



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 10, 2018

Mara S. Georges
Daley & Georges
20 S. Clark St., Suite 400
Chicago, IL 60603-1835

Re: Advisory Opinion for PD 1416, Subarea A, Yondorf Hall, 744-758 W. North Ave.

Dear Ms. Georges:

In response to your recent request, please be advised that the property located at 744-758 W. North Ave. is located within Sub area A of Residential Business Planned Development No. 1416 ("PD 1416") and is a designated Chicago Landmark. Pursuant to Statement No. 5 of the Planned Development Ordinance, the following uses are permitted in Subarea A: cultural exhibits and libraries; postal service; artist work or sales space; business support services (excepting day labor employment agencies); communication service establishments; eating and drinking establishments; financial services (excepting payday/title secured loan stores and pawn shops); food and beverage retail sales including liquor stores and liquor sales; medical service; office; personal service (all, excepting massage establishment); repair or laundry service (no on-premise plant), consumer; retail sales (general); and related, incidental and accessory uses including but not limited to accessory parking. You are seeking confirmation that Yondorf Hall's exhibition, artistic, and social gathering uses, including use as a theater are permitted uses.

Your request letter identifies the following theater references from the City's Landmark Designation Report for the Yondorf Block and Hall:

- Like other hall buildings, Yondorf housed stores on the first floor, while upper floors contained meeting halls of varying size that were rented to individuals and organizations for meetings and other social events. The largest space was Yondorf's Hall itself, a two-story theater on the second and third floors that soon became a favorite site for neighborhood social events. A Chicago newspaper, the Inter-Ocean, noted in its January 28, 1888, issue that...its theater was 'a favorite place of meeting, being rented out almost every night.'
- The Yondorf Block and Hall was intended by August and Charles Yondorf to house various kinds of community activities, including club meetings, dances and theatrical events.
- ...Located on the second floor, this two-story space is a well-preserved example of a 19th-century public hall theater. Exceptional in its physical integrity, it retains its original projecting stage, framed by a wooden and pressed- metal proscenium arch elaborately


detailed with classical ornament, including engaged columns, swags and intertwining vines. The main floor is flat, rather than raked, allowing for dances and balls to be accommodated within the space as well as theatrical productions.

- Upon its opening, the Yondorf Block and Hall...quickly became a favored place for meetings and dances held by fraternal and other social organizations. The 1890 Lakeside Directory of Chicago listed several societies that regularly held their meetings in the building...
- [T]he building continued to be a popular meeting place for social organizations through the 1920s and '30s.
- Yondorf Block and Hall was one of the street's most visually prominent buildings, built to house dances, plays and other cultural events and as a home for the community's fraternal organizations.
- It was in buildings such as the Yondorf Block and Hall that the literally hundreds of social organizations and clubs common to 19th- and early 20th-century Chicago met.
- The Yondorf Block and Hall is an outstanding example of a public hall building. ... Its second-story theater, popularly known as "Yondorf's Hall" and complete with a proscenium-arch stage and U-shaped balcony, is a rare example of a 19th-century public hall theater and exceptional in the context of Chicago architecture.
- One of the most notable features of the Yondorf Block and Hall is its second-floor theater. This rare example of a small-scale 19th century venue for plays, concerts and dances retains a high degree of physical integrity. It has its original proscenium-arch stage, built of wood and pressed metal, an encircling balcony, and twin wooden staircases leading from the orchestra level to the balcony.
- Based on its evaluation of the Yondorf Block and Hall, the Commission staff recommends that the significant historical and architectural features be identified as: ... [including] the second-floor theater interior, including its proscenium arch, balcony, and staircases.

The Yondorf Hall landmark designation ordinance also includes references to the theater and includes drawings of the theater and related areas. You note in your request that the theater remains intact and has been and continues to be used as a rehearsal space for Steppenwolf Theater.

Based on the foregoing, it is our determination that the continued operation as a theater/entertainment venue at Yondorf Hall is a permitted use based on its relationship to the exhibition, artistic, and social gathering uses currently permitted within Subarea A of PD 1416.

Sincerely,



Patrick Murphy
Acting Zoning Administrator

PM:tm

C: Terry Robinson, Noah Szafraniec, Main File

19640

6/27/2018

REPORTS OF COMMITTEES

80935

*Reclassification Of Area Shown On Map No. 5-F.
(As Amended)
(Application No. 19640)
(Common Address: 744 -- 758 W. North Ave.
And 1601 -- 1611 N. Halsted St.)*

RBPD 1416

[SO2018-3787]

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, is amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map Number 5-F in the area bounded by:

West Concord Place; the west right-of-way line of the Chicago Transit Authority rail line; West North Avenue; and North Halsted Street,

to those of a B3-5 Community Shopping District which is hereby established in the area described.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is amended by changing all the B3-5 Community Shopping District symbols and indications as shown on Map Number 5-F in the area bounded by:

West Concord Place; the west right-of-way line of the Chicago Transit Authority rail line; West North Avenue; and North Halsted Street,

to those of Residential-Business Planned Development Number 1416 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 hereof and to no others.

SECTION 3. This ordinance shall take effect upon its passage and due publication.

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

Residential-Business Planned Development No. 1416.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1416 ("Planned Development"), consists of approximately 19,809 net square feet (0.455 acre) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by SB/CA 750 North LLC.

2. 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 of 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 Zoning Ordinance.
3. 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 or alleys or grants of 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, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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 demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of these 18 Statements and the following: Bulk Regulations and Data Table; Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Subarea Map; Site Plan/Ground Floor Plan; Landscape Plan and Green Roof Plan; Building Elevation (South Elevation); Building Elevation (West Elevation); Building Elevation (East Elevation); Building Elevation (North Elevation); and Affordable Housing Profile Form prepared by Antunovich Associates and dated June 21, 2018, submitted herein.

Full-sized copies of the Site Plan/Ground Floor Plan; Landscape Plan and Green Roof Plan; and Building Elevations are on file with the Department of Planning and Development.

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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.

5. In each of the following subareas, the following uses shall be permitted in this Planned Development:

Subarea A:

Cultural exhibits and libraries; postal service; artist work or sales space; business support services (excepting day labor employment agencies); communication service establishments; eating and drinking establishments; financial services (excepting payday/title secured loan stores and pawn shops); food and beverage retail sales including liquor stores and liquor sales; medical service; office; personal service (all, excepting massage establishment); repair or laundry service (no on-premises plant), consumer; retail sales (general); and related, incidental and accessory uses including but not limited to accessory parking.

Subarea B:

Dwelling units located above the ground floor; cultural exhibits and libraries; postal service; artist work or sales space; business support services (excepting

day labor employment agencies); communication service establishments; eating and drinking establishments; financial services (excepting payday/title secured loan stores and pawn shops); food and beverage retail sales including liquor stores and liquor sales; medical service; office; personal service (all, excepting massage establishment); repair or laundry service (no on-premises plant), consumer; retail sales (general); and related, incidental and accessory uses including but not limited to accessory parking.

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. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 19,809 square feet and a base FAR of 5.0.
9. Upon review and determination, and pursuant to Section 17-13-0610 of the Zoning Ordinance, Part II Review shall be assessed a fee 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 Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review 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 Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085 of the Municipal Code, or any other provision of the Municipal Code.
12. 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 a

modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.

13. 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
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 Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II Permit Review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without

* Editor's Note: Numbering sequence error; (i) missing in original document.

limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the Applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from B3-2 to B3-5, and then to this Planned Development (P.D.), triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO). Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the project has a total of 92 units. As a result, the Applicant's affordable housing obligation is 9 affordable units (10 percent of 92 rounded down) two (2) of which are Required Units (25 percent of 9, rounded down). Applicant has agreed to satisfy its affordable housing obligation by providing at least two (2) affordable units in the rental/for sale building to be constructed in the P.D. and by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$128,469 per unit (Cash Payment) for the balance of affordable units that are not constructed in the P.D. (or otherwise constructed in an off-site building acceptable to DPD), as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the affordable rental/for sale units must be affordable to households earning no more than 60 percent/100 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the P.D., the Applicant shall update and resubmit the

Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the number of required Affordable Units without amending the P.D.. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the P.D., or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

17. The Applicant acknowledges that the Planned Development (P.D.) project includes excavation, new foundations or other work adjacent to a Chicago Landmark building -- Yondorf Block and Hall. Pursuant to the Chicago Zoning Ordinance, Section 17-8-0911, the Applicant acknowledges that it is in the public interest to promote the preservation of historic resources. The Applicant shall submit a report, stamped by an engineer, identifying any protective measures that may be required for the historic building and those measures that will be incorporated during construction as part of the project. The report shall be submitted as part of the Part II Review application to the Planning, Design and Historic Preservation Division and be subject to the review and acceptance of the Department of Planning and Development.
18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the preexisting B3-5 Community Shopping District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Subarea Map; Site Plan/Ground Floor Plan; Landscape Plan and Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 80944 through 80953 of this *Journal*.]

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

*Residential-Business Planned Development No. 1416.**Bulk Regulations And Data Table.*

Net Site Area:

Subarea A:	8,807 square feet (0.20 acre)
Subarea B:	11,002 square feet (0.25 acre)
Total Net Site Area:	19,809 square feet (0.455 acre)

Area in the Public Right-of-Way:

Subarea A:	8,737 square feet (0.20 acre)
Subarea B:	4,604 square feet (0.11 acre)
Total Area in the Public Right-of-Way:	13,341 square feet (0.306 acre)

Gross Site Area: 33,150 square feet (0.761 acre)

Maximum Floor Area Ratio (FAR)
(By Subarea):

Subarea A:	3.43
Subarea B:	6.25

Maximum Floor Area Ratio (FAR) (P.D.): 5.00

Maximum Number of Dwelling Units:

Subarea A:	0 dwelling units
Subarea B:	92 dwelling units

Minimum Number of Parking Spaces:

Subarea A:	0 parking spaces
Subarea B:	10 parking spaces*

Minimum Number of Bicycle Spaces:

Subarea A:	0 bicycle spaces
Subarea B:	128 bicycle spaces

Minimum Number of Loading Berths:

Subarea A:	0 berth(s)
Subarea B:	1 berth(s) (10 feet by 25 feet)

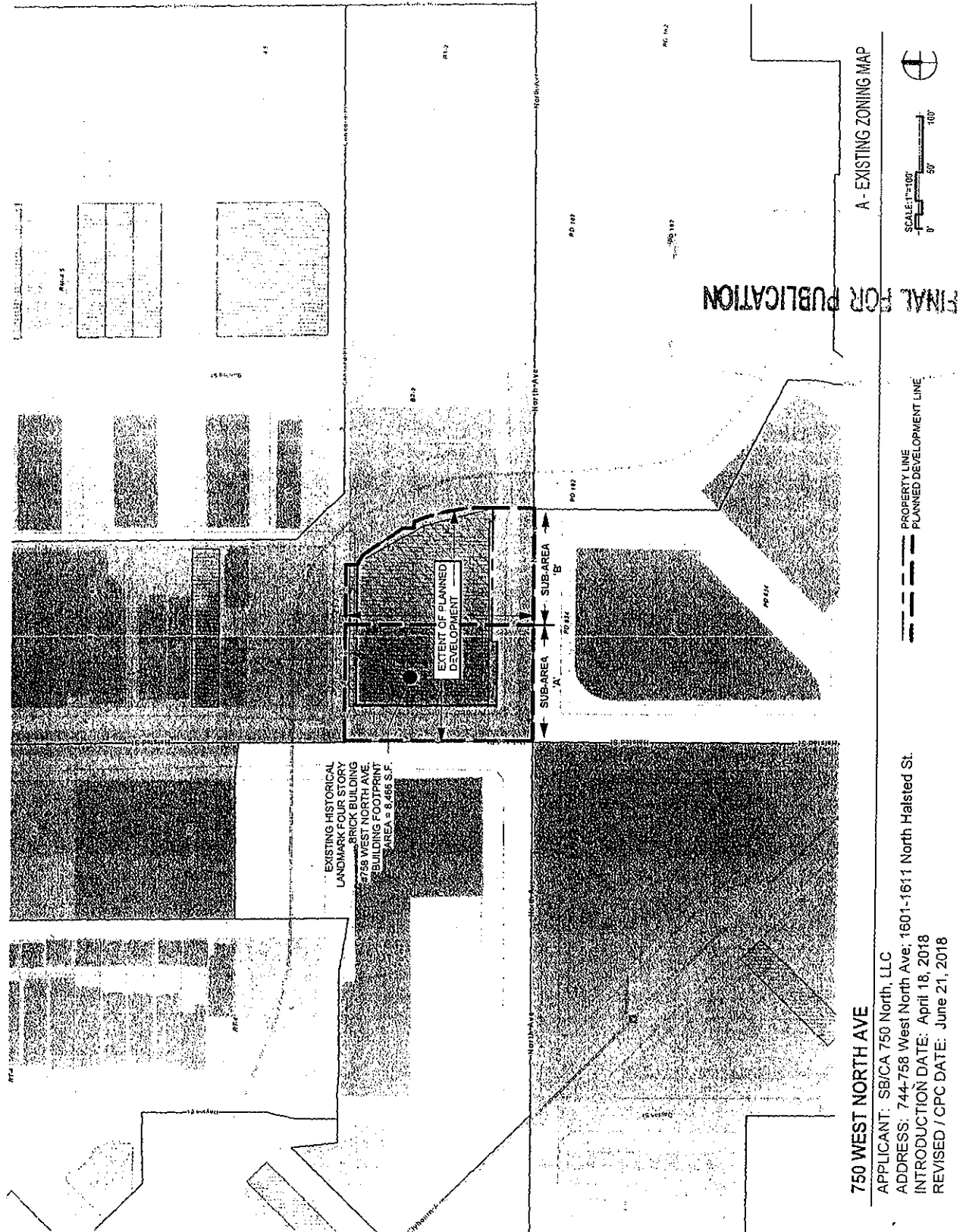
Maximum Building Height:

Subarea A:	67 feet, 0 inches
Subarea B:	104 feet, 7 inches

Minimum Setbacks from Periphery
Property Lines (P.D.):

North:	0 feet
East:	0 feet
South:	0 feet
West:	0 feet

* Useable for Subarea A or Subarea B.



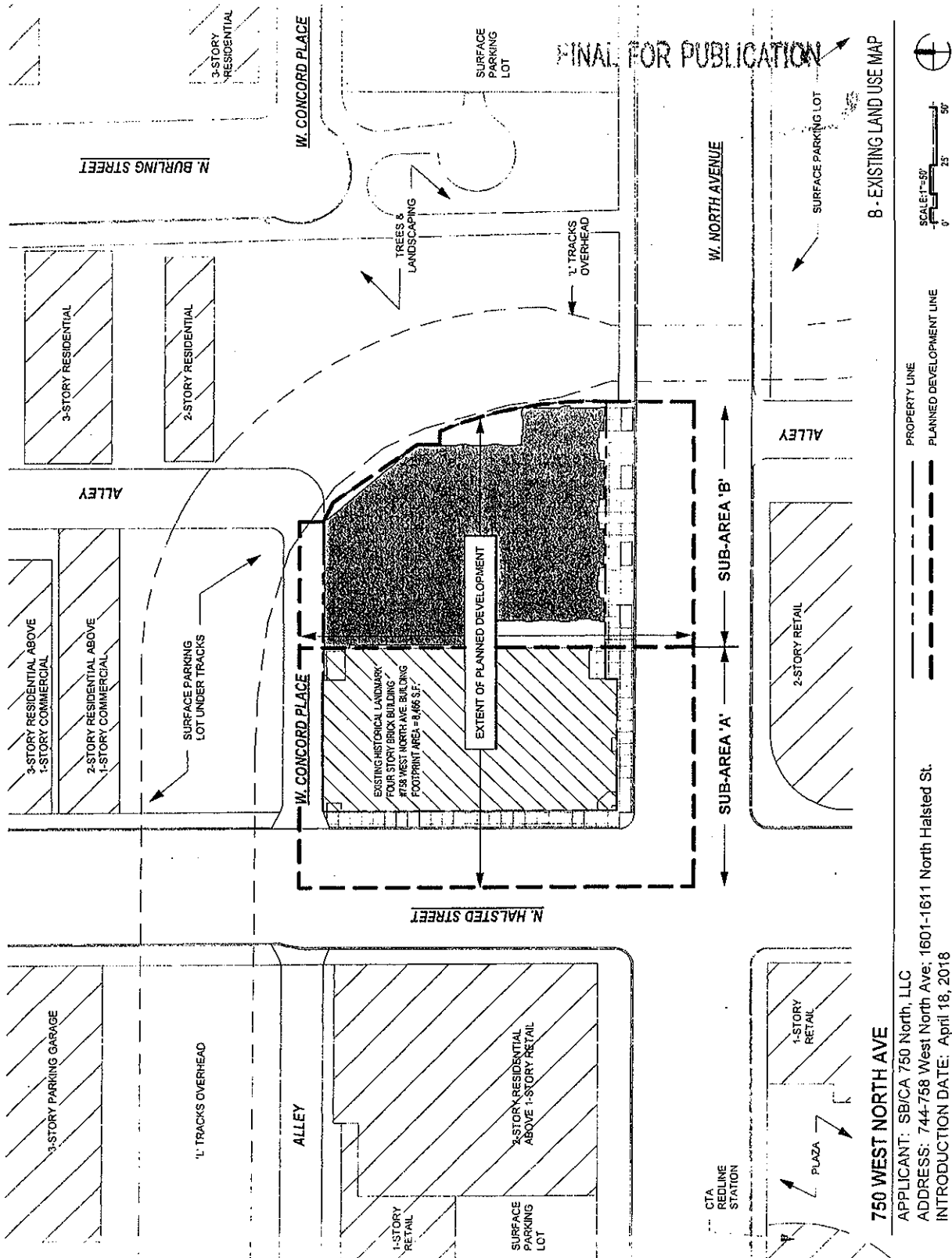
750 WEST NORTH AVE

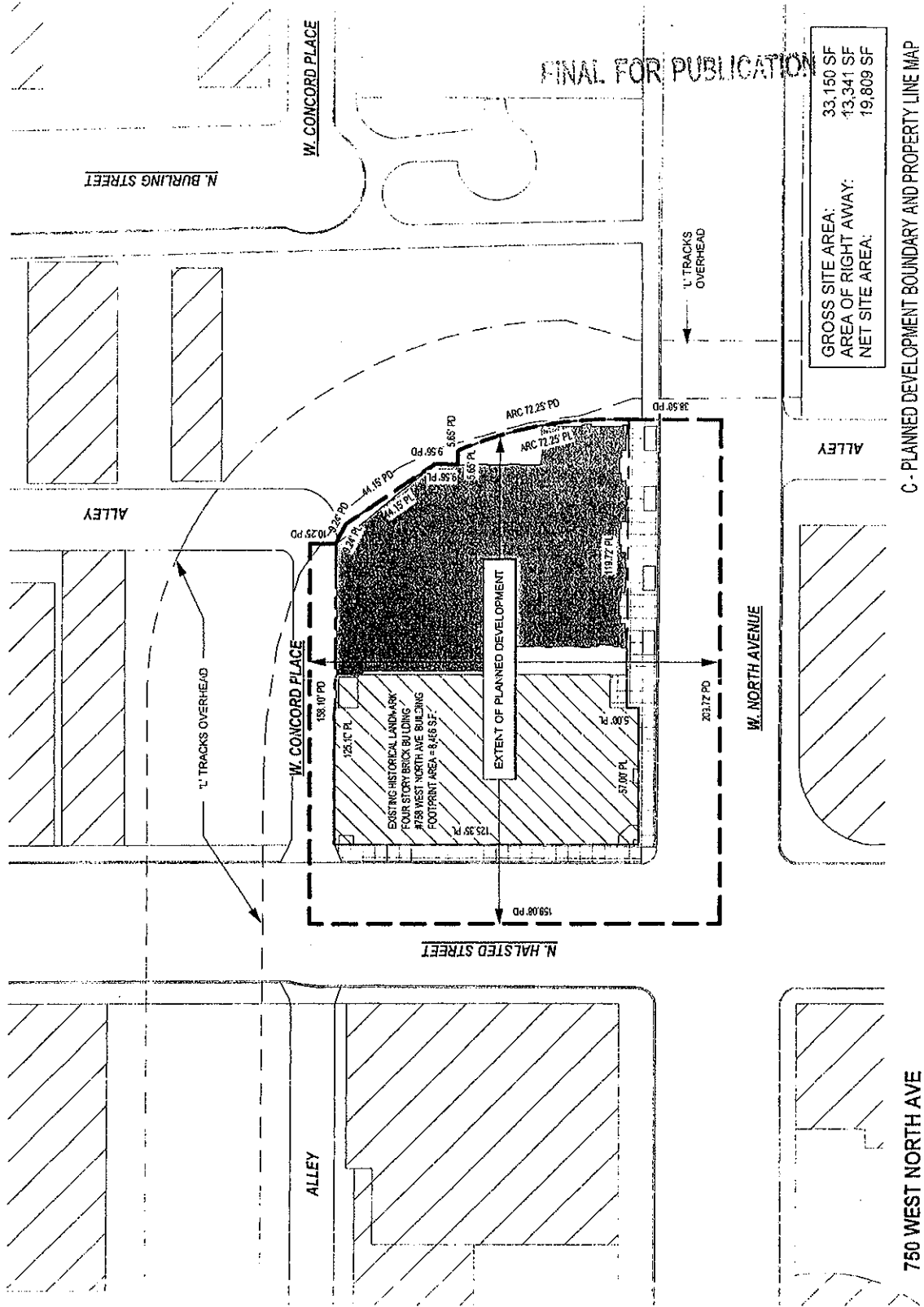
APPLICANT: SB/CA 750 North, LLC
 ADDRESS: 744-758 West North Ave; 1601-1611 North Halsted St.
 INTRODUCTION DATE: April 18, 2018
 REVISED / CPC DATE: June 21, 2018

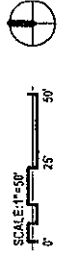
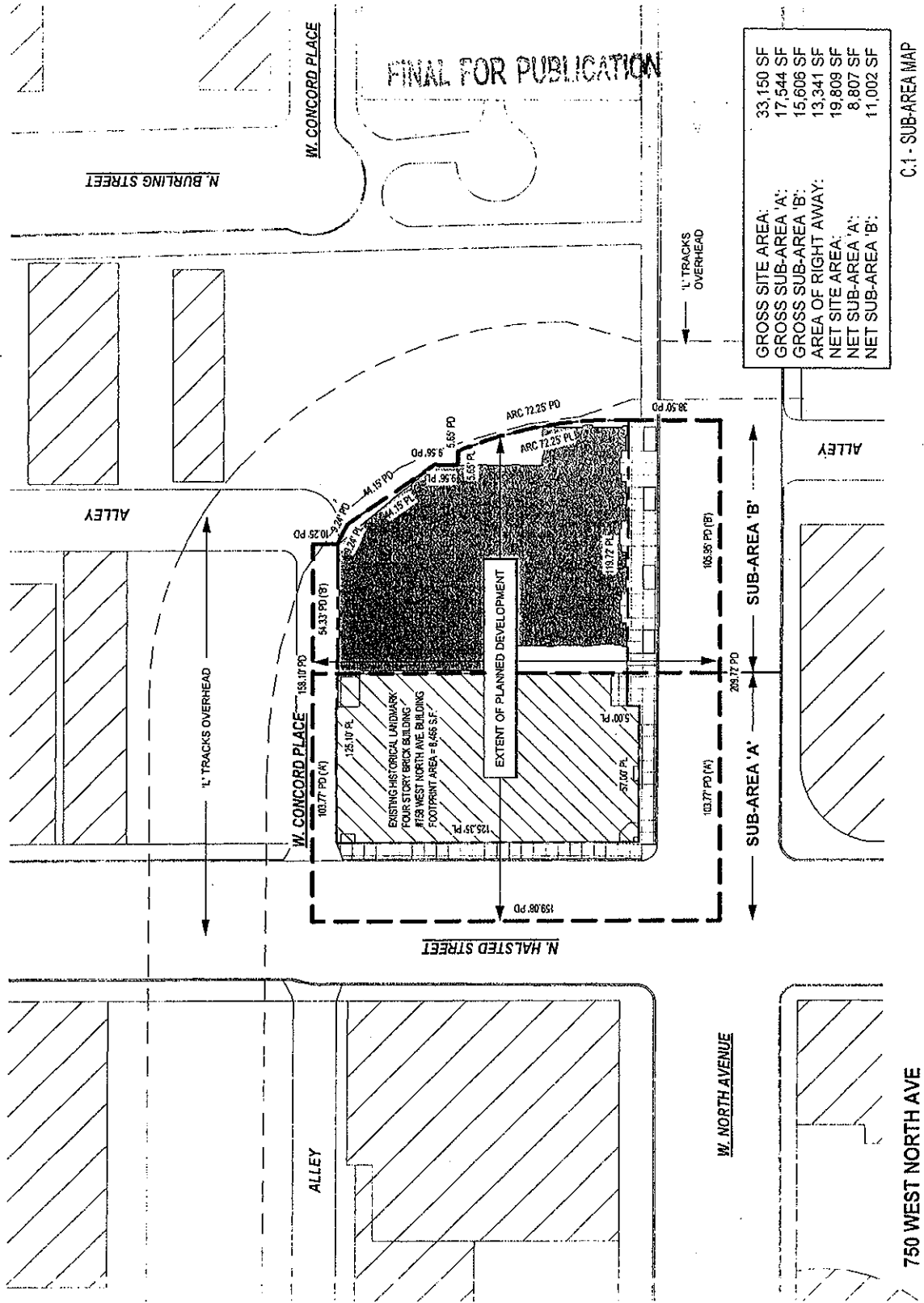
--- PROPERTY LINE
 - - - PLANNED DEVELOPMENT LINE

A - EXISTING ZONING MAP
 SCALE: 1" = 100'
 0' 50' 100'

FINAL FOR PUBLICATION







SCALE: 1" = 50'

0 25 50

C.1 - SUB-AREA MAP

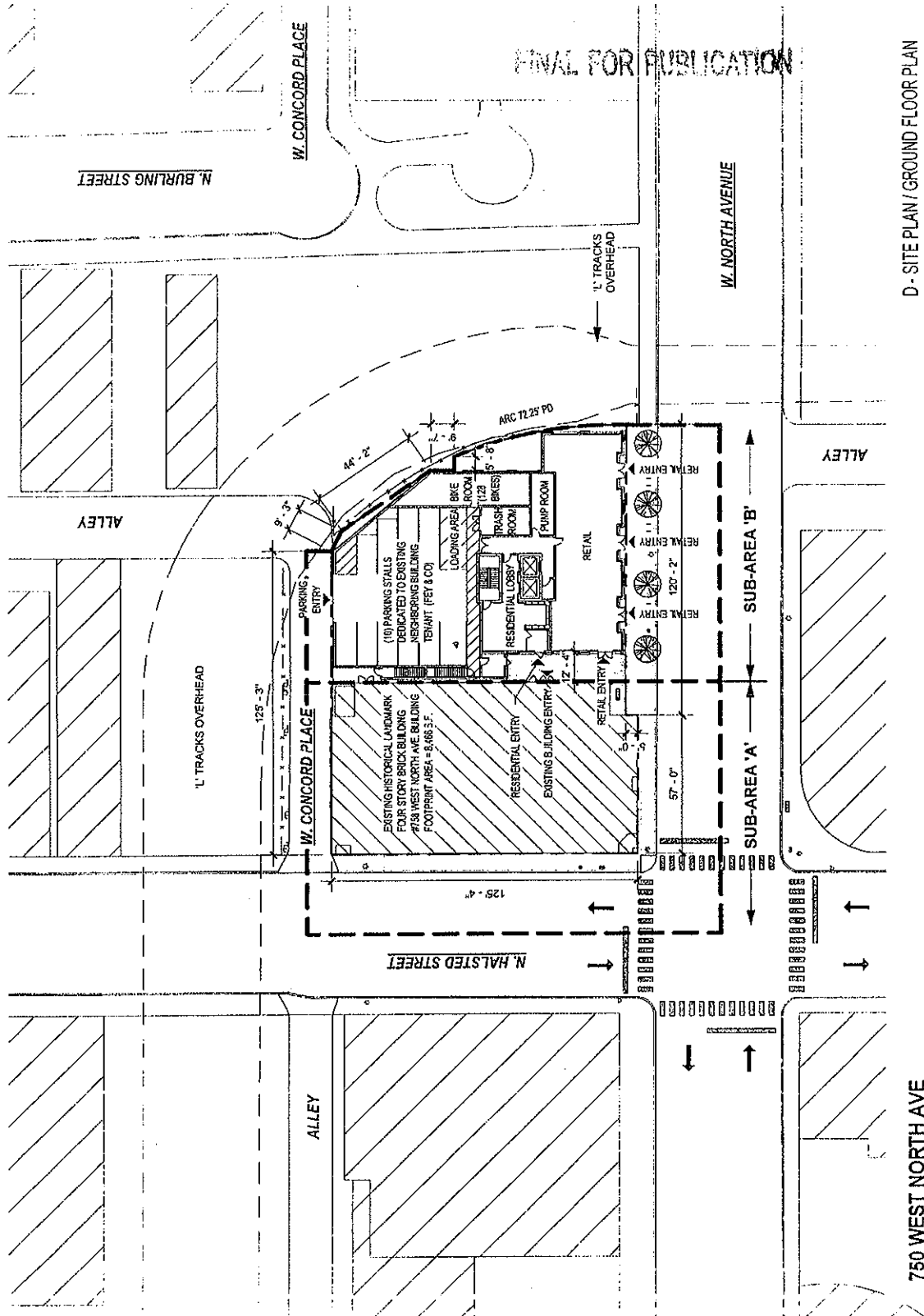
750 WEST NORTH AVE

APPLICANT: SB/CA 750 North, LLC

ADDRESS: 744-758 West North Ave; 1601-1611 North Halsted St.

INTRODUCTION DATE: April 18, 2018

REVISED / CPC DATE: June 21, 2018



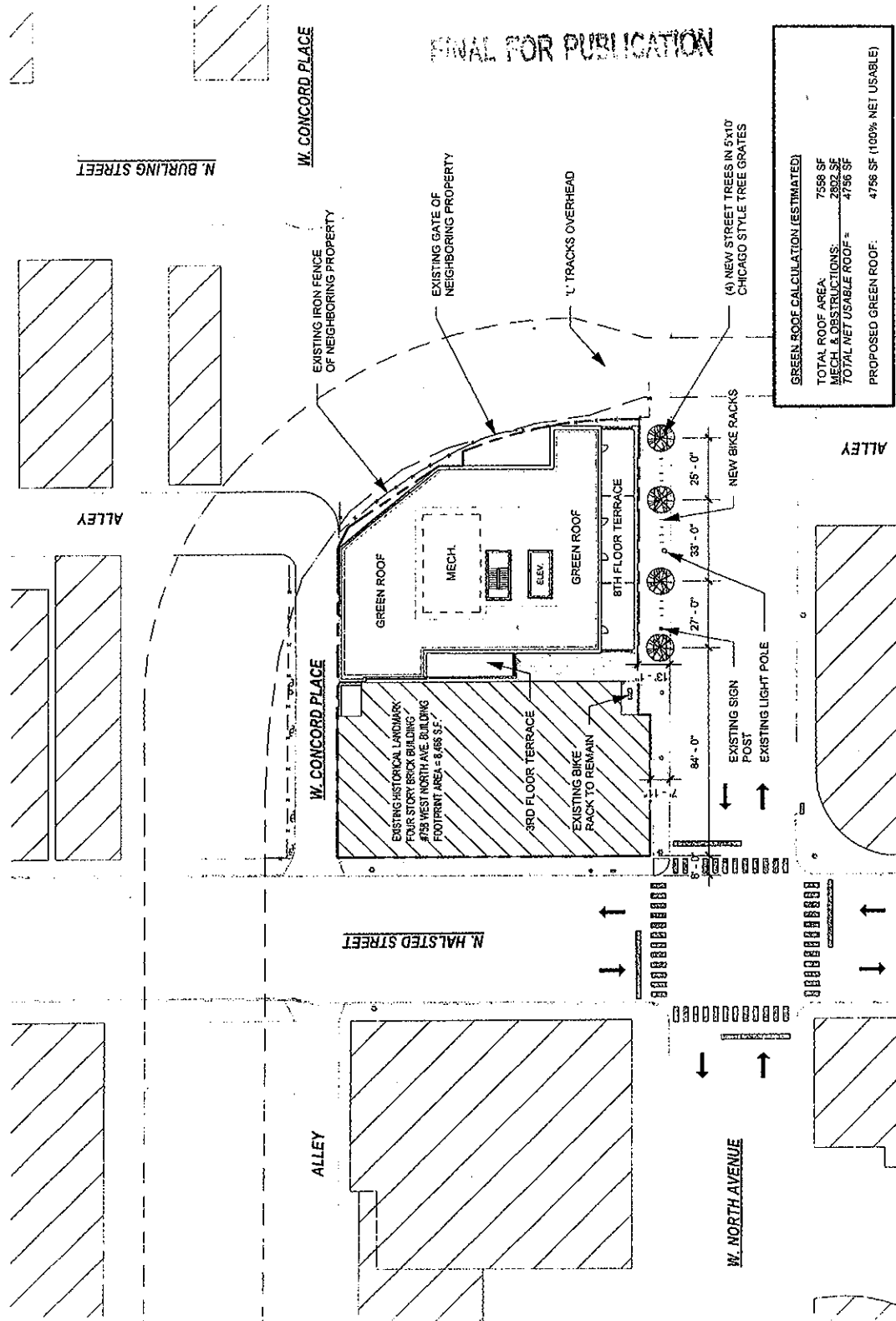
D - SITE PLAN / GROUND FLOOR PLAN



PROPERTY LINE
 PLANNED DEVELOPMENT LINE

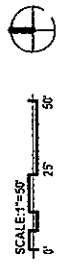
750 WEST NORTH AVE

APPLICANT: SB/CA 750 North, LLC
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GREEN ROOF CALCULATION (ESTIMATED)

TOTAL ROOF AREA:	7568 SF
MECH & OBSTRUCTIONS:	2802 SF
TOTAL NET USABLE ROOF:	4766 SF
PROPOSED GREEN ROOF:	4766 SF (100% NET USABLE)

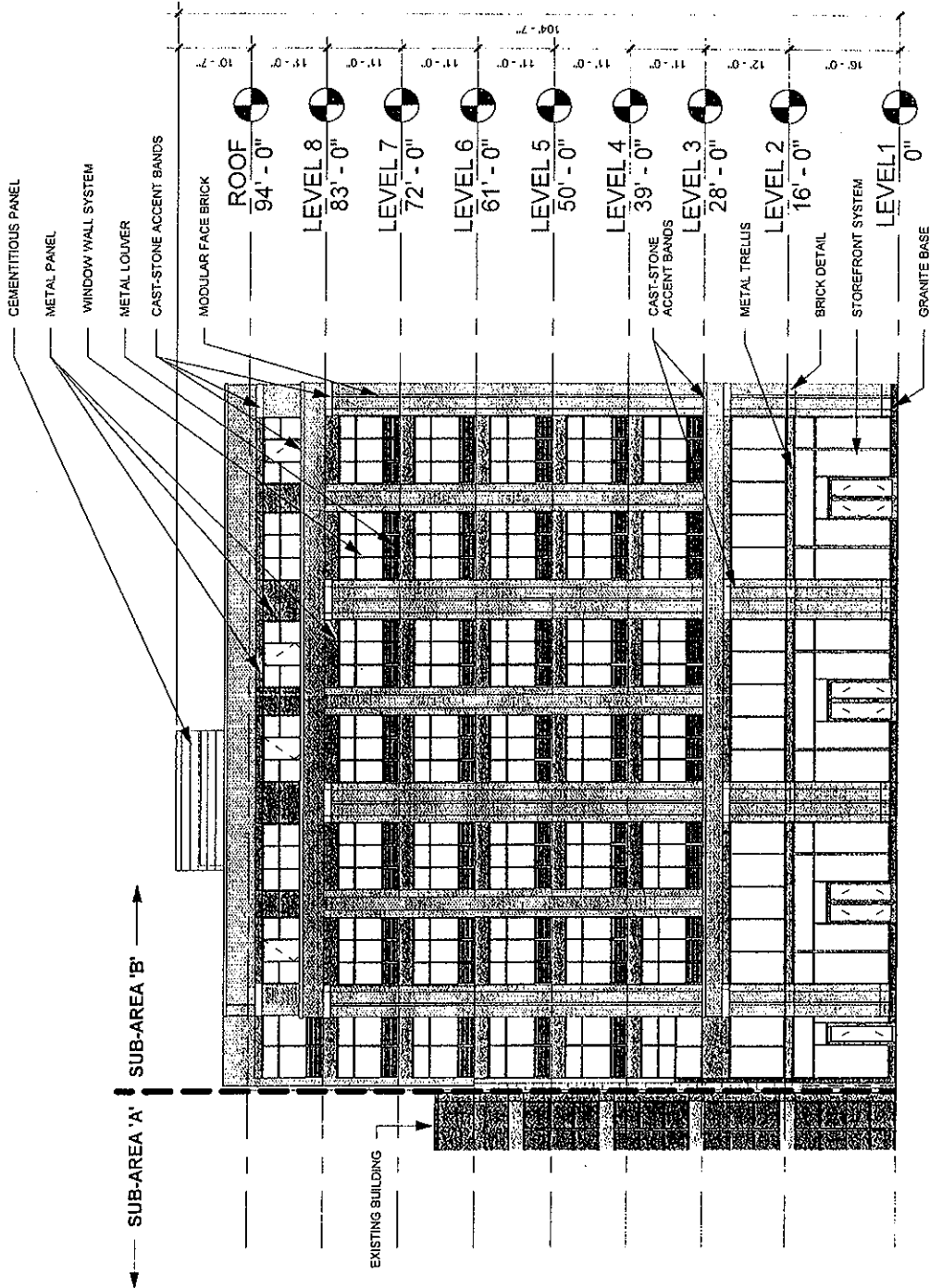


E - LANDSCAPE PLAN & GREEN ROOF PLAN

750 WEST NORTH AVE

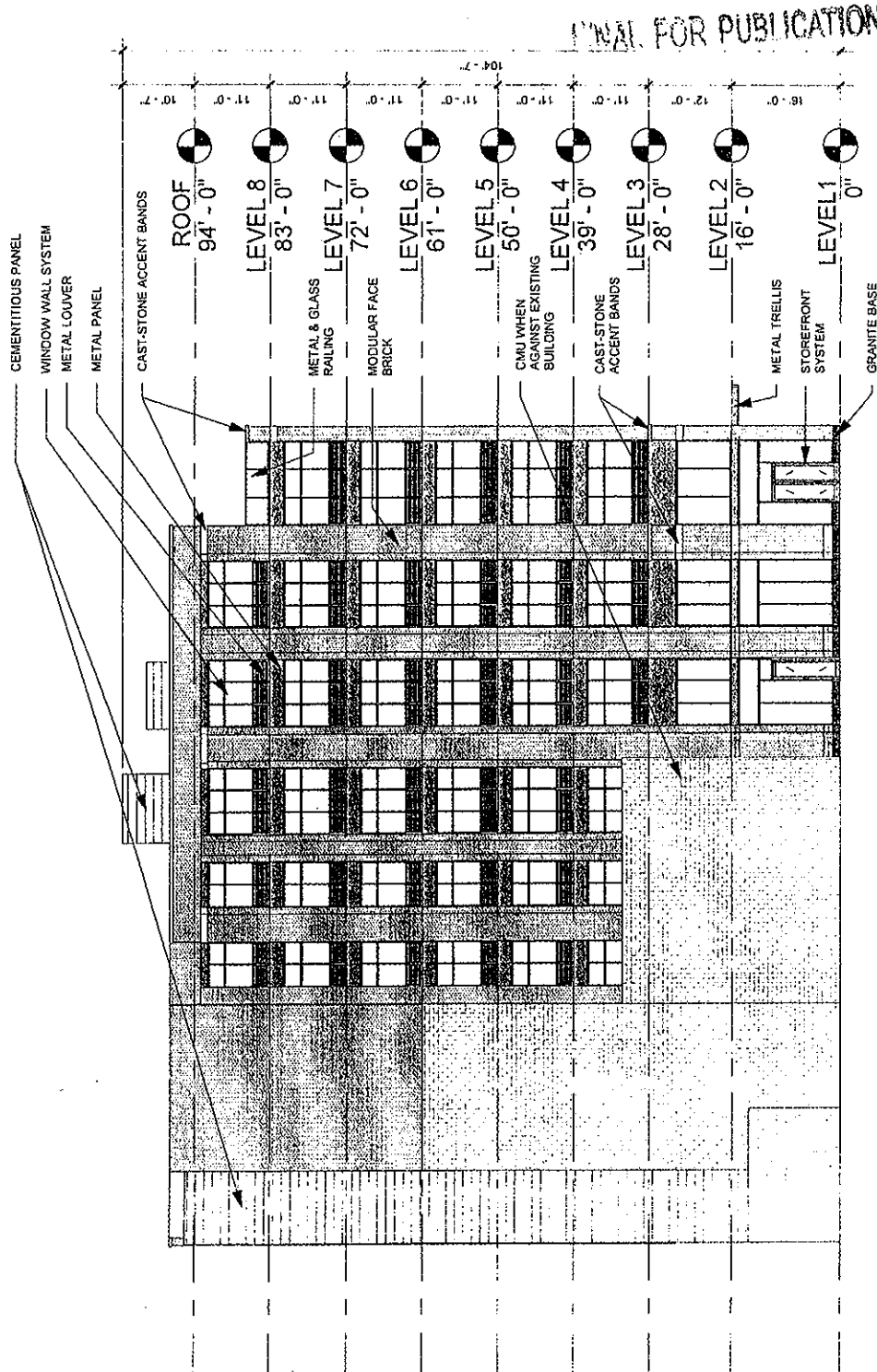
APPLICANT: SB/CA 750 North, LLC
 ADDRESS: 744-758 West North Ave; 1601-1611 North Halsted St
 INTRODUCTION DATE: April 18, 2018
 REVISED / CPC DATE: June 21, 2018

FINAL FOR PUBLICATION



F.1 - BUILDING ELEVATION - SOUTH ELEVATION

750 WEST NORTH AVE
 APPLICANT: SB/ICA 750 North, LLC
 ADDRESS: 744-758 West North Ave; 1601-1611 North Halsted St.
 INTRODUCTION DATE: April 18, 2018
 REVISED / CPC DATE: June 21, 2018

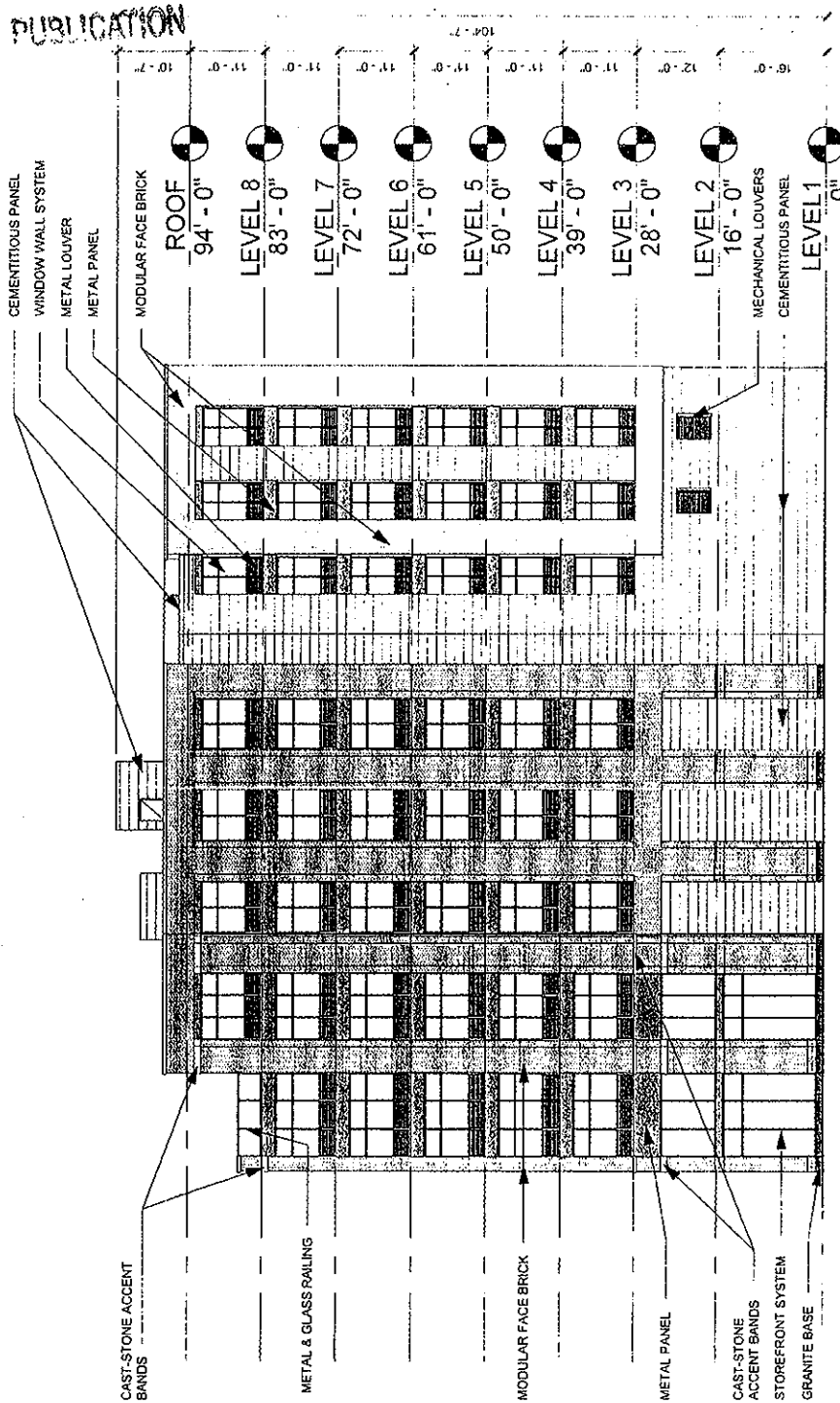


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F.2 - BUILDING ELEVATION - WEST ELEVATION

750 WEST NORTH AVE

APPLICANT: SB/CA 750 North, LLC
 ADDRESS: 744-758 West North Ave; 1601-1611 North Halsted St
 INTRODUCTION DATE: April 18, 2018
 REVISED / CPC DATE: June 21, 2018



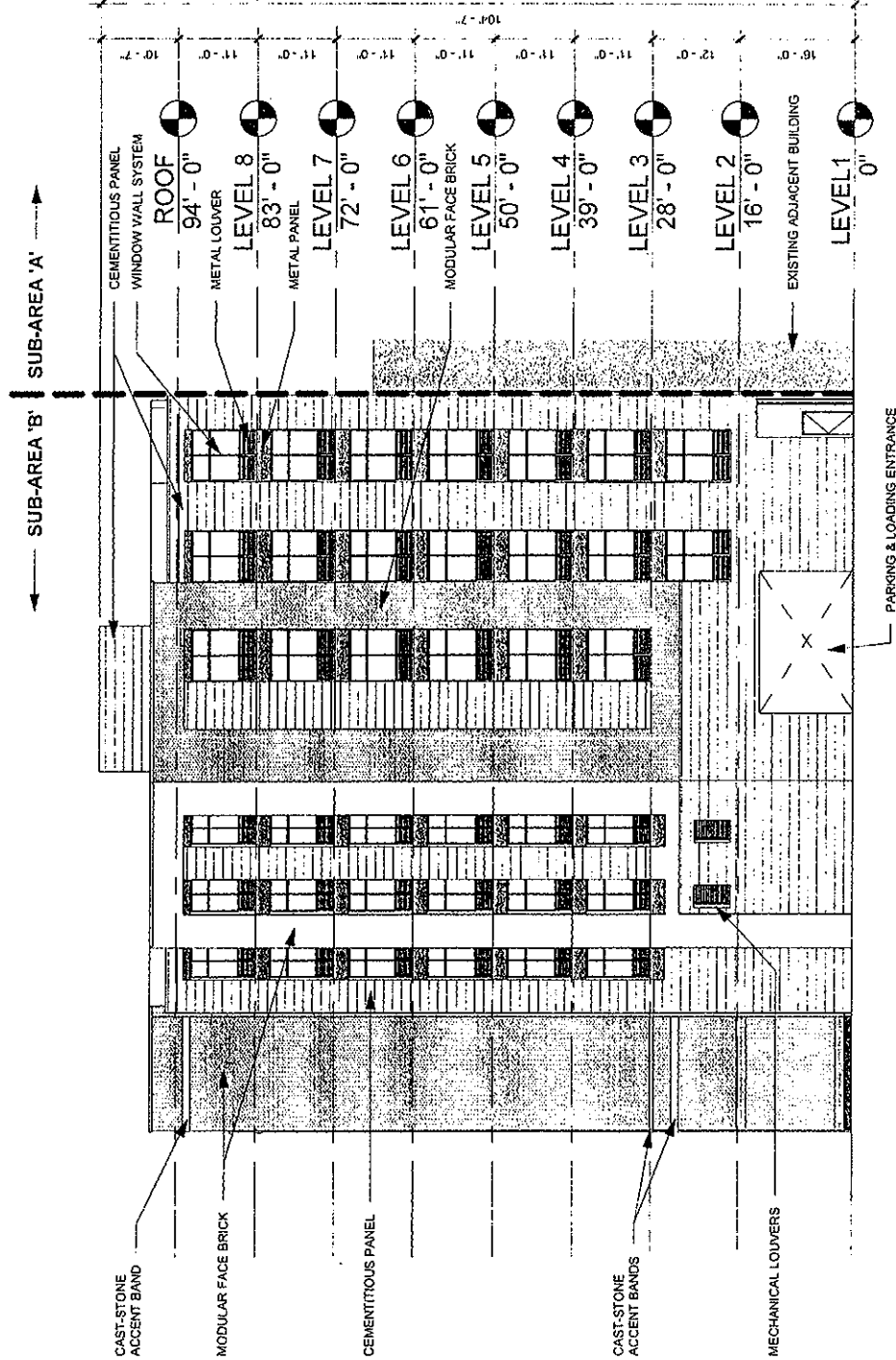
F.3 - BUILDING ELEVATION - EAST ELEVATION

750 WEST NORTH AVE

APPLICANT: SB/CA 750 North, LLC
 ADDRESS: 744-758 West North Ave, 1601-1611 North Halsted St
 INTRODUCTION DATE: April 18, 2018
 REVISED / CPC DATE: June 21, 2018

PUBLICATION

FINAL FOR PUBLICATION



F.4 - BUILDING ELEVATION - NORTH ELEVATION

750 WEST NORTH AVE

APPLICANT: SB/CA 750 North, LLC
 ADDRESS: 744-758 West North Ave; 1601-1611 North Halsted St.
 INTRODUCTION DATE: April 18, 2018
 REVISED / CPC DATE: June 21, 2018

