



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

December 7, 2023

Daniel F. Degnan, CEO  
Thorne Associates Inc.  
5507 N. Cumberland Ave.  
Suite 400  
Chicago, IL 60656

**Re: 5507 N. Cumberland Avenue**

Dear Mr. Degnan:

In response to your recent request, please be advised that the subject property is currently zoned Business Planned Development Number 303 ("PD 303").

Pursuant to Statement Number 6 of PD 303, the permitted uses within PD 303 are rental office units and off-street parking. Therefore, a general contractor's office is a permitted use at the subject site.

Sincerely,

Patrick Murphey  
Zoning Administrator

PM:tm

*Reclassification of Area Shown on Map No. 9-H.*

*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 B4-2 Restricted Service District symbols and indications as shown on Map No. 9-H in the area bounded by

W. Irving Park Road; N. Marshfield Avenue; the alley next south of and parallel to W. Irving Park Road; and N. Hermitage Avenue,

to those of a B2-1 Restricted Retail 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 No. 13-P  
(as amended).*

PD 303

*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 shown on Map No. 13-P in the area bounded by

a line 238.26 feet south of W. Bryn Mawr Avenue; a line 864.85 feet east of N. Cumberland Avenue; a line 975.16 feet south of W. Bryn Mawr Avenue; and N. Cumberland Avenue,

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 with attached and made a part thereof and to no others.

[Planned Development printed on pages 1854 through 1858  
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. 19-H.*

*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 B3-3 General Retail District symbols and indications as shown on Map No. 19-H in the area bounded by

a line 155.50 feet north of W. Howard Street; the alley next east of N. Marshfield Avenue; W. Howard Street; and N. Marshfield Avenue,

to those of a B4-3 Restricted Service 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 No. 30-G.*

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

(Continued on page 1859)

9579

P.D. No. 303

## BUSINESS PLANNED DEVELOPMENT

## PLAN OF DEVELOPMENT

## STATEMENTS

1. The area delineated hereon as a "Business Planned Development" is owned or controlled by Chicago Title & Trust Co., Trust 1078183, & The Chicago Board of Education.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
3. No dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall be required.
4. All applicable official reviews, approvals or permits are required to be obtained by Trust No. 1078183, or its successors, assignees or grantees.
5. 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.
6. Use of land will consist of rental office units and off street parking, as authorized by this Plan of Development.
7. The following information sets forth data concerning the property included in said 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. Identification signs may be permitted with the approval of the Commissioner of Planning.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Planning.

APPLICANT: Chicago Title & Trust Co.  
Trust No. 1078183

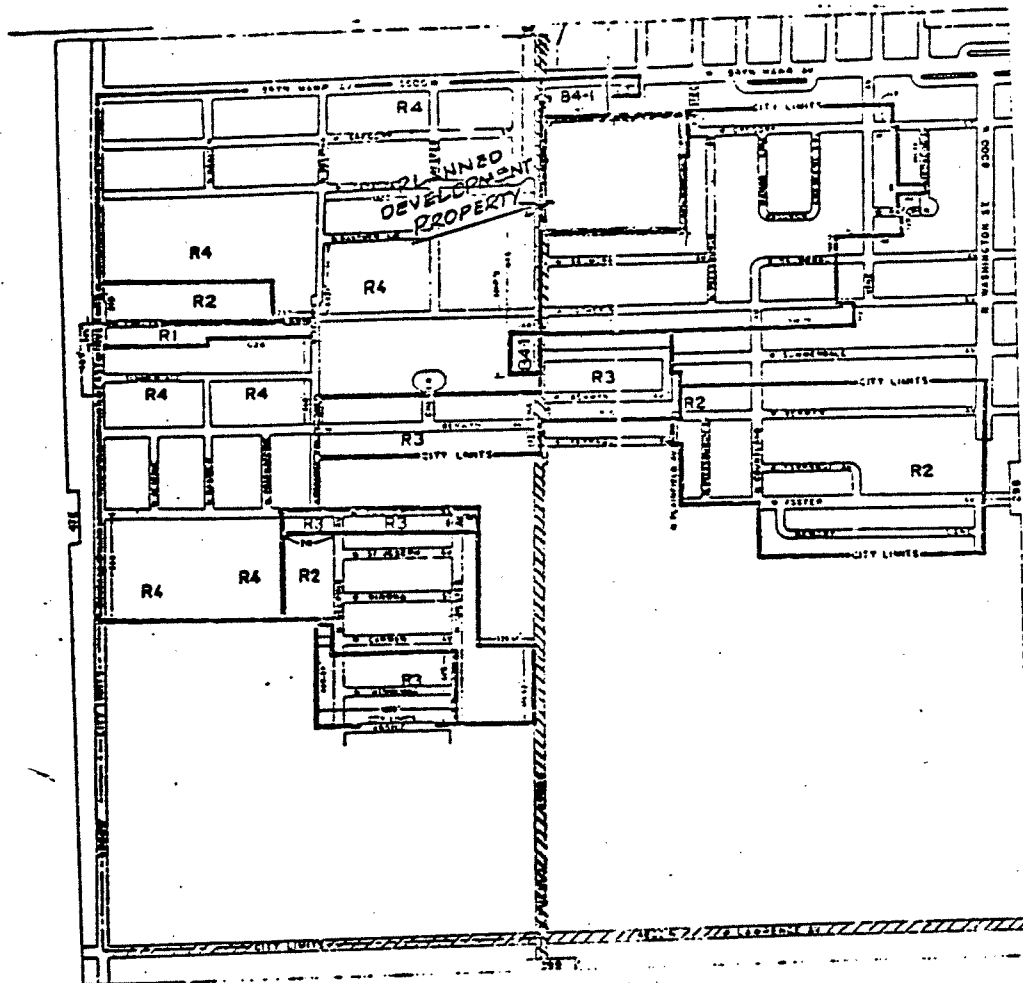
DATE: May 9, 1983




August 31, 1983

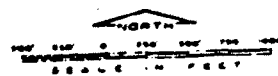
## REPORTS OF COMMITTEES

1855

EXISTING ZONING AND PREFERENTIAL STREET MAP



- 
- ZONING DISTRICTS
- 
- PREFERENTIAL STREETS
- 
- PLANNED DEVELOPMENT



CTT No. 1072183





BUSINESS PLANNED DEVELOPMENTPLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

| <u>NET SITE AREA</u>           | <u>GENERAL DESCRIPTION<br/>OF LAND USE</u>          | <u>MAXIMUM F.A.R.</u> | <u>MAXIMUM %<br/>OF LAND<br/>COVERED</u> |
|--------------------------------|---|-----------------------|--|
| 588,789 sq. ft.<br>13.51 Acres | Business Offices &<br>600 on site parking<br>spaces | 0.28                  | .28%                                     |

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA = 0.28

MINIMUM NUMBER OF PARKING SPACES REQUIRED = 308

MINIMUM NUMBER OF OFF-STREET LOADING SPACES REQUIRED = 2 ACTUAL = 0

|                            |                       |          |
|----------------------------|-----------------------|----------|
| MINIMUM PERIPHERY SETBACKS | - NORTH PROPERTY LINE | = 6'-0"  |
|                            | SOUTH                 | = 30'-0" |
|                            | WEST                  | = 0'     |
|                            | EAST                  | = 30'-0" |

MAXIMUM PERCENTAGE OF LAND COVERED 28%

Subject property land use shall be limited to a maximum of 12 one story office structures

APPLICANT: Chicago Title & Trust Co. Trust No. 1078183 DATE: May 10, 1983

Revised: August 25, 1983