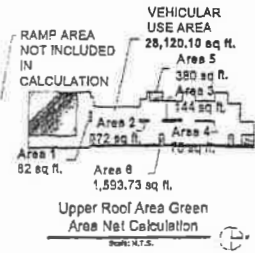
REPORTS OF COMMITTEES

107341

# Business Planned Development No. \_\_\_\_\_ Green Roof Plan

SYMBOL	SYMBOL	QTY	DESCRIPTION	REMARKS	NOTES
	42	Green Roof Module	Max. 8' 0" Green-24" x 24" in sq. max. up to 14' 0"		
	100	Rainwater Harvesting System	See Note 1		
	V.L.	NATIVE BUTTERFLY MEADOW	SEE NOTE 2		

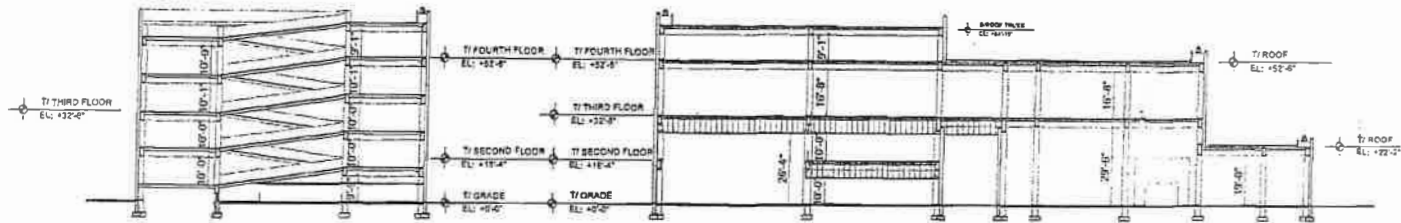
Green Roof Calculations (Top Area)	
Total Vehicular Use Area	= 28,120.10 sq ft.
Internal Landscaped Area Required	= 28,120.10 sq ft. x 1.25 = 35,150.13 sq ft.
Internal Landscaped Area	
Area 1	= 82 sq ft.
Area 2	= 72 sq ft.
Area 3	= 380 sq ft.
Area 4	= 70 sq ft.
Area 5	= 380 sq ft.
Area 6	= 1,593.73 sq ft.
Total Internal Landscaped Area	= 2,197.78 sq ft. < 35,150.13 sq ft.



X I O S ARCHITECTS AND CONSULTANTS LTD.  
 111 W. DELAWARE  
 SUITE 100  
 CHICAGO, ILLINOIS 60601  
 P: 312.467.1111  
 F: 312.467.1111

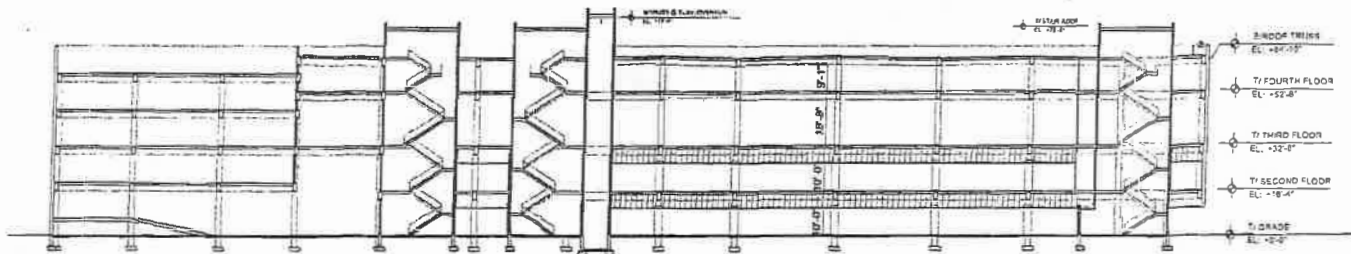
Applicant: Michael Robert Enterprises, Inc. and 5557  
 Strategies LLC  
 Address: 8540-6550 North Western Avenue  
 Date: October 28, 2014  
 Revision: March 18, 2015

Business Planned Development No. \_\_\_\_\_  
 Building Sections



Section B  
 Scale: 1/8" = 1'-0"  
 Lot 1

Section C  
 Scale: 1/8" = 1'-0"  
 Lot 1



Section A  
 Scale: 1/8" = 1'-0"  
 Lot 1



X I O S ARCHITECTS AND CONSULTANTS LTD.  
 100 W. WELLS  
 SUITE 201  
 100 W. WELLS, SUITE 201, WASHINGTON, DC 20004  
 TEL: 202.778.1234  
 FAX: 202.778.1235

Asst/Arch: Michael Robyn Enterprises, Inc. and SEST  
 Broadway LLC  
 Address: 6040-6760 North Washington Avenue  
 Suite: October 05, 2014  
 Scale: March 05, 2015

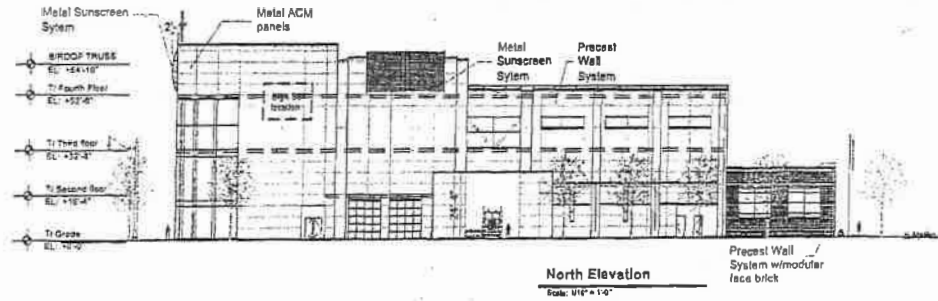
MARCH 10, 2015  
 P11

4/15/2015

REPORTS OF COMMITTEES

107343

# Business Planned Development No. \_\_\_\_\_ North Elevation



SECTION 2.015.1.01.01.01.01

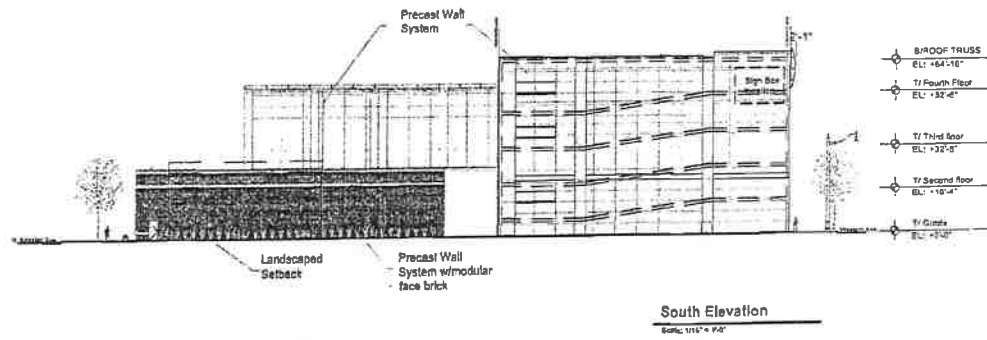


**X I D S ARCHITECTS AND CONSULTANTS LTD.**  
100 W. WELLS  
SUITE 200  
CHICAGO, ILLINOIS 60601  
TEL: 312.424.5127  
FAX: 312.424.5121

Applicant:	Michael Robin Enterprises, Inc. aka 5587
Address:	5540-6000 North Western Avenue
Date:	October 28, 2014
Revised:	March 19, 2015

P11

Business Planned Development No. \_\_\_\_\_  
 South Elevation



4/15/2015

REPORTS OF COMMITTEES

FINAL FOR PUBLICATION

107345



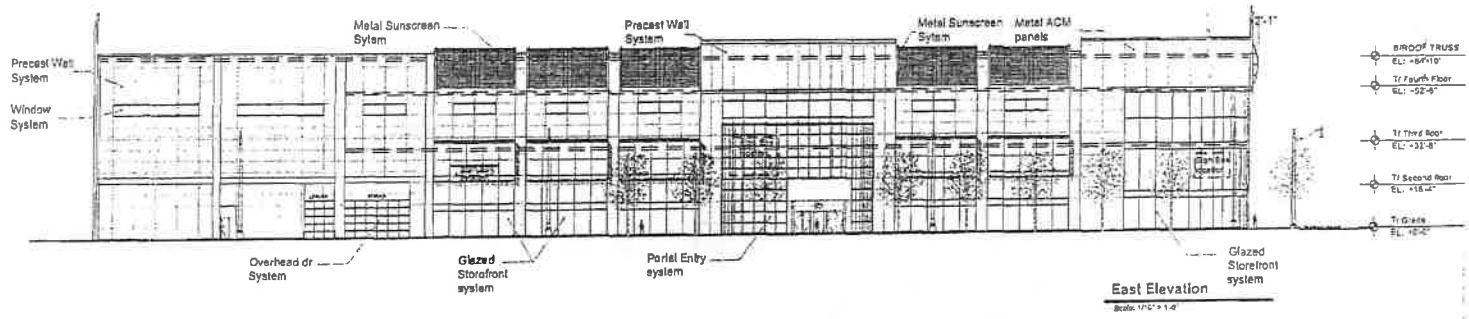
X I O S ARCHITECTS AND CONSULTANTS LTD.

2010 WELLS  
 SUITE 200  
 5540-5550 North Western Avenue  
 Denver, CO 80221

Applicant: 187441 Robert Enterprises, Inc. and 9657 Broadway LLC  
 Address: 5540-5550 North Western Avenue  
 Date: October 24, 2014  
 Control: March 13, 2015

Sheet 14 of 11  
**P14**

# Business Planned Development No. \_\_\_\_\_ East Elevation



 X I O S ARCHITECTS AND CONSULTANTS LTD  
 14 W. WISCONSIN  
 SUITE 200  
 CHICAGO, ILLINOIS 60601  
 PH: 312.467.1000  
 FAX: 312.467.1001

Approved: Michael Robert Enterprises, Inc and 5557  
 8 Company LLC  
 Address: 8245-8205 North Weyburn Avenue  
 Date: October 05, 2014  
 Revised: March 18, 2015

