



City of Chicago
Richard M. Daley, Mayor

Department of Planning

David R. Mosena
Commissioner

Charles Thurow
First Deputy Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471

June 29, 1990

Mr. Bernard I. Citron
Shain, Firsel and Burney, Ltd.
Suite 1910
222 North LaSalle Street
Chicago, Illinois 60601

Dear Mr. Citron:

Re: 1760 West Wrightwood

Please be advised that your request for a minor change to Residential/Business Planned Development No. 498 on behalf of the Applicant, Enterprise Development, has been considered by this Department pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Specifically, you requested authority to construct habitable square footage on the roof of the building up to a maximum height limitation of 52 feet. Currently, the Planned Development, as approved, permits roof deck access only between the heights of 44 feet and 52 feet.

With regard to this requested change to the approved Plan of Development, the Department of Planning has determined that the construction of third level mezzanine space would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and that this minor change will not:

1. Change the character of this development;
2. Increase the maximum floor area ratio for the total net site area;
3. Increase the maximum number of units per acre;
4. Reduce the minimum required distance between structures or in periphery setbacks; or
5. Increase the maximum percent of land covered for the total net site;

providing, however, that the following conditions are adhered to at the time of the Plan of Development Part II Submittal:



Mr. Bernard Citron
Page 2

1. The roof of the mezzanine level does not exceed 52 feet in height.
2. The mezzanine level does not comprise more than 60% of the floor area of the third floor of the building.

Accordingly, pursuant to the authority granted to me by Section 11.11-3(c) of the Chicago Zoning Ordinance, I hereby authorize and approve the following minor changes to Residential/Business Planned Development No. 498:

The construction of the third floor mezzanine level shall not exceed the total building height of 52 feet and shall be permitted to contain habitable square footage as part of the third floor residential units.

Very truly yours,

David R. Mosena

DAVID R. MOSENA
Commissioner

4/25/90

UNFINISHED BUSINESS

10568
15149

Yeas -- Aldermen Roti, Tillman, T. Evans, Bloom, Steele, Beavers, Caldwell, Shaw, Huels, Fary, Burke, Carter, Langford, Streeter, Kellam, Sheahan, J. Evans, Garcia, Krystyniak, Soliz, Gutierrez, E. Smith, Davis, Bialczak, Figueroa, Gabinski, Mell, Austin, Kotlarz, Banks, Giles, Cullerton, Laurino, Pucinski, Eisendrath, Hansen, Levar, Shiller, Schulter, M. Smith, Orr, Stone -- 42.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

Alderman Natarus was excused from voting under the provisions of Rule 14 of the Council's Rules of Order.

The following is said ordinance as passed:

Reclassification Of Area Shown On Map Number 7-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 M2-3 General Manufacturing District symbols and indications as shown on Map No. 7-H in the area bounded by:

a line 215.09 feet north of and parallel to West Wrightwood Avenue; a line 45.04 feet east of and parallel to the Chicago and Northwestern Railroad right-of-way; a line 141.84 feet north of and parallel to West Wrightwood Avenue; a line 409.06 feet west of and parallel to North Paulina Street; a line 99.41 feet north of and parallel to West Wrightwood Avenue; a line 365.65 feet west of and parallel to North Paulina Street; West Wrightwood Avenue; and the Chicago and Northwestern Railroad right-of-way,

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 thereof and to no others.

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

Plan of Development attached to this ordinance reads as follows:

DD 498

*Residential-Business Planned Development No. _____
(As Amended)*

Plan Of Development

Statements.

1. The area delineated herein as Residential-Business Planned Development (the "Planned Development") consists of approximately 32,600 square feet of real property bound on the south by West Wrightwood Avenue, and on the west by the railroad right-of-way of the Chicago and Northwestern Railroad.
2. Legal title to the area delineated as the Planned Development is held by Bank of Ravenswood as Trustee, under Trust dated June 23, 1989, Trust No. 25-10160. The beneficiaries of the trust are: Ronald B. Shipka and Laverne Shipka as joint tenants.
3. This Plan of Development consisting of these statements and the following component elements: map of zoning, boundary and property line map, site plan, landscape plan, generalized land use plan and table of planned development use and bulk regulations, is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein.
4. This Plan of Development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof and satisfies the established criteria for approval as a Planned Development.
5. The applicant or its successors or such other person or entity as may then own or control the subject property shall obtain all required reviews, approvals, licenses and permits in connection with this Planned Development.
6. Any dedication or vacation of streets, alleys or easements or any adjustments of right-of-way shall require separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
7. The uses allowed within the Residential-Business Planned Development shall be residential uses only; provided, however, that the following business uses may also be permitted if such business uses are physically adjacent and ancillary to the residential uses:

Offices, business or professional; photography studios; artists' studios, including printmaking and sculpture; and

Accessory off-street parking; earth station receiving dishes, and other accessory uses are also permitted.

8. The floor area ratio as permitted by this Planned Development, as set forth on the Use and Bulk Regulations herein, shall only apply to the renovation of the building which exists on the subject property as of the date of this Planned Development. If the existing building is removed or ceases to exist, except as provided for by Section 6.5-4 of the Zoning Ordinance, the floor area ratio shall then be limited to 1.2.
9. Unless substantial rehabilitation upon the existing building has commenced within 10 years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided for by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of an M2-3 Zoning District.
10. The allowance of residential uses on the subject property shall not cause the imposition of the requirements under Article 10, Sections 10.5 through 10.11, et seq., to any degree greater than they already are imposed on the adjacent manufacturing uses which exist on the date of this amendment.
11. All owners and lessors of all and any portion of the subject property shall make the following notice part of all sales contracts, leases and condominium declarations:

The purchaser and/or lessee acknowledge and has actual notice of the nature of the area generally surrounding the subject premises, specifically the presence of manufacturing uses immediately adjacent to the 1760 Wrightwood Building and that the properties adjacent to and across from said building are classified within a manufacturing zoning district. The purchaser and/or lessee has notice of commercial traffic which uses surrounding streets and may do so at all hours and the purchaser and/or lessee further understands that manufacturing enterprises may be noisy, odorous or dirty. Purchaser and/or lessee further acknowledges that the adjacent properties may be developed and used for manufacturing uses consistent with the regulations contained within the Chicago Zoning Ordinance. For further information, consult the Zoning Ordinance.

In addition, to encourage compatibility and mutual understanding among permitted uses on the Subject Property and permitted uses elsewhere within the

adjacent manufacturing zoned properties, the applicant and the subsequent condominium association ("Association") voluntarily will take the following steps:

1. The applicant at the time of sale of the residential units, will provide information regarding the surrounding areas and any potential uses for the surrounding areas that he has knowledge of.
 2. The applicant and the subsequent Association shall establish a voluntary procedure for the reporting and mediation of any complaints by residents of the Subject Property concerning the impact on the Subject Property of any industrial activity undertaken on the adjacent properties in the ordinary course of business. Applicant and/or the Association may involve interested parties or groups in such procedure as in its judgment will facilitate a response to, and resolution of, any such complaints. Involving interested groups shall include notifying them of the placement and nature of complaints against any of the membership known to the applicant and/or Association. The L.E.E.D.S. counsel of New City Y.M.C.A. shall be an interested group for purposes of this subparagraph.
 3. The applicant and/or future Association shall agree to not oppose any further manufacturing development which may occur on adjacent properties, except such development that by its very nature would be unreasonable to the surrounding area as a whole.
 4. The applicant and/or future Association will be available at reasonable times and upon reasonable notice to participate in discussions among any of its residents and any other land owners (defined for purposes of this and the following as any property owner and tenant operating a business in the surrounding manufacturing zone properties) concerning questions or complaints by any resident about the activities of other land owners in the area.
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12. Any service drive or other ingress or egress for motor vehicles shall be adequately designed and paved in accordance with the now published regulations and Bureau of Traffic Engineering and Operations in compliance with the Municipal Code and the City of Chicago.
 13. Off-street parking and loading facilities will be provided in compliance with this Plan of Development and shall be subject to the review and approval of the Commissioner of Planning.
 14. This Planned Development shall be landscaped in general conformity with the landscape plan prepared by Michael Leary and Associates dated March 8, 1990, which is on file with the Department of Planning. The landscaping shall be maintained at all times in accordance with the landscaping plan.

15. The property subject to this Planned Development shall be used and developed pursuant to and consistent with the site plan and elevation drawings dated March 8, 1990, prepared by Michael Leary and Associates, which are on file with the Department of Planning.
16. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and in force on the date of this ordinance.

[Existing Zoning and Preferential Street System Map; Property Line Map and Right-of-Way Adjustments; and Generalized Land Use Plan attached to this Plan of Development printed on pages 15155 through 15157 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

*Residential-Business Planned Development Number _____
(As Amended)*

Use And Bulk Regulations And Data.

Net Site Area: 32,600 square feet (.75 acres)

General Land Use Description:	Uses as described by Statement Number 7 of the Plan of Development Statements.
Maximum Floor Area Ratio:	2.13 Subject to paragraph 8 of the Plan of Development Statements.
Maximum Percent of Site Coverage:	60%
Number of Units:	
Maximum:	40 Units

Off-street Parking and Loading:

Minimum Number of Parking Spaces: 40
Number of Loading Berths: 0

Perimeter Setbacks at Grade:

See site plan.

0 feet South Property Line

0 feet West Property Line

0 feet East Property Line

0 feet (min.) North Property Line

**Maximum Building Heights
(not including mech. penthouse or roof deck):**

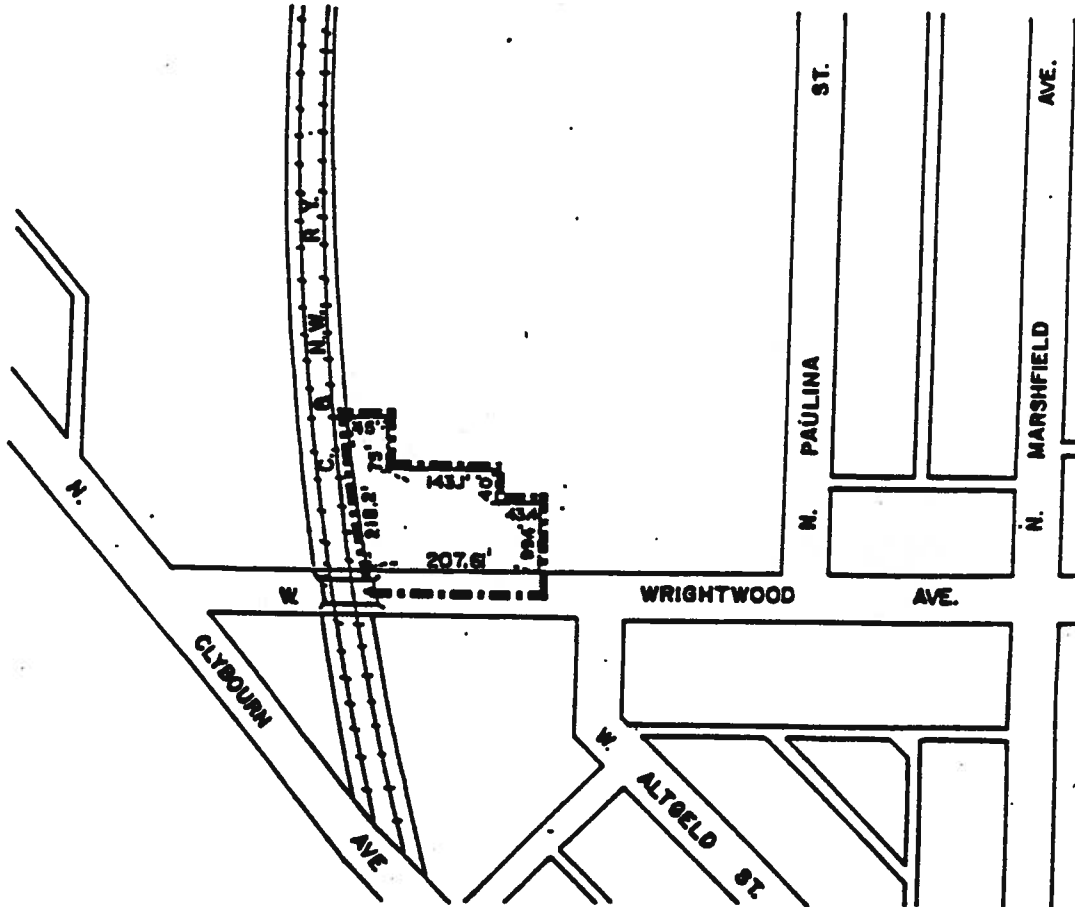
+ 44 feet to top of parapet plus
8 feet for roof deck access.

**CHICAGO ZONING ORDINANCE AMENDED TO
RECLASSIFY PARTICULAR AREAS.**

On motion of Alderman Banks, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of April 6, 1990, pages 14042 through 14089 and 14098 through 14104, recommending that the City Council pass said proposed ordinances amending the Chicago Zoning Ordinance by reclassifying particular areas.

(Continued on page 15158)

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



LEGEND


PLANNED DEVELOPMENT BOUNDARY

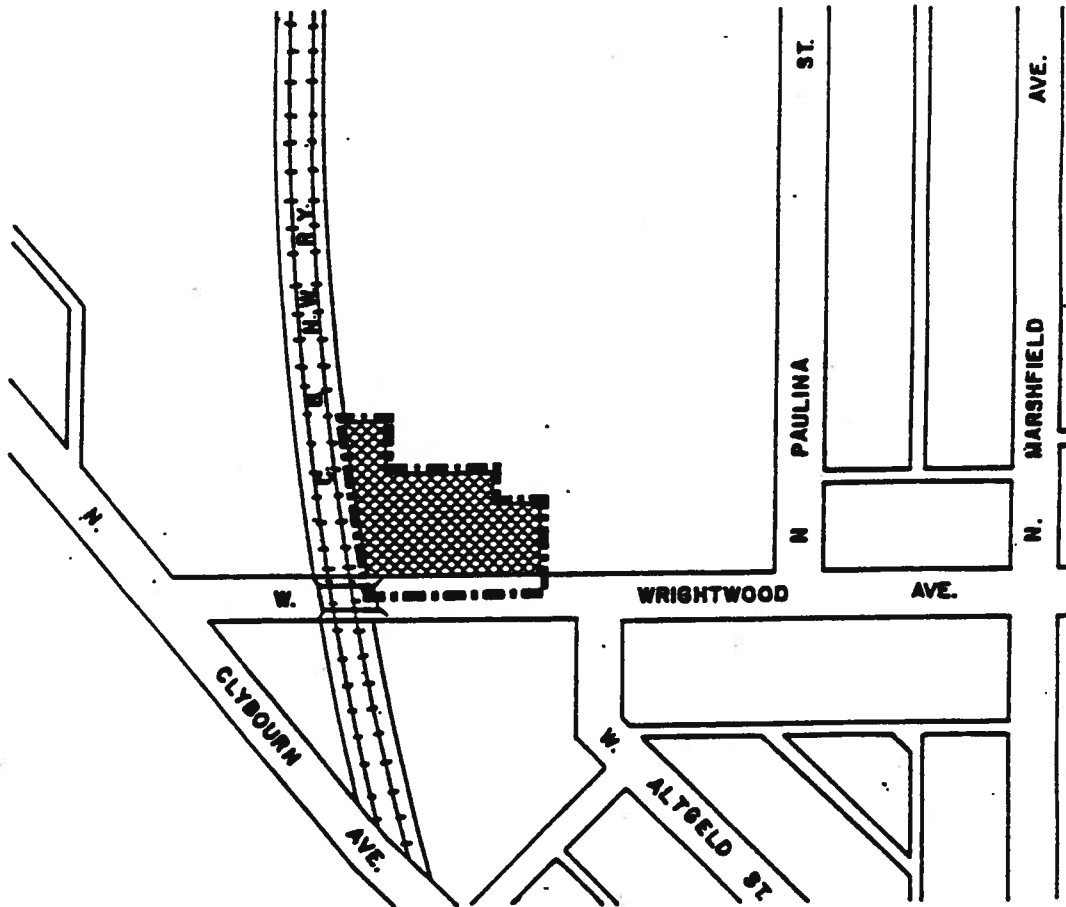


APPLICANT: **BERNARD I. CITRON AS ATTORNEY**
 RONALD B. SHIPKA, DEVELOPER

DATE: November 15, 1989


REVISED: March 6, 1990

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



LEGEND

 PLANNED DEVELOPMENT BOUNDARY

 40 UNITS ; OFFICES, BUSINESS OR PROFESSIONAL;
LIMITED BUSINESS OPERATIONS, OFF-STREET
PARKING, AND OTHER ACCESSORY USES.



APPLICANT: BERNARD I. CITRON AS ATTORNEY
RONALD B. SHIPKA, DEVELOPER

DATE: November 15, 1989

REVISED: March 6, 1990



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Richard M. Daley, Mayor

Department of Planning

David R. Mosena
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Charles Thurow
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1. The roof of the mezzanine level does not exceed 52 feet in height.
2. The mezzanine level does not comprise more than 60% of the floor area of the third floor of the building.

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Very truly yours,

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