



City of Chicago  
Richard M. Daley, Mayor

Department of Zoning and  
Land Use Planning

Patricia A. Scudiero  
Commissioner

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121 North LaSalle Street  
Chicago, Illinois 60602  
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(312) 744-6552 (FAX)  
(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

August 12, 2009

Mr. Frederick E. Agustin  
Pedersen & Houpt  
161 North Clark Street  
Suite 3100  
Chicago, IL 60601-3242

**Re: Zoning Advisory Opinion for Residential Business Planned  
Development No. 142, Subarea C, Proposed Rebuild of a  
McDonald's Restaurant at 4550 North Cumberland Avenue**

Dear Mr. Agustin:

Please be advised that your request for a zoning advisory opinion for Residential Business Planned Development No. 142 has been considered by the Department of Zoning and Land Use Planning.

Currently located within Subarea C of the Planned Development, McDonald's is proposing to replace the existing 3,656 square foot restaurant and drive thru facility with a new 4,587 square foot restaurant and drive-thru facility. The existing building is situated in the middle of the property, setback approximately eight feet from the front property line along N. Cumberland Ave. The new restaurant would be situated towards the southern end of the property, setback approximately 20 feet from the front property line.

You are also seeking a minor change in order to complete the new building. However, the Department of Zoning and Land Use Planning has determined that a minor change is not necessary. The new building can be approved through our Part II process. However, prior to submitting for building permit approval, please contact Mike Marmo of my staff at (312) 744-9238 to schedule a preliminary Part II meeting.

Sincerely,

Patricia A. Scudiero  
Commissioner

PAS:HG:tm

c: Mary Bonome, Don Hohenadel, Steve Valenziano, Mike Marmo, Erik Glass, Main file



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 hereof and to no others.

[Plan of Development printed on pages 2645-2649 of this Journal]

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. 9-I.*

*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 B4-1 Restricted Service District symbols and indications as shown on Map No. 9-I in the area bounded by

a line 361 feet north of and parallel to W. Byron Street; the alley next east of and parallel to N. Kedzie Avenue, a line 161 feet north of and parallel to W. Byron Street; and N. Kedzie Avenue

to those of a C1-1 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map Nos. 11-F and 11-G.*

*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 R7 General Residence District symbols and indications as shown on Map Nos. 11-F and 11-G in the area bounded by

the north line of W. Sunnyside Avenue, or the line thereof if extended where no street exists; N. Clarendon Avenue; W. Agatite Avenue; a line 85 feet west of N. Clarendon Avenue; a line 105 feet south of W. Agatite Avenue; N. Clarendon Avenue; a line 147 feet north of W. Montrose Avenue; a line 51.40 feet east of N. Clarendon Avenue; a line 133 feet north of W. Montrose Avenue; a line 103 feet east of N. Clarendon Avenue; W. Montrose Avenue; a line 311.42 feet west of N. Clarendon Avenue; W. Agatite Avenue and the alley next west of and parallel to N. Clarendon Avenue

to the designation of an Institutional 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 hereof and to no others.

[Plan of Development printed on pages 2650-2654 of this Journal]

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. 11-P.  
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 R2 Single Family Residence District symbols and indications as shown on Map No. 11-P in the area bounded by

N. Pueblo Avenue; W. Montrose Avenue; N. Chester Avenue and a line 285 feet north of and parallel to W. Montrose Avenue

to the designation of a Residential 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 hereof and to no others.

[Plan of Development printed on pages 2655-2659 of this Journal]

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. 11-P.  
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 R1 and R2 Single Family Residence District symbols and indications as shown on Map No. 11-P in the area bounded by

W. Wilson Avenue; a line 115 feet east of and parallel to N. Delphia Avenue; a line 500 feet south of and parallel to W. Wilson Avenue and N. Pueblo Avenue

to the designation of a Residential-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 hereof and to no others.

[Plan of Development printed on pages 2660-2664 of this Journal]

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. 12-E.  
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 R5 General Residence District symbols and indications as shown on Map No. 12-E in the area bounded by

E. 50th Street; S. St. Lawrence Avenue; E. 51st Street; S. Washington Park Court; E. 50th Place; a line 299.5 feet east of the east line of Dr. Martin Luther King Jr. Drive; the alley next north of and parallel to E. 50th Place and the alley next west of S. Vincennes Avenue

to the designation of an Institutional-Residential 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 hereof and to no others.

[Plan of Development printed on pages 2665-2669 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

## RESIDENTIAL BUSINESS PLANNED DEVELOPMENT # 142

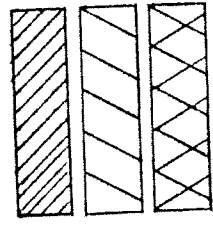
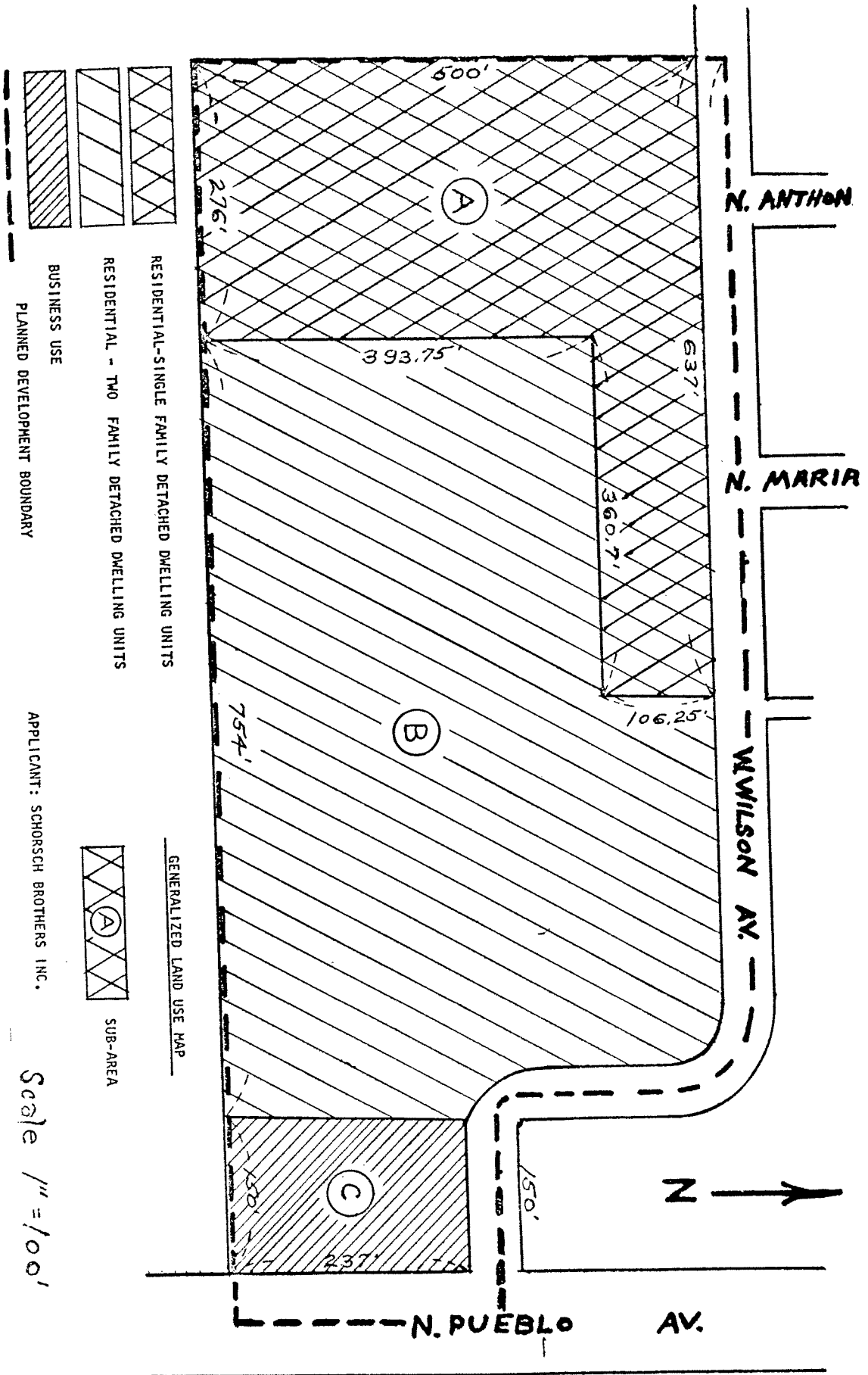
## PLAN OF DEVELOPMENT

## STATEMENTS

1. Almost all of the area delineated hereon as "Residential-Business Planned Development" is owned by Schorsch Brothers, Inc., a Delaware Corporation, licensed to do business in the State of Illinois, located at 8433 West Leland Avenue, Chicago, Illinois 60656. A small parcel of the area delineated, namely, 237 feet of frontage on N. Pueblo Avenue and extending 150 feet to the west, is not owned by Schorsch Brothers, Inc. The owner is Oak Park Trust and Savings Bank as Trustee under Trust Number 4364. Schorsch Brothers, Inc. is the sole and exclusive Agent for the owner and has complete power to act in its behalf. There are no contracts or agreements existing for the sale of any of the area delineated.
  2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees.
  3. Any adjustments of rights of way or consolidation or subdivision of parcels shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees.
  4. Use of land will consist of single-family detached residences, two-family residences and related uses and a small business site fronting on North Pueblo Avenue.
  5. Off-street parking facilities shall be provided in accordance with this Plan of Development.
  6. Streets, service drives, or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
  7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
  8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations, and Procedures in Relation to Planned Development", as adopted by the Commissioner of Development and Planning.  
BRUCE M. SCHORSCH, FOR
- APPLICANT: SCHORSCH BROTHERS, INC.
- DATE: NOVEMBER 10, 1975

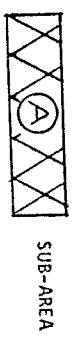
UNFINISHED BUSINESS

March 1, 1976



PLANNED DEVELOPMENT BOUNDARY

APPLICANT: SCHORSCH BROTHERS INC.



Scale 1" = 100'





## PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

## RESIDENTIAL PLANNED DEVELOPMENT

Net Site Area			General Description of Land Use	Number of D.U.'s	Maximum Floor Area Ratio	Maximum % of Land Covered
Sub Area	square feet	Acres				
A	156728	3.60	Residential single-family detached Residence	28	.5	40%
B	258650	5.94	Residential Two-family Residence	96	.8	40%
C	35550	.81	Business Site	0	.5	40%

Net Site Area	=	450,928	Sq. Ft. =	10.35	Acres
Existing Public Area	=	49,075	Sq. Ft. =	1.13	Acres
Public Area to be Dedicated	=	<u>86,572</u>	Sq. Ft. =	<u>1.99</u>	Acres
Gross Site Area	=	586,575		13.47	

Maximum % of Land Coverage at Grade Level: 40%

Maximum Floor Area Ratio for Total Net Site Area: .5

Maximum Number of Dwelling Units: 124

Minimum Number of Off Street Parking Spaces Required: 186

Rear Yard setback shall be 20' and all other setbacks shall be in accord with the R-2 Single Family District Provision of Municipal Code of the City of Chicago, for areas A & B. B5-1 provisions shall apply to sub-area C.

APPLICANT: SCHORSCH BROTHERS, INC.  
(Bruce M. Schorsch)

DATE: November 11, 1975